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10 RW
Bullard
7393

RECORDED
2009 Apr -23 01:50 PM

Sharon P. Bunn
BEAUFORT COUNTY AUDITOR

RECEIVED
MAR 18 2009

BEAUFORT COUNTY SC - ROD
BK 02804 PGS 0200-0201
DATE: 01/29/2009 11:37:05 AM
INST# 2809005194 RCP# 574095

STATE OF SOUTH CAROLINA) AMENDMENT TO MASTER DEED
) OF SHOREWOOD III HORIZONTAL
COUNTY OF BEAUFORT) PROPERTY REGIME
) (a/k/a Shorewood II Regime No. 2)

THIS AMENDMENT to the master deed of Shorewood III Horizontal Property Regime (a/k/a Shorewood II Regime No. 2) is made and entered into this 4th day of October, 2008 upon the affirmative votes of owners constituting not less than two-thirds (2/3) of all owners (actual vote in favor of the amendment was 75.11 percent of all owners) as set forth in paragraph 22 of the master deed.

AMENDMENT

Paragraph 15. The master deed is now amended to add the following at the end of the current provision:

The three principal covers and locations proposed are: 1) A one-piece cover which measures 36"W x 27"H x 3"D which is intended for the center units (8s, 9s, 10s and 11s) for each side of the building and will be located in the general vicinity of the existing vents which serve these units; 2) The existing flat 19" square cover located beside each door approximately six (6) feet above walkway on each end of the building will serve the end units (7s and 12s) on each side of the building; and 3) An option that will be made available for the interior units (8s, 9s, 10s and 11s), a flat 6 inch PVC dryer cover painted to match the building's exterior placed on the atrium side of the entry door at a level no higher than the banister railing.

Within the available options each owner may select which to utilize and will then execute an Easement Agreement which will acknowledge the change as an authorized modification of the as-built configuration and will establish that the owners will thereafter be responsible for the maintenance and cleaning of the dryer/cook top vents.

Owners may not proceed with any modification until the same has been approved and an Easement Agreement has been properly executed.

IN WITNESS WHEREOF, we the president and secretary of the regime authorize the recording of this amendment to the said master deed.

ADD DMP Record 4/20/2009 01:00:13 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R553	018	000	0225	0000	00

Signed in the Presence of:

[Signature]
Witness

[Signature]
Notary

Shorewood III HFR
(a/k/a Shorewood # Regime No. 2)

By: [Signature] pres.
President

[Signature]
Secretary

ACKNOWLEDGEMENT

STATE OF SOUTH CAROLINA)
)
BEAUFORT COUNTY)

ACKNOWLEDGEMENT

I, Stacie Jacobs, do hereby certify that Robert Bowen E. Karen Tennant personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 15 day of January, 2009.

[Signature]
Notary Public of South Carolina
My Commission Expires: ~~My~~ Commission Expires November 23, 2015
My Commission Expires November 23, 2015

THE STATE OF SOUTH CAROLINA,

To All Whom These Presents May Come:

2427

WHEREAS:

SEND GREETING:

WHEREAS, JPR, Inc. is a South Carolina corporation consisting of John P. Reed as President and sole shareholder; and

WHEREAS, Robert L. Graves is a party to this deed individually; and

WHEREAS, Shorewood Horizontal Property Regime I is a South Carolina Eleemosynary Corporation

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said JPR, Inc. and Robert L. Graves

in consideration of the premises and also in consideration of the sum of one and 00/100..... dollars to them in hand paid at and before the sealing and delivery of these presents by Shorewood Horizontal Property Regime I, c/o Mr. R.H. Christian, Suite N, Craig Building, 14 Pope Avenue, Executive Park, Hilton Head Island, South Carolina 29928 (the receipt whereof is hereby acknowledged) have remised, released and forever quit-claimed, and by these presents do remise, release and forever quit-claim unto the said

Shorewood Horizontal Property Regime, I, its successors and assigns forever the following described property to-wit:

ALL those certain pieces, parcels or tracts of land lying, being, and situate at Shorewood, South Forest Beach Drive, Town of Hilton Head Island, Beaufort County, South Carolina, known and described as View Easement Area No. 1 consisting of 0.1505 acres, View Easement Area No. 2 consisting of 0.1505 acres, and View Easement Area No. 3 consisting of 20.1517 acres, all as shown on a Plat entitled "Re-Plat, Shorewood Development" as prepared by E. Freiesleben, P.E. & L.S., dated March, 1977, and recorded in the R.M.C. Office of Beaufort County, SC in Plat Book 25 at Page 133. The within property may be further described as to courses, metes, bounds, distances, location, etc. by reference to the said plat of record.

THIS being the named property conveyed to the Graves-Read Partnership in Deed Book 246 at Page 874, Deed Book 287 at Page 1943 and Deed Book 246 at Page 874. Further, a one-half interest in the named property was conveyed from Grantor Graves-Read Partnership to JPR, Inc. in Deed Book 316, Page 666, and Deed Book 303, Page 139; a one-half interest in the named property was conveyed from Grantor Graves-Read Partnership to Robert L. Graves, individually, in Deed Book 316, Page 666 and Deed Book 303, Page 136.

THIS Deed was prepared in the Law Offices of Novit & Scarminach, P.A., Post Office Drawer 14, Hilton Head Island, South Carolina 29938 by Herbert L. Novit, Esquire.

Dist	Map	Submap	Parcel	Block

TOGETHER with all and singular the rights, members, hereditaments and appurtenance to the said premises belonging or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said

Shorewood Horizontal Property Regime I, its successors

heirs and assigns, forever—so that neither the said JPR, Inc. and Robert L. Graves

successors or heirs nor their heirs nor any other person or persons, claiming under it or them, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part of parcel thereof, forever.

Witness their hand and seal this day of in the year of our Lord one thousand nine hundred and eighty-seven and in the two hundred and twelfth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered }
in the presence of }

JPR, Inc.
By: John P. Reed and personally (L. S.)
John P. Reed, President and Shareholder
Robert L. Graves (L. S.)
Robert L. Graves

2) [Signature]

3) Manille H. Graver

10) Cynthia B. Reed

11) Manille H. Graver

THE STATE OF SOUTH CAROLINA,

Beaufort County.

PERSONALLY appeared before me H) Herbert L. Novit

and made oath that s/he saw the within named JPR, Inc.

by its President, sign, seal, and as its act and deed, deliver the within written

Deed; and that s/he with Manelle Graves

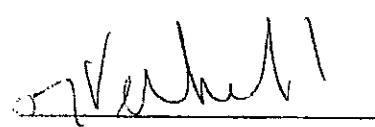
witnessed the execution thereof.

SWORN to before me, this 29th

7) day of September, A.D. 19 87

(SEAL) Linda X. Sooner

Notary Public for South Carolina
My Commission Expires: 8-21-94



THE STATE OF SOUTH CAROLINA,

Beaufort County.

PERSONALLY appeared before me H) Cynthia B. Reed

and made oath that s/he saw the within named Robert L. Graves sign, seal and as

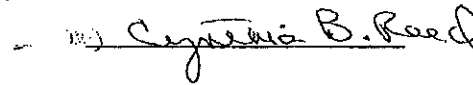
his act and deed, deliver the within written Deed; and that s/he with Manelle

H. Graves witnessed the execution thereof.

SWORN to, before me, this 29th

187) day of September, A.D. 1987

(SEAL) Linda X. Sooner
Notary Public for South Carolina
My Commission Expires 8-21-94



THE STATE OF SOUTH CAROLINA,

County.

RENUNCIATION OF DOWER.

NO LONGER REQUIRED

I,

do hereby certify unto all whom it may concern, that Mrs.

the wife of the within named

did this day appear before me, and upon being privately and separately examined by me, did declare that she

does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, re-

nounce, release and forever relinquish unto the within named

Heirs and Assigns, all her interest and estate, and also all her right and claim of dower, of, in or to all and singular the premises within mentioned and released.

Given under my Hand and Seal, this

day of

Anno Domini, 19

(SEAL) _____

Meriter Co.
State of South Carolina,

2430

To

QUIT-CLAIM DEED

Filed 2nd day
of October A. D. 1987
at 9:18 o'clock A.M.
and recorded in Book 486

Page 2437 Fee, \$ 4.00
W. M. D. N. D. 20
R. M. D. or Clerk Court C. P. & G. S.

Beaufort County, S. C.

Recorded this 7th day
of October 1987
in Book T Page 526

CT 5 44 2 190 28.

Fee, \$100
Author Mary Ann Strong Jones
Beaufort County, S. C.

Notary Public

500

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

EASEMENT AGREEMENT FOR
BEACH NOURISHMENT

03179

1556

WHEREAS, Shorewood Regime, CPA is the owner of certain oceanfront property located on Hilton Head Island, South Carolina, which property is more particularly described below; and,

WHEREAS, the property line for said property extends seaward to the mean high water mark; and

WHEREAS, the Town of Hilton Head Island in 1990 plans to nourish the beach directly seaward of the below-described property and to re-nourish the beach and maintain the proper quantity of sand on its beaches in the future; and

WHEREAS, said beach nourishment project will involve the pumping of wet sand onto the beach directly seaward (easterly) of the below-described property; and

WHEREAS, Shorewood Regime, CPA recognizes that, legally, no change in the seaward property line of his property line will occur as a result of any new beach created by the beach nourishment project or re-nourishment and that title to all lands created seaward of the current mean high water mark, as it exists on the date of this Agreement, shall be vested in the State of South Carolina; and,

WHEREAS, some of the sand so deposited may be at points landward of the current mean high water mark; and

WHEREAS, said beach nourishment project may involve men and equipment crossing over (landward of) the mean high water mark in order to place the wet sand according to the nourishment project plans; and

BEAUFORT COUNTY TAX MAP REFERENCE				
Dist	Map	Submap	Parcel	Block

EASEMENT

Easement Agreement
Beach Nourishment
Page Two

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WHEREAS, the scope and extent of the beach nourishment project are fully described in the plans for the project which are available for inspection at Town Hall for the Town of Hilton Head Island;

NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS that Shorewood Regime, CPA
_____, for and in consideration of the sum of One and no/100 (\$1.00) Dollars, as well as other good and valuable consideration, the receipt and sufficiency whereof is acknowledged, has granted, bargained, and sold, and by these presents does hereby grant, bargain, and sell to the Town of Hilton Head Island, Post Office Box 22779, Hilton Head Island, South Carolina, 29925, its successors and assigns, a non-exclusive license, easement, and right of way in, on, over and across that real property described below.

This license, easement, and right of way is for the purpose of allowing the Town of Hilton Head Island, its representatives, agents, and contractors, and their equipment, if any, to enter upon the below-described property to pump and deposit sand onto the beach, and this license, easement, and right of way will continue to be in effect in the future for the sole purpose of re-nourishing the beach and maintaining the proper quantity of sand on the beach.

By these presents, Shorewood Regime, CPA has also granted to the Town of Hilton Head Island, its successors and assigns, a non-exclusive easement for the keeping and maintaining of any sand which may fall landward of the mean high water mark; and the Grantor warrants that he shall take no action to move, shift, cover,

Easement Agreement
Beach Nourishment
Page Three

1558

excavate or otherwise disturb the sand once deposited.

The property affected by this Agreement is described as follows:

All that certain piece, parcel, or lot of land, as recorded in the Public Records of Beaufort County, South Carolina and known as District # 540, Tax Map # 18, and Parcel # 6F, 225, and 246

TO HAVE AND TO HOLD, all and singular, the rights, privileges, licenses, rights of way, and easements aforesaid unto the Town of Hilton Head Island, its successors and assigns, forever.

AND Shorewood Regime, CPA does hereby warrant to defend all and singular, the said rights, privileges, licenses, rights of way and easements unto the said Town of Hilton Head Island, its successors and assigns, against said Grantor, its successors and assigns, and all persons whomsoever lawfully claiming or attempting to claim the same or any part thereof. Each and every recital (the "Whereas" clauses) set forth hereinabove is hereby incorporated herein as if set forth verbatim.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 31st day of December, in the year of our Lord one thousand nine hundred and eighty nine, and in the two hundred thirteenth year of independence of the United States of America.

Easement Agreement
Beach Nourishment
Page Four

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[Signature]
1st Witness

Patricia H. Haste
2nd Witness

[Signature]
1st Witness

Patricia H. Haste
2nd Witness

Robert Hoisington
Owner/Grantor

Robert Hoisington
Owner/Grantor

STATE OF SC.)
COUNTY OF Beaufort)

PROBATE

PERSONALLY appeared before me Fred Spadafora who, on oath, says that he saw the within named Shorewood Regime, CPA by Robert Hoisington, its President, sign the within document, and _____, its _____, attest the same, and the said Corporation, by said officers, seal said document, and as its act and deed, deliver the same, and that he with Patricia Haste witnessed the execution thereof.

[Signature]
(Witness)

SWORN TO and subscribed before me this 31 day of December, 1989.

Patricia H. Haste
Notary Public for State of SC.
My Commission Expires: _____

Notary Public, South Carolina State at Large
My Commission Expires May 4, 1989

Town of HH

FILED AT	BEAUFORT COUNTY SC.	RECORDED IN BOOK
10:25 O'CLOCK	FEB 5 1990	545
A. #		PAGE
		1559

Thomas A. Grady
REGISTER OF MESNE CONVEYANCES

5/11/98 12041

2042

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT) EASEMENT FOR BEACH NOURISHMENT

WHEREAS, Shorewood Regime CPA is the owner of certain ocean front property located on Hilton Head Island, South Carolina, which property is more particularly described below; and,

WHEREAS, the property line for said property extends seaward to the mean high water mark; and

WHEREAS the Town of Hilton Head Island in 1997 plans to nourish the beach directly seaward of the below-described property and to re-nourish the beach and maintain the proper quantity of sand on its beaches in the future; and

WHEREAS, said beach nourishment project will involve the pumping of wet sand onto the beach directly seaward (easterly) of the below-described property; and

WHEREAS, Shorewood Regime CPA recognizes that, legally, no change in the seaward property line of their property line will occur as a result of any new beach created by the beach nourishment project or re-nourishment and that title to all lands created seaward of the current mean high water mark, as it exists on the date of this Easement shall be vested in the State of South Carolina; and

WHEREAS, some of the sand so deposited may be at points landward of the current mean high water mark; and;

WHEREAS, said beach nourishment project may involve men and equipment crossing over (landward of) the mean high water mark in order to place the wet sand according to the nourishment project plans; and

WHEREAS, the scope and extent of the beach nourishment project are fully described in the plans for the project which are available for inspection at Town Hall for the Town of Hilton Head Island;

NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS that Shorewood Regime CPA, for and in consideration

of the sum of One and no/100 (\$1.00) Dollars, as well as other good and valuable consideration, the receipt and sufficiency whereof is acknowledged, has granted, bargained, and sold, and by these presents does hereby grant, bargain, and sell to the Town of Hilton Head Island, One Town Center Court, Hilton Head Island, South Carolina 29928, its successors and assigns, a non-exclusive license, easement, and right of way in, on, over and across that real property described below.

This license, easement, and right of way is for the purpose of allowing the Town of Hilton Head Island, its representatives, agents and contractors, and their equipment, if any, to enter upon the below-described property to pump and deposit sand onto the beach, and this license, easement, and right of way will continue to be in effect in the future for the sole purpose of re-nourishing the beach and maintaining the proper quantity of sand on the beach.

By these presents, **Shorewood Regime CPA** has also granted to the Town of Hilton Head Island, its successors and assigns, a non-exclusive easement for the keeping and maintaining of any sand which may fall landward of the mean high water mark; and the Grantor warrants that they shall take no action to move, shift, cover, excavate or otherwise disturb the sand once deposited.

The property affected by this easement is described as follows:

All that certain piece, parcel or lot of land, lying and being on Hilton Head Island, Beaufort County, South Carolina, described as Beaufort County Tax District 540/ Map 18/ Parcels 3F, 6F, 225 and 246.

TO HAVE AND TO HOLD, all and singular, the rights, privileges, licenses, rights of way, and easements aforesaid unto the Town of Hilton Head Island, its successors and assigns, forever.

AND, **Shorewood Regime CPA** does hereby warrant to defend all and singular, the said rights, privileges, licenses, rights of way and easements unto the said Town of Hilton Head Island, its successors and assigns, against said Grantor, its successors and assigns, and all persons whomsoever lawfully claiming or attempting to claim the same or any part thereof. Each and every recital (the "WHEREAS" clauses) set

forth hereinabove is hereby incorporated herein as if set forth verbatim.

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal this 19 day of March, in the year of our Lord one thousand nine hundred and ninety-seven, and in the two hundred twenty first year of independence of the United States.

WITNESSES:

- 2) Jill Schirant
- 3) Shelby K. Stegman

SHOREWOOD, REGIME/CPA

By: Robert J. Burcin

Its: CPA President

WITNESSES:

- Kathleen Steffer
- Thomas Korman

THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

By: Thomas D Peoples

Its: Mayor

Attest: [Signature]

Its: Town Manager

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) PROBATE

PERSONALLY APPEARED BEFORE ME, Jeff Schirmer, who, being
duly sworn, states that he/she saw the within named officer of Shorewood Regime CPA, sign, seal and as
his/her free act and deed deliver the within Easement for Beach Nourishment, and that he/she, together with
E) Shirley K Stegeman, witnessed the same.

Jeff Schirmer

Sworn to and subscribed before me on
this 19th Day of March, 1997

Shirley K Stegeman

Notary Public for:
My Commission Expires: Notary Public, South Carolina State at Large
My Commission Expires Jan. 14, 2001

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PROBATE

PERSONALLY APPEARED BEFORE ME, Kathleen Steffen, who, being
duly sworn, states that he/she saw the within named Town of Hilton Head Island, South Carolina, by and
through Thomas D. Peoples, its Mayor, sign, seal and as its
free act and deed deliver the within Temporary Construction Access Easement, and that
Stephen G. Riley, its Town Manager, attested the
same and that he/she, together with Maureen Krumm, witnessed the same.

Kathleen Steffen

Sworn to and subscribed before me on
this 27 Day of March, 1997

Maureen Krumm
Notary Public for South Carolina
My Commission Expires: My Commission Expires May 25, 2005

C. Coltrane
FILED
JOHN A. SULLIVAN, JR. 7221
R.M.C.
BEAUFORT COUNTY, S.C.
97 APR -3 AM 9:24 / *MLL*
BK 932 PG 2042
FOLDER #

2047