

1474

STATE OF SOUTH CAROLINA) FIRST AMENDMENT TO THE MASTER
) DEED OF SEA CABIN CLUB HORIZONTAL
COUNTY OF BEAUFORT) PROPERTY REGIME

KNOW ALL MEN BY THESE PRESENTS, that this First Amendment to the Master Deed of Sea Cabin Club Horizontal Property Regime is made on the date hereinafter set forth by Sea Cabin Corporation hereinafter called "Developer":

WITNESSETH:

WHEREAS, Developer has heretofore committed certain real property to Sea Cabin Club Horizontal Property Regime by the Master Deed of Sea Cabin Club Horizontal Property Regime, which Master Deed is recorded in the office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 257 at page 1379; and

WHEREAS, said Master Deed provides for the inclusion of additional phases in said Horizontal Property Regime; and

WHEREAS, Developer now wishes to annex additional property, improvements and apartments and amend said Master Deed for the purposes of creating Phase B of the Regime;

NOW, THEREFORE, Developer does hereby submit the property described as Phase B, being more particularly described hereinafter in this Amendment and the Exhibits hereto, to the provisions of the Horizontal Property Act of South Carolina, Title 27, Chapter 31, Code of Laws of South Carolina, 1976, and does further submit said property to the provisions of the Master Deed of Sea Cabin Club Horizontal Property Regime and the Exhibits thereto, the same being recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 257 at page 1379.

ARTICLE I

THE PROPERTY

The property hereby committed by this Amendment to the aforesaid Master Deed means and includes that property shown

Beaufort County Tax Map Reference:
Map 021A Parcel 1385 Block 1000 Dist. 200 X

as contained within Sea Cabin Club Horizontal Property Regime, Phase B, as described in the Exhibits to this Amendment, and includes the land, the buildings, all improvements and structures thereon and all easements, rights and appurtenances belonging thereto as described in the Exhibits to this Amendment and as subject to all easements, rights-of-way, rights of use, restrictions, obligations and covenants as described in this Amendment, the aforesaid Master Deed, the Exhibits thereto and hereto and of record. Therefore, the property committed to the Sea Cabin Club Horizontal Property Regime consists of the property heretofore committed in the Master Deed (Phase A) and in addition thereto, that property described in said Master Deed and the Exhibits thereto and herein and in the Exhibits hereto as Phase B.

ARTICLE II

RIGHTS AND OBLIGATIONS

Each apartment in Phase A and in Phase B has equal value with relation to the property committed as a whole; as described in the Master Deed, there is appurtenant to each apartment in Phase A and in Phase B five (5) votes, which are voted collectively by the voting member at all matters to come before the Council of Co-Owners (being more fully described in the Master Deed). By reason of Phase B having now been included within Sea Cabin Club Horizontal Property Regime there is appurtenant to each apartment an undivided 12.5% ownership interest in the common elements of the property and share in the common expenses and assessments and common surplus. In addition, the five (5) votes appurtenant to each apartment constitutes 12.5% of the total votes of all apartments of the Regime.

ARTICLE III

APARTMENTS

The location, dimensions and approximate square footage of each apartment in Phase B are as shown and described in the Exhibits to this Amendment. All real property and improvements

not included within the apartments, as apartments are defined in the Master Deed, are and shall be general common elements. There is an easement across the paved areas of the common elements of Phases A and B for ingress and egress as set forth and described in Master Deed and the exhibits thereto and herein and in the Exhibits hereto to contiguous property, and particularly to the real property and improvements shown and described herein and the Exhibits hereto and Phases C, D, E and F to the owners and occupants thereof. Further, there is an easement for ingress and egress at all times and for all purposes for the Co-Owners of Phase A and Phase B across the paved areas of the parcel designated as Phase C in said Exhibits.

ARTICLE IV

PROVISIONS IN THE MASTER DEED

1. All provisions in the Master Deed of Sea Cabin Club Horizontal Property Regime shall remain unchanged except as provided herein and shall be, and hereby are, binding upon all present and future Co-Owners in Phases A and B, their mortgagees and lien holders and the Developer, except to the extent inclusion of Phase B within the Regime requires a necessary change. The foregoing Master Deed and this Amendment shall be construed together as to create one unified Horizontal Property Regime, pursuant to the laws of the State of South Carolina.

2. Nothing herein contained shall be construed to prevent the inclusion of additional phases by the Developer as described in the Master Deed.

IN WITNESS WHEREOF, the Developer, on behalf of itself and to bind itself, and its successors in interest, including all Co-Owners who comprise and who shall comprise the Council of Co-Owners (which is known as the Sea Cabin Club Horizontal Property Regime Council of Co-Owners, Inc.) has executed this

1477

First Amendment of Sea Cabin Club Horizontal Property Regime as its act and deed, and in witness whereof, it, by and through its President, attested by its Secretary, has set its hand and seal this 29th day of November, 19 77.

SIGNED, SEALED AND DELIVERED: SEA CABIN CORPORATION

In the Presence Of:

[Signature]
[Signature]

BY: [Signature] (SEAL)
L. F. Rossignol, III.,
President

ATTEST:

BY: [Signature]
Donald R. Tomlin, Jr.,
Secretary

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PROBATE

PERSONALLY appeared before me the undersigned witness, who, being duly sworn, says that (s)he saw the within-named Sea Cabin Corporation, by and through its duly authorized officer, sign, seal and deliver the within First Amendment to the Master Deed of Sea Cabin Club Horizontal Property Regime as its act and deed; and that (s)he with the other witness whose signature appears above witnessed the execution thereof.

[Signature]
WITNESS

SWORN and subscribed to before me this 29 day of November, 1977.

[Signature] (S.)
NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 11-10-87

1478

EXHIBIT "1" TO THE FIRST AMENDMENT TO THE MASTER DEED OF SEA CABIN CLUB HORIZONTAL PROPERTY REGIME

DESCRIPTION OF PROPERTY

The property herein committed as Phase B to be included within Sea Cabin Club Horizontal Property Regime, consists of:

ALL that certain piece, parcel or tract of land together with improvements thereon, situate, lying and being on the southeastern side of Cordillo Parkway, Hilton Head Island, Beaufort County, South Carolina, and being shown and described as Phase B containing 0.30 acres, more or less, on a Plat prepared by Civil Engineering of Columbia, dated November 23, 1977, and recorded as part of the Exhibits to the Master Deed of Sea Cabin Club Horizontal Property Regime and being recorded as a part of this Exhibit to the First Amendment of the Master Deed of Sea Cabin Club Horizontal Property Regime and having the following metes and boundaries, to wit: Beginning at the northernmost corner of said property where it adjoins the right-of-way of Cordillo Parkway and from thence running S 42° 12' E for a distance of 150.14 feet, more or less, to a point; from thence turning and running S 48° 42' W for a distance of 107.07 feet, more or less, to an iron pin; from thence turning and running N 26° 16' W for a distance of 152.60 feet to a point whereon it adjoins the right-of-way of Cordillo Parkway; from thence turning and running N 38° 37' E for a distance of 15.37 feet to an iron pin situate on the boundary of the right-of-way for Cordillo Parkway; from thence turning and running N 48° 39' E for a distance of 50.00 feet, along the right-of-way of Cordillo Parkway and back to the point of commencement, all measurements being a little more or less, reference being craved to said plat for additional description.

The description of property given in the Exhibits to the Master Deed of Sea Cabin Club Horizontal Property Regime otherwise remains identical. The non-exclusive right-of-way easement for ingress and egress at all times and for all purposes, including access to contiguous property across the paved portions of the Regime is and shall remain provided, however, all present and future Co-Owners of Apartments located in Sea Cabin Club Horizontal Property Regime, Phase A and Phase B now each have all rights of ingress and egress and rights of use of the common areas of the Regime Property and further, an easement

for ingress and egress at all times and for all purposes across the paved areas of the parcel designated as Phase C upon the aforesaid plat.

The aforesaid parcel, comprising Phase B, hereby committed to the Regime, is a portion of the property conveyed to Sea Cabin Corporation by deed dated November 29, 1977 and recorded in the office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book ¹³⁵⁷ 257 at page 1360 and in Deed Book ¹³⁵⁷ 257 at page 1374 from Max Hostetter and others.

The aforesaid real property and the particular improvements thereon which are hereby committed and included within Sea Cabin Club Horizontal Property Regime (and the location of such improvements) are shown and designated on the attached survey, elevations and building plans which are incorporated in this description, Exhibit "1" to this Amendment to the Master Deed of Sea Cabin Club Horizontal Property Regime. Improvements consisting of the building within which the apartments comprising Phase B are located and the location of individual apartments and common areas within the buildings are located as shown and described upon the aforesaid parts to this Exhibit, which location and descriptions are also incorporated in this description by reference. Each apartment has appurtenant to it an undivided interest in the common elements as shown and described in the attached surveys, plot plans and building plans and as described in the Master Deed and this Amendment. All areas not contained within the apartments, as the term apartment is defined in the Master Deed, constitute common elements. Improvements included within Phase B, which constitute common elements, are the exterior porches and paved areas and all other parts of the building excluded from the apartments.

EACH APARTMENT INCLUDES:

A. The space enclosed by the unfinished surfaces or perimeter and interior walls, ceilings and floors thereof, including vents, doors, windows and such other structural elements that are ordinarily regarded as enclosures of space.

B. All interior dividing walls and partitions (including the space occupied by such walls and partitions).

C. The decorated inner surfaces of all interior walls, including the decorated surfaces of all interior load-bearing walls, and floors, ceilings, consisting, as the case may be, of wallpaper, paint, plaster, carpeting, tiles and all other furnishings, materials and fixtures affixed or installed or for the sole and exclusive use of any dwelling space, commencing at the point of disconnection from a structural body of the building and from utility lines, pipes or systems serving the dwelling space. No pipes, wires, conduits or other public utility lines or installation constituting a part of the overall system designated for the service of any particular dwelling space of a building or any property of any kind, including fixtures and appliances within the unit, which are not removable without jeopardizing the soundness, safety or usefulness of the remainder of the building, shall be deemed to be part of any apartment.

D. Apartments B-1 and B-4 are identical and are both one bedroom apartments, each containing approximately 533 square feet. As to each apartment, the main entrance is into the living, dining and kitchen area with a second door from such area allowing access to the outside and into a storage area which is part of the apartment. Entrance is also made off the living area into the bedroom and from the bedroom into the bathroom.

1481

Apartments B-2 and B-3 are also identical, one with the other, and are also each one bedroom apartments identical in area (approximately 533 square feet) and configuration to Apartments B-1 and B-4, other than each of these apartments (B-2 and B-3) is a reverse mirror image from one side to the other of Apartments B-1 and B-4.

NOTE: All square footage figures are approximate figures.

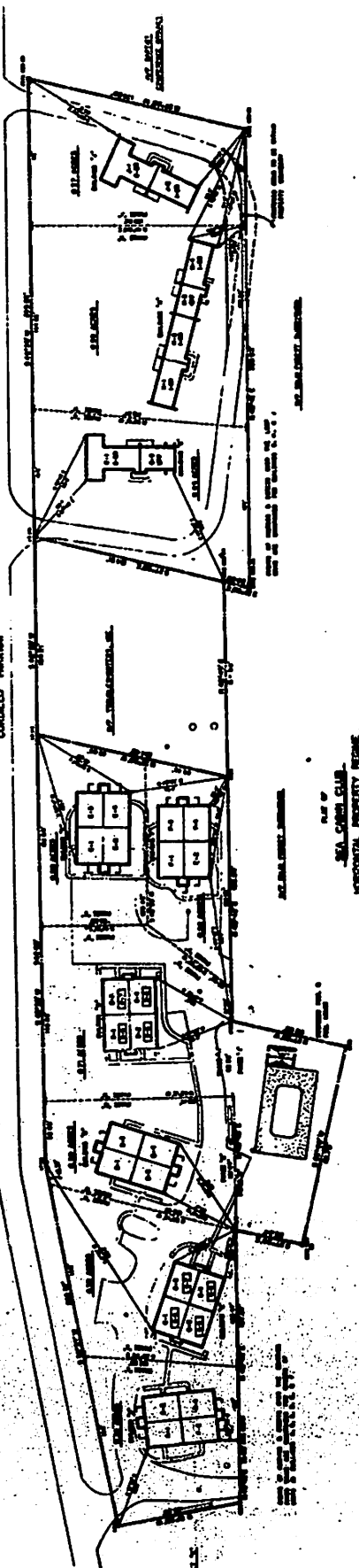
1482

NOT TO SCALE
ALL DIMENSIONS IN METERS
UNLESS OTHERWISE SPECIFIED
SEE DRAWING NO. 1481 FOR GENERAL LAYOUT
SEE DRAWING NO. 1482 FOR DETAILED LAYOUT
SEE DRAWING NO. 1483 FOR ELECTRICAL LAYOUT
SEE DRAWING NO. 1484 FOR MECHANICAL LAYOUT
SEE DRAWING NO. 1485 FOR SANITARY LAYOUT
SEE DRAWING NO. 1486 FOR STRUCTURAL LAYOUT
SEE DRAWING NO. 1487 FOR FINISHES
SEE DRAWING NO. 1488 FOR SCHEDULES
SEE DRAWING NO. 1489 FOR SPECIFICATIONS
SEE DRAWING NO. 1490 FOR NOTES



SEE DRAWING NO. 1481

CORDELO AVENUE



SEE DRAWING NO. 1481

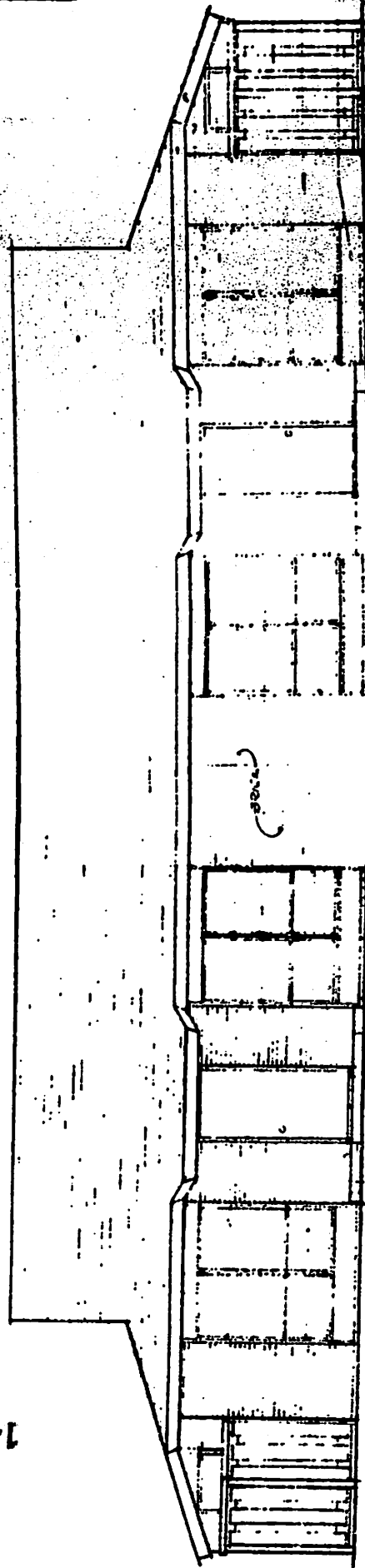
PLAN OF
SAL. CRISTO S.A.
INDUSTRIAL PROPERTY DEVELOPMENT
IN THE AREA OF CORDOBA, S.A.
DECEMBER 20, 1977

CENT. ENGINEERING OF COLUMBIA



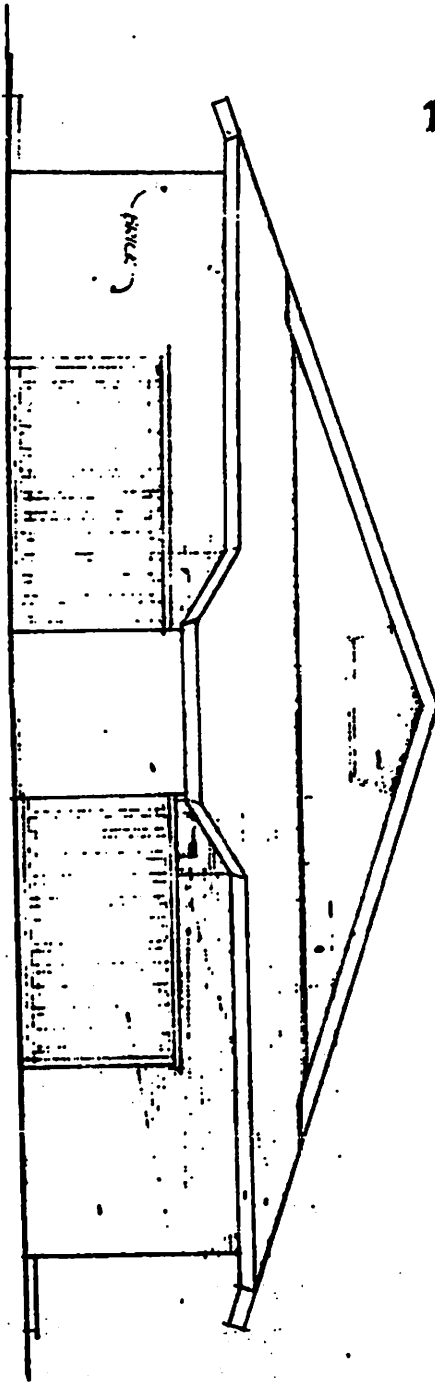
REGISTERED ARCHITECT
NO. 1482

1483



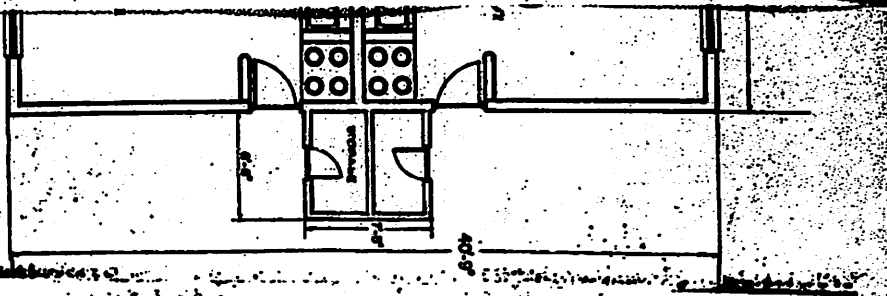
FRONT ELEVATION
(BOTH SIDES ARE SYMMETRICAL)
FOR BUILDINGS A, B, E, & F

1484



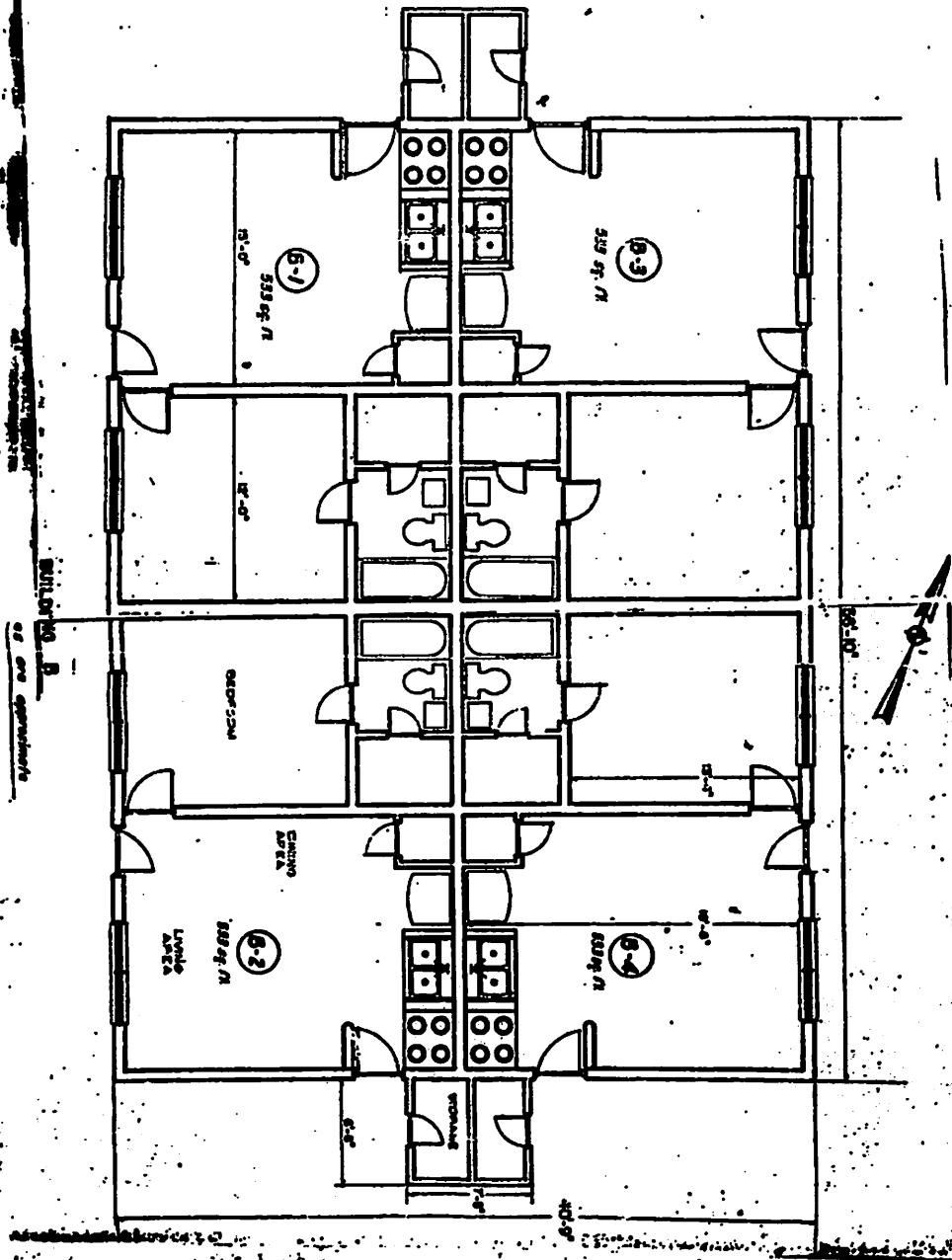
END ELEVATION
(BOTH ENDS ARE SYMMETRICAL)
FOR BUILDINGS A, B, E, & F

Page 7



Page 8

1485

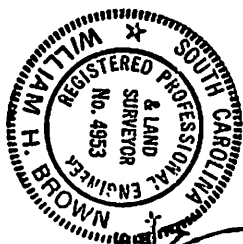


1486

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

ENGINEER'S CERTIFICATE

I certify that to the best of my knowledge, information and belief that pages numbered 5, 6, 7 and 8 to this Exhibit to the First Amendment to the Master Deed of Sea Cabin Club Horizontal Property Regime accurately depict the buildings and elevations of Sea Cabin Club Horizontal Property Regime, Phase B in accordance with the provisions of Section 27-31-110 of the Code of Laws of South Carolina, 1976, except as to what an accurate survey and plot plan of the premises would reveal.



William H. Brown
WILLIAM H. BROWN
C. C. Registration No. 4953

See Cabin

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AT	CITY	IN
2:30		9067
DEC 20 1977		257
		PAGE
		494

William H. Brown
CLERK OF COURT OF BEAUFORT COUNTY