

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

TREETOPS LIMITED PARTNERSHIP, a South Carolina Limited Partnership, FILED IN DEED - M BOOK 412 PAGE 1148 FILED AT 093100 ON 02/05/85

TO

TREETOPS HORIZONTAL PROPERTY REGIME

AMENDMENT TO MASTER DEED

WHEREAS, on December 14, 1983, Treetops Limited Partnership, a South Carolina Limited Partnership, executed and delivered its Master Deed establishing the Treetops Horizontal Property Regime which Master Deed was recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, on December 19, 1983, in Deed Book 384 at Page 259 and subsequently re-recorded on February 3, 1984, in Deed Book 387 at Page 1111; and,

WHEREAS, Exhibit "I" to the aforementioned Master Deed contained a listing of the Percentage of Undivided Interest in the Common Elements and Value for purposes of the South Carolina Horizontal Property Act; and,

WHEREAS, in said Exhibit "I" there was an inadvertent typographical error by which the statutory value and resulting percentage interest was interchanged between two (2) Apartments; and,

WHEREAS, the Sponsor as well as the owners of the subject Apartments wish to file this Amendment to Master Deed to correctly reflect the statutory percentages of the subject Apartments; and,

BETHEA, JORDAN
& GRIFFIN, P. A.
ATTORNEYS AND
COUNSELLORS AT LAW
HILTON HEAD ISLAND, S. C.

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BEAUFORT COUNTY
RMC

BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	Submap	Parcel	Block
540	18		67	

WHEREAS, it is the desire to record this Amendment to Master Deed so that it becomes a part of the aforementioned Master Deed.

NOW THEREFORE, the premises considered, the parties do hereby declare as follows:

1. Reference is made to Exhibit "I" to the Master Deed described hereinabove as it relates to Apartment 5102. In said Exhibit "I", as recorded, Apartment 5102 is shown as follows:

<u>APARTMENT NUMBER/TYPE</u>	<u>STATUTORY VALUE</u>	<u>PERCENTAGE PHASE I ONLY</u>
5102/C-Upper	\$ 44,010	1.02

2. Reference is made to Exhibit "I" to the Master Deed described hereinabove as it relates to Apartment 5202. In said Exhibit "I", as recorded, Apartment 5202 is shown as follows:

<u>APARTMENT NUMBER/TYPE</u>	<u>STATUTORY VALUE</u>	<u>PERCENTAGE PHASE I ONLY</u>
5202/A-Upper	\$ 58,410	1.34

3. The parties hereto declare that the type of Apartment, statutory value and percentage for the above two (2) Apartments was inadvertently transposed and that the correct listing on Exhibit "I" should have been as follows:

<u>APARTMENT NUMBER/TYPE</u>	<u>STATUTORY VALUE</u>	<u>PERCENTAGE PHASE I ONLY</u>
5102/A-Upper	\$ 58,410	1.34
5202/C-Upper	44,010	1.02

4. Attached hereto and incorporated herein is revised Exhibit "I" in its entirety with the above corrections having been made. It is the intent of the parties hereto that this revised Exhibit "I" shall accurately reflect the percentage of title and interest appurtenant to each Apartment and the Apartment Owner's title and interest in the common elements (both

general and limited) of the Property and their proportionate share in the profits and common monthly expenses, as well as their proportionate representation for voting purposes in the meeting of the Treetops Owners' Association of the Regime as a proportionate value of each Apartment to the value of the total Property as set forth in Exhibit "I attached hereto and made a part hereof.

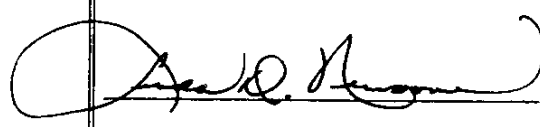
5. Attached hereto and incorporated herein is a Consent and Joinder executed by the owners of the two Apartments in question, evidencing their agreement to this Amendment.

IN WITNESS WHEREOF, Treetops Limited Partnership, through its partners, has executed this Amendment to Master Deed and the owners of the Apartments 5102 and 5202 have hereunto executed a Consent and Joinder to this Amendment to Master Deed effective this 10th day of September in the year of our Lord one thousand nine hundred eighty-four and in the two hundred and ninth year of the Sovereignty and Independence of the United States of America.

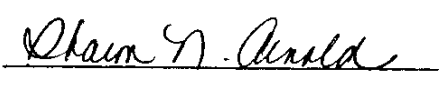
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

TREETOPS LIMITED PARTNERSHIP

By: KUMJOR CORPORATION, a South
Carolina Corporation,
General Partner



By: 
John P. Reed, President



Attest: 
Kumar K. Viswanathan,
Secretary

REVISED EXHIBIT "I"
TREETOPS HORIZONTAL PROPERTY REGIME
PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON ELEMENTS
AND VALUE FOR SOUTH CAROLINA STATUTORY PURPOSES

The percentage of undivided interest in the common elements appurtenant to each Apartment in Treetops Horizontal Property Regime are set forth below (including Phase I; Phase I and Phase II, if applicable; and Phase I, Phase II and Phase III, if applicable and Phase I, II, III and IV, if applicable). It should be further noted that the Apartment types and percentages reflected for Phases II, III, and IV are estimates and are subject to modification as provided in the Master Deed in the event that the Sponsor elects to include Phases II and/or III and/or IV as a part of Treetops Horizontal Property Regime. The actual percentage of undivided interest in the common elements applicable in the event of the inclusion of Phases II and/or III and/or IV will be determined upon identification of Apartment type, number and value of Phases II and/or III and/or IV, if applicable.

<u>Apartment Number/Type</u>	<u>Statutory Value</u>	<u>Percentage Phase I only</u>
3901/A-Patio	\$53,550	1.24
3902/A-Upper	58,410	1.34
4001/A-Patio	53,550	1.24
4002/B-Upper	66,510	1.54
4301/A-Patio	53,550	1.24
4302/B-Upper	66,510	1.54
4401/A-Patio	53,550	1.24
4402/A-Upper	58,410	1.34
4501/A-Patio	53,550	1.24
4502/B-Upper	66,510	1.54
4601/A-Patio	53,550	1.24
4602/A-Upper	58,410	1.34
4701/A-Patio	53,550	1.24
4702/C-Upper	44,010	1.02
4801/A-Patio	53,550	1.24
4802/A-Upper	58,410	1.34
4803/A-Patio	53,550	1.24
4804/B-Upper	66,510	1.54
4901/A-Patio	53,550	1.24
4902/C-Upper	44,010	1.02
4903/A-Patio	53,550	1.24
4904/A-Upper	58,410	1.34
5001/A-Patio	53,550	1.24
5002/B-Upper	66,510	1.54
5003/A-Patio	53,550	1.24

BETHEA, JORDAN
& GRIFFIN, P. A.
ATTORNEYS AND
COUNSELLORS AT LAW
HILTON HEAD ISLAND, S. C.

<u>Apartment Number/Type</u>	<u>Statutory Value</u>	<u>Percentage Phase I only</u>
5004/A-Upper	\$ 58,410	1.34
5101/A-Patio	53,550	1.24
5102/A-Upper	58,410	1.34
5201/A-Patio	53,550	1.24
5202/C-Upper	44,010	1.02
5301/A-Patio	53,550	1.24
5302/A-Upper	58,410	1.34
5303/A-Patio	53,550	1.24
5304/C-Upper	44,010	1.02
5401/A-Patio	53,550	1.24
5402/A-Upper	58,410	1.34
5403/A-Patio	53,550	1.24
5404/C-Upper	44,010	1.02
5501/A-Patio	53,550	1.24
5502/C-Upper	44,010	1.02
5503/A-Patio	53,550	1.24
5504/A-Upper	58,410	1.34
5601/A-Patio	53,550	1.24
5602/B-Upper	66,510	1.54
5701/A-Patio	53,550	1.24
5702/A-Upper	58,410	1.34
5801/A-Patio	53,550	1.24
5802/A-Upper	58,410	1.34
5803/A-Patio	53,550	1.24
5804/C-Upper	44,010	1.02
5901/A-Patio	53,550	1.24
5902/B-Upper	66,510	1.54
6001/A-Patio	53,550	1.24
6002/B-Upper	66,510	1.54
6101/A-Patio	53,550	1.24
6102/C-Upper	44,010	1.02
6103/A-Patio	53,550	1.24
6104/C-Upper	44,010	1.02
6201/A-Patio	53,550	1.24
6202/A-Upper	58,410	1.34
6203/A-Patio	53,550	1.24
6204/A-Upper	58,410	1.34
6301/A-Patio	53,550	1.24
6302/B-Upper	66,510	1.54
6303/A-Patio	53,550	1.24
6304/B-Upper	66,510	1.54
6401/A-Patio	53,550	1.24
6402/B-Upper	66,510	1.54
6403/A-Patio	53,550	1.24
6404/A-Upper	58,410	1.34

BETHEA, JORDAN
& GRIFFIN, P. A.
ATTORNEYS AND
COUNSELLORS AT LAW
HILTON HEAD ISLAND, S. C.

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Apartment Number/Type	Statutory Value	Percentage Phase I only
6501/A-Patio	\$53,550	1.24
6502/B-Upper	66,510	1.54
6503/A-Patio	53,550	1.24
6504/A-Upper	58,410	1.34
6601/A-Patio	53,550	1.24
6602/A-Upper	58,410	1.34
6603/A-Patio	53,550	1.24
6604/C-Upper	44,010	1.02
Phase I Totals	\$ 4,319,640	100%

In the event Sponsor elects to expand the Regime as provided in Articles NINTH and TENTH of the Master Deed, all Apartments added to the Regime shall have the following statutory valuations:

Type A-Patio	-	\$53,550
Type A-Upper	-	58,410
Type B-Upper	-	66,510
Type C-Upper	-	44,010

The percentage interest appurtenant to each Apartment of the Regime shall thereafter be established in accordance with the following formula:

$$\frac{V}{A} = P$$

"P" = Percentage Interest of each Apartment.

"V" = Valuation of the respective Apartments as set forth in this Exhibit "I".

"A" = Aggregate Valuation of all Apartments existing in the Regime and added to the Regime as provided in Articles 9 and 10 of the Master Deed.

The following charts demonstrate the adjustment in the Percentage Interests assuming that Phases II, III, and IV are added to the Regime. (However, the exact adjustment of Percentage Interests is not subject to calculation until the exact number and size of all Apartments to be added to the Regime is established). In the event that an addition of Apartments to the Regime results in a calculation of percentage interests in accordance with the above formula which do not total 100%, the amount necessary to bring such total to 100% shall be allocated by the Board of Directors.

ASSIGNED PERCENTAGE INTERESTS
ASSUMING PHASE II IS ADDED TO THE REGIME

<u>Apartments</u>	<u>Assigned Valuation</u>	<u>Number Additional Apartments</u>	<u>Percentage Phase I & II</u>
Type A-Patio	\$ 53,550	37	.63
Type A-Upper	58,410	16	.68
Type B-Upper	66,510	15	.78
Type C-Upper	44,010	6	.52

ASSIGNED PERCENTAGE INTERESTS
ASSUMING PHASE III IS ADDED TO THE REGIME

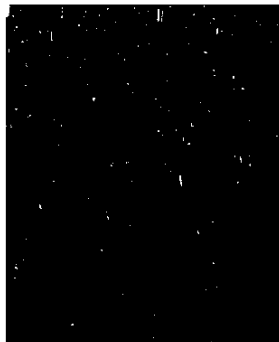
<u>Apartments</u>	<u>Assigned Valuation</u>	<u>Number Additional Apartments</u>	<u>Percentage Phase I, II & III</u>
Type A-Patio	\$ 53,550	39	.41
Type A-Upper	58,410	15	.44
Type B-Upper	66,510	19	.52
Type C-Upper	44,010	5	.34

ASSIGNED PERCENTAGE INTERESTS
ASSUMING PHASE IV IS ADDED TO THE REGIME

<u>Apartments</u>	<u>Assigned Valuation</u>	<u>Number Additional Apartments</u>	<u>Percentage Phase I, II, III & IV</u>
Type A-Patio	\$ 53,550	39	.31
Type A-Upper	58,410	16	.34
Type B-Upper	66,510	12	.38
Type C-Upper	44,010	11	.26

NOTE: The total statutory value of the Property in Phase I only is \$4,319,640. The total value of the Property in Phase I and Phase II (as estimated) combined is \$8,497,210. The total value of the property in Phase I, Phase II and Phase III (as estimated) combined is \$12,945,600. The total value of the Property in Phase I, Phase II, Phase III and Phase IV (as estimated) combined is \$17,250,840. The values for Phases II, III and IV are estimated. Sponsor will not exceed these estimated numbers and total statutory values for Phases II and/or III and/or Phase IV but may develop Phases II and/or III and/or IV into fewer Apartments and/or of a lower total statutory value which would have the effect of lessening the decrease in the percentage interest of Phase I Apartments as each Phase was added. These valuations are for purposes of the South Carolina Horizontal Property Act.

BETHEA, JORDAN
& GRIFFIN, P. A.
ATTORNEYS AND
COUNSELLORS AT LAW
HILTON HEAD ISLAND, S. C.



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STATE OF SOUTH CAROLINA)	
)	JOINDER AND CONSENT
COUNTY OF BEAUFORT)	APARTMENT 5102

WHEREAS, the undersigned are the owners of Apartment 5102, Treetops Horizontal Property Regime having been conveyed title by deed of Treetops Limited Partnership dated March 5, 1984, and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 389 at Page 1295 on March 7, 1984; and,

WHEREAS, the undersigned have reviewed and approved the Amendment to Master Deed dated September 4, 1984, executed by Treetops Limited Partnership.

NOW, KNOW ALL MEN BY THESE PRESENTS, that the undersigned WILLIAM P. WALKER, III and KATHLEEN CAMBRE hereby join in the foregoing Amendment to Master Deed of Treetops Horizontal Property Regime for the sole purpose of consenting to the amendment of Exhibit "I" to correct the previous transposition of percentage interest as it relates to Apartment 5102 and Apartment 5202. The undersigned make no representations or warranties as to the validity of the documents creating the Regime nor the development or physical construction of the Regime itself.

IN WITNESS WHEREOF, the undersigned have hereunto set their Hands and Seals this 29 day of January, 1985.

<u>Jennifer P. Weitman</u>	<u>William P. Walker, III</u> William P. Walker, III
<u>Carlene B. Kilgore</u>	<u>Kathleen Cambre Walker</u> Kathleen Cambre

BETHEA JORDAN
& GRIFFIN, P. A.
ATTORNEYS AND
COUNSELLORS AT LAW
MILTON HEAD ISLAND, S. C.

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STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PERSONALLY appeared before me Jennifer P. Weitman
and made oath that s/he saw the within named WILLIAM P. WALKER,
III and KATHLEEN CAMBRE sign, seal and, as their act and deed,
deliver the within written Joinder and Consent for the uses and
purposes therein mentioned and that s/he with Carlene B.
Kilgore witnessed the execution thereof.

Jennifer P. Weitman

SWORN to before me this
29 day of January, 1985.

Carlene B. Kilgore (L.S.)
Notary Public for South Carolina

My Commission Expires: 7-28-87

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BETHEA, JORDAN
& GRIFFIN, P. A.
ATTORNEYS AND
COUNSELLORS AT LAW
LTON HEAD ISLAND, S. C.

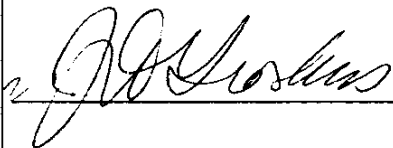
STATE OF SOUTH CAROLINA)
) JOINDER AND CONSENT
 COUNTY OF BEAUFORT) APARTMENT 5202

WHEREAS, the undersigned are the owners of Apartment 5202, Treetops Horizontal Property Regime having been conveyed title by deed of Treetops Limited Partnership dated August 6, 1984, and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 400 at Page 1159 on August 8, 1984, 1984; and,

WHEREAS, the undersigned have reviewed and approved the Amendment to Master Deed dated September 4, 1984, executed by Treetops Limited Partnership.


NOW, KNOW ALL MEN BY THESE PRESENTS, that the undersigned WILLIAM P. LIGHTFOOT and EDITH L. LIGHTFOOT hereby join in the foregoing Amendment to Master Deed of Treetops Horizontal Property Regime for the sole purpose of consenting to the amendment of Exhibit "I" to correct the previous transposition of percentage interest as it relates to Apartment 5102 and Apartment 5202. The undersigned make no representations or warranties as to the validity of the documents creating the Regime nor the development or physical construction of the Regime itself.

IN WITNESS WHEREOF, the undersigned have hereunto set their Hands and Seals this 27 day of September, 1984.





 William P. Lightfoot





 Edith L. Lightfoot

BETHEA. JORDAN
 & GRIFFIN, P. A.
 ATTORNEYS AND
 COUNSELLORS AT LAW
 HILTON HEAD ISLAND, S. C.

Signed and Subscribed before me this
 12 day of Oct 1984

DATE COMMISSIONED
 JANUARY 27, 1986

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STATE OF PENNSYLVANIA)
COUNTY OF Phila)

PERSONALLY appeared before me J. J. Groch M.D.
and made oath that s/he saw the within named WILLIAM P. LIGHTFOOT
and EDITH L. LIGHTFOOT sign, seal and, as their act and deed,
deliver the within written Joinder and Consent for the uses and
purposes therein mentioned and that s/he with Yola Gatto
witnessed the execution thereof.

J. J. Groch

SWORN to before me this
12 day of November, 1984.

Yola F. Gatto (L.S.)
Notary Public for Pennsylvania

My Commission Expires: DATE COMMISSION EXPIRES
JANUARY 27, 1986

RECORDED THIS 12th DAY
OF February 19 85
IN BOOK Q PAGE 99

FEES, \$
Mary Ann Gray
AUDITOR, BEAUFORT COUNTY, S. C.

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COUNTY STAMPS .00
TOTAL FEES 11.00
HENRY JACKSON
CLERK OF COURT BFT CNTY, SC

BETHEA, JORDAN
& GRIFFIN, P. A.
ATTORNEYS AND
COUNSELLORS AT LAW
HILTON HEAD ISLAND, S. C.