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 BEAUFORT COUNTY TAX MAP REFERENCE

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BEAUFORT COUNTY SC - ROD
 BK 02103 PGS 1777-1788
 FILE NUM 2005014328
 02/25/2005 08:52:45 AM
 REC'D BY S FSMITH RCPT# 311340
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RECORDED
 2005 Mar -08 10:28 AM
Shaun G. Burns
 BEAUFORT COUNTY AUDITOR

STATE OF SOUTH CAROLINA)
) FIRST AMENDMENT TO
) MASTER DEED OF SUMMERFIELD
 COUNTY OF BEAUFORT) HORIZONTAL PROPERTY REGIME

WHEREAS, on the 5th day of August, 2003, Summerfield Condominiums, LLC, a South Carolina limited liability company (the "Declarant"), executed that certain Master Deed establishing the Summerfield Horizontal Property Regime (the "Master Deed"), which Master Deed was recorded on the 14th day of August, 2003, in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 1819 at Page 1470; and

WHEREAS, Paragraph 12 of the Master Deed reserves the right, at the sole option of the Declarant, its successors or assigns, to expand the Regime, with Phase I being activated by the aforementioned Master Deed and the right of Declarant to expand the Summerfield Horizontal Property Regime upon the filing of an Amendment submitting additional property to said Regime; and

WHEREAS, Declarant has constructed improvements on certain real property identified as Phase II of the Summerfield Horizontal Property Regime (the "Phase II Property"), and intends by this First Amendment to annex the Phase II Property and make such property a part of the Summerfield Horizontal Property Regime.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Declarant does hereby declare:

1. Exercise by Declarant: Declarant does hereby elect to exercise and does hereby exercise the option and right set forth in the Master Deed to amend the Master Deed to include Phase II Property more particularly described and set forth in Exhibit "A" attached hereto as a part of the Summerfield Horizontal Property Regime (the "Regime").

2. Submission to Act: Declarant does hereby, by duly executing this Amendment to the Master Deed, submit the Phase II Property, together with the buildings and improvements erected thereon, and all easements, rights and appurtenances belonging thereto to the provisions of the Master Deed, the provisions of the By-Laws of the Regime, and the provisions of the Horizontal Property Act of the State of South Carolina, (the "Act") and does hereby state that it proposes to make the Phase II Property a part of the Regime to be governed by the provisions of the aforementioned Master Deed and the provisions of the Act.

3. Improvements: The improvements constructed on and forming a part of the Phase II Property are constructed in accordance with the as-built survey and floor plans described on Exhibit "B" attached hereto and made a part hereof. Attached to this Amendment as Exhibit "C" is a certificate by an architect licensed to practice in the State of South Carolina, that the

condominium units constructed on the Phase II Property and added to the Regime by this Amendment were constructed substantially in accordance with said plans.

4. Improvements: The total property now included in the Regime consists of ten (10) Residential Buildings with eight (8) Residential Units in each Building. There are also ten (10) Garage Buildings with five (5) Buildings have six (6) Garage Units and five (5) Buildings having four (4) Garage Units. The Residential Units are capable of individual utilization on account of having their own exits to the common elements of the Regime, and a particular and exclusive property right thereto, and also an undivided interest in the General and Limited Common Elements of the Regime, as set forth in the recorded Master Deed.

5. Area Comprising Property: The total property now comprising the Regime consists of a total of 10.313 acres.

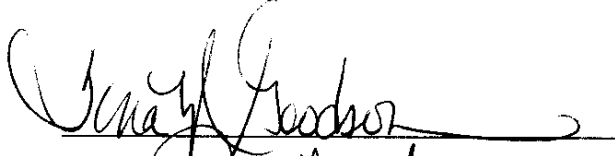
6. Statutory Percentage Interest: The percentage of title and interest appurtenant to each Unit and the Unit Owner's title and interest in the Common Elements (both General and Limited) of all of the property submitted to the Regime and their share in the profits and common monthly expenses as well as proportionate representation for voting purposes in the meeting of the Summerfield Condominium Association, Inc. (the "Association") of the Regime is based upon the proportionate value of each Unit to the value of all of the Units within the Regime as more fully set forth on Exhibit "D" attached hereto. By executing and recording this First Amendment, Exhibit "C" to the Master Deed is hereby amended and Exhibit "D" attached hereto constitutes the revised percentages of undivided interest in the common elements for Units in Phase I and Phase II of the Regime.

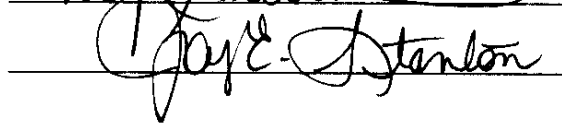
7. Incorporation by Reference. The purpose of this Amendment being to add the Phase II Property to the Summerfield Horizontal Property Regime so as to make it an integral part of said Regime, all provisions, including any reserved rights of Declarant, set forth in the Master Deed establishing the Regime, are expressly incorporated into and reaffirmed by this Amendment in the same manner as if the same were expressly set forth herein. As the Units contained in the Phase II Property are identical to the Units originally described in the Master Deed, reference is made to the walk through description of Units described on Exhibit "B" of the Master Deed. This Amendment is intended to comply with the provisions of the aforementioned Master Deed and the Act. In case any of the provisions stated above conflict with the provisions of said statute, the provisions of said statute shall control. The provisions hereof shall be deemed independent and severable, and the invalidity in whole or in part of any section, sub-section, sentence, clause, phrase or word, or other provision of this Amendment shall not affect the validity or enforceability of the remaining portions thereof and in such event, all of the other provisions of the Amendment shall continue in full force and effect as if such invalid provision had never been included therein.

8. Exhibits: Reference is made to all exhibits attached to this First Amendment. All such exhibits shall be an integral part of this instrument.

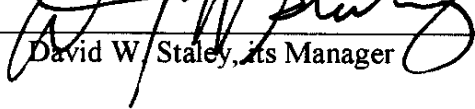
IN WITNESS WHEREOF, Summerfield Condominiums, LLC., a South Carolina limited liability company, has caused these presents to be executed this 16th day of February, 2005.

SIGNED, SEALED and DELIVERED
in the Presence of





SUMMERFIELD CONDOMINIUMS,
LLC, a South Carolina limited liability
company

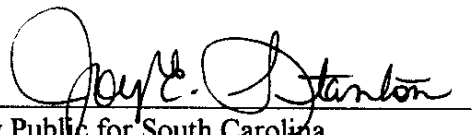
By: 
_____ David W. Staley, its Manager

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGEMENT

PERSONALLY appeared before me the undersigned Notary Public for the State of South Carolina, do hereby certify that David W. Staley, Manager of Summerfield Condominiums, LLC, a South Carolina limited liability company, personally appeared before me this day and, in the presence of the two witnesses above named, acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 16th day of February, 2005.



Notary Public for South Carolina
My Commission Expires: 12/8/2010

This Amendment was prepared by Edward M. Hughes, Nexsen Pruet, LLC, 400 Main Street; Suite 100A; Hilton Head Island, SC 29926.

**EXHIBIT "A" TO FIRST AMENDMENT TO MASTER DEED OF
SUMMERFIELD HORIZONTAL PROPERTY REGIME
DESCRIPTION OF PHASE II LAND**

All that certain piece, parcel or tract of land situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, shown as Phase II, Summerfield Villa's Phase II, on a plat thereof prepared by and being more particularly described and depicted as Summerfield Phase II on a plat prepared by Sea Island Survey dated February 3, 2005 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 104 at Page 192 - 199

Together with a non-exclusive easement for access, ingress and egress on, over and across that certain piece, parcel or tract of land situated, lying and being on Hilton Head Island, Beaufort County, South Carolina as further described herein, consisting of a 30 foot access easement located on Owens Drive, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 82 at Page 137.

Together with a non-exclusive easement for access, ingress and egress on, over and across that certain piece, parcel or tract of land situated, lying and being on Hilton Head Island, Beaufort County, South Carolina as further described herein, as recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 241 at Page 645 and Plat Book 71 at Page 82.

Together with a non-exclusive easement for access of utility lines, poles, wires, terminals, equipment, pumps, pads, gauges, drains, pipes, sewers, grates and all other equipment or related improvements and wetlands shown on a survey entitled "Summerfield Villas, Phase I", prepared by Ralph O. Vanadore, SC RLS #7606, dated July 24, 2003, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 94 at Pages 142 and 143 and any unrecorded easements or rights of use or maintenance related to said equipment or improvements.

Together with a utility easement for access on a certain piece, parcel or tract of land situated, lying and being on Hilton Head Island, Beaufort County, South Carolina as further described herein, granted to Palmetto Electric Cooperative, Inc. as recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1549 at Page 1184.

SAVE AND EXCEPT THEREFROM, the right of ingress and egress unto the Declarant herein, its successors and assigns and Grantees.

FURTHER, SAVE AND EXCEPT THEREFROM, the right of ingress and egress over and across all roads and walkways shown on the above-described plat, said reservation being unto the Declarant herein, its successors and assigns and Grantees, said reserved easement expressly for, but not limited to, the purpose of construction and all construction related activities of the Future Phase Property.

FURTHER, SAVE AND EXCEPT from the above-described property, title to and ownership of all water and sewer lines located on the Property or hereafter installed thereon, together with all pipes, pumps, pumping stations, or other equipment or facilities located thereon, together with an easement to such lines, equipment or facilities to allow for the maintenance, repair or

replacement of such lines, facilities or equipment or for the purpose of installing additional lines, equipment or facilities thereon from time to time.

FURTHER, the Declarant expressly reserves the right to improve the aforementioned property by clearing, tree pruning, constructing additional parking and common facilities, including, but not necessarily limited to recreational facilities, drainage facilities, lagoons, and the like, pertaining to SUMMERFIELD HORIZONTAL PROPERTY REGIME.

FURTHER, Declarant expressly reserves the right to install lines, equipment and facilities for utility and drainage purposes and to grant easements over the property for the installation of additional lines, equipment or facilities for utility and drainage purposes from time to time.

FURTHER, the above property is submitted to the SUMMERFIELD HORIZONTAL PROPERTY REGIME subject to that Master Deed dated August 14, 2003, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Deed Book 1819 at Page 1470 and as further amended from time to time.

**EXHIBIT "B" TO FIRST AMENDMENT TO MASTER DEED OF
SUMMERFIELD HORIZONTAL PROPERTY REGIME
PLAT/AS-BUILT SURVEY OF PROPERTY**

PHASE II

All that certain piece, parcel or tract of land situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, shown on Phase II and being more particularly described and depicted as Summerfield Phase II on a plat prepared by Sea Island Survey, dated 02/03/05, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 104 at Page 192-199

FLOOR PLANS

Those certain floor plans described as:

<u>Sheet Nos.</u>	<u>Description</u>	<u>Prepared By</u>
A - 2	Building Type 8B & 9B - Elevations	Wiggins and Associates, Inc.
A - 3	Building Type 6C, 7C & 10C - Elevations	Wiggins and Associates, Inc.
A - 4	Unit Plans - 3BD Unit	Wiggins and Associates, Inc.
A - 5	Unit Plans 1 st & 2 nd Floor Plans	Wiggins and Associates, Inc.
A - 6	Building Sections and Detach	Wiggins and Associates, Inc.
A - 11	Garage Plans and Elevations	Wiggins and Associates, Inc.

and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 104 at Page 192-199

EXHIBIT "C"

~~EXHIBIT B~~

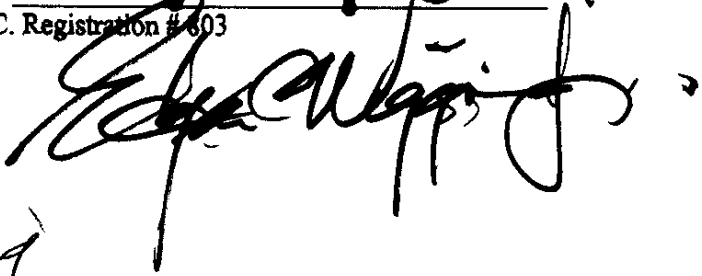
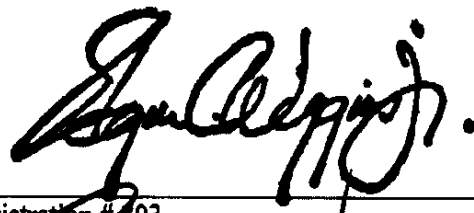
ARCHITECT'S CERTIFICATE

PHASE II

This is to certify the SUMMERFIELD HORIZONTAL PROPERTY REGIME PHASE II, consisting of five (5) Residential Buildings and Four (4) Garage Buildings, are built substantially in accordance with the floor plans attached to the Master Deed creating said Regime, to be recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, except for minor variations which are customary in project of this nature.

WIGGINS & ASSOCIATES, INC.

By: _____
S.C. Registration # 603



Certified to the 8th day
of February, 2005.

Alex Shousky
Notary Public for South Carolina

My Commission Expires
December 18, 2006

EXHIBIT "D" TO FIRST AMENDMENT TO MASTER DEED
SUMMERFIELD HORIZONTAL PROPERTY REGIME
PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON ELEMENTS
AND VALUE FOR SOUTH CAROLINA STATUTORY PURPOSES

PHASE I AND II

For purposes of the South Carolina Horizontal Property Act and pursuant to the terms of the Master Deed, the percentage interest appurtenant to each Unit of the Regime shall be established in accordance with the following formula:

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

- "P" - Percentage Interest of each Unit.
- "V" - Valuation of the respective Units as set forth in this Exhibit "D" and in the amendments to Master Deed for Future Phase Property.
- "A" - Aggregate Valuation of all Units existing in the Regime and added to the Regime as provided in Paragraph 11.1 and "Exhibit C" of the Master Deed.

UNIT TYPES/STATUTORY VALUES:

There are three (3) types of Residential Units and one (1) type of Garage Unit in Phases I and II. The following statutory values have been assigned to these Units for purposes of the South Carolina Horizontal Property Act:

One Bedroom Units	=	\$110,000.00
Two Bedroom Units	=	\$130,000.00
Three Bedroom Units	=	\$150,000.00
Garage Units	=	\$10,000.00

STATUTORY PERCENTAGE INTEREST:

Based upon the above values, the percentage of undivided interest in the common elements appurtenant to each Unit in SUMMERFIELD HORIZONTAL PROPERTY REGIME including Phases I and II is set forth below:

Unit	Statutory Value	Statutory Percent
Bldg 31		
111	130,000	1.188
112	130,000	1.188
113	130,000	1.188
114	130,000	1.188
121	150,000	1.371

122	150,000	1.371
123	150,000	1.371
124	150,000	1.371

Bldg 35

211	130,000	1.188
212	130,000	1.188
213	130,000	1.188
214	130,000	1.188
221	150,000	1.371
222	150,000	1.371
223	150,000	1.371
224	150,000	1.371

Bldg 48

411	110,000	1.005
412	110,000	1.005
413	110,000	1.005
414	110,000	1.005
421	110,000	1.005
422	110,000	1.005
423	110,000	1.005
424	110,000	1.005

Bldg 49

311	130,000	1.188
312	130,000	1.188
313	130,000	1.188
314	130,000	1.188
321	150,000	1.371
322	150,000	1.371
323	150,000	1.371
324	150,000	1.371

Bldg 59

511	130,000	1.188
512	130,000	1.188
513	130,000	1.188
514	130,000	1.188
521	130,000	1.188
522	130,000	1.188
523	130,000	1.188
524	130,000	1.188

Bldg 32

	10,000	.091
G1		
G2	10,000	.091

G3	10,000	.091
G4	10,000	.091
G5	10,000	.091
G6	10,000	.091

Bldg 40

G1	10,000	.091
G2	10,000	.091
G3	10,000	.091
G4	10,000	.091
G5	10,000	.091
G6	10,000	.091

Bldg 44

G1	10,000	.091
G2	10,000	.091
G3	10,000	.091
G4	10,000	.091

Bldg 52

G1	10,000	.091
G2	10,000	.091
G3	10,000	.091
G4	10,000	.091

Bldg 56

G1	10,000	.091
G2	10,000	.091
G3	10,000	.091
G4	10,000	.091

Bldg 60

G1	10,000	.091
G2	10,000	.091
G3	10,000	.091
G4	10,000	.091

Bldg 67

6A	130,000	1.188
6B	150,000	1.371
6C	150,000	1.371
6D	130,000	1.188
6E	130,000	1.188
6F	150,000	1.371
6G	150,000	1.371
6H	130,000	1.188

Bldg 71

7A	130,000	1.188
7B	150,000	1.371
7C	150,000	1.371
7D	130,000	1.188
7E	130,000	1.188
7F	150,000	1.371
7G	150,000	1.371
7H	130,000	1.188

Bldg 75

8A	130,000	1.188
8B	130,000	1.188
8C	130,000	1.188
8D	130,000	1.188
8E	130,000	1.188
8F	130,000	1.188
8G	130,000	1.188
8H	130,000	1.188

Bldg 83

9A	130,000	1.188
9B	130,000	1.188
9C	130,000	1.188
9D	130,000	1.188
9E	130,000	1.188
9F	130,000	1.188
9G	130,000	1.188
9H	130,000	1.188

Bldg 79

10A	130,000	1.188
10B	150,000	1.371
10C	150,000	1.371
10D	130,000	1.188
10E	130,000	1.188
10F	150,000	1.371
10G	150,000	1.371
10H	130,000	1.188

Bldg 64

G-1	10,000	.091
G-2	10,000	.091
G-3	10,000	.091
G-4	10,000	.091
G-5	10,000	.091
G-6	10,000	.091

Bldg 68

G-1	10,000	.091
G-2	10,000	.091
G-3	10,000	.091
G-4	10,000	.091
G-5	10,000	.091
G-6	10,000	.091

Bldg 72

G-1	10,000	.091
G-2	10,000	.091
G-3	10,000	.091
G-4	10,000	.091
G-5	10,000	.091
G-6	10,000	.091

Bldg 73

G-1	10,000	.091
G-2	10,000	.091
G-3	10,000	.091
G-4	10,000	.091

OVERALL SUMMARY - COMPOSITE CHART:

Subsequent to the filing of the Master Deed and this Amendment, the total number of Units by Type and Percentage Interest is as follows:

<u>Residence Type</u>	<u>Individual % Interest</u>	<u>Total # of Residences</u>	<u>Total Percentage</u>
1. One Bedroom	1.005	8	8.043%
2. Two Bedroom	1.188	48	57.024%
3. Three Bedroom	1.371	24	32.906%
4. Garage	.091	22	2.010%
			<hr/> 100.00%

THESE VALUATIONS ARE FOR PURPOSES OF THE SOUTH CAROLINA HORIZONTAL PROPERTY ACT.