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STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)
GATHERINGS COMPANY, L.L.C.)
A South Carolina Limited Liability)
Company)
TO)
THE GATHERINGS HORIZONTAL)
PROPERTY REGIME I)
AMENDMENT
TO MASTER DEED OF
THE GATHERINGS HORIZONTAL
PROPERTY REGIME I
FOR PHASE LXI (61)

WHEREAS, on the 27th day of September, 1984, The Gatherings, Inc. executed a Master Deed establishing The Gatherings Horizontal Property Regime I (hereinafter sometimes referred to as the "Regime"), which Master Deed was recorded on September 27, 1984, in Deed Book 404 at Page 622 in the Office of the Register of Deeds for Beaufort County, South Carolina (hereinafter referred to as "Master Deed"); and

WHEREAS, the said Master Deed reserved the right in favor of its Grantor, its successors, grantees or assigns, that the project be divided into a number of phases being activated by the original Master Deed with the provision that future phases of the property could be made a part of The Gatherings Horizontal Property Regime I at the election of Grantor, and upon the filing of amendments submitting said properties to said Regime; and

WHEREAS, subsequent to the original Master Deed, numerous Amendments to Master Deed have been filed by the original Grantor the purpose of which were to add additional phases to the Regime, the most recent such Amendment of said original Grantor being filed for Phase XLVII (47), said Annexation Declaration being dated January 12, 1988, and being recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Deed Book 494 at Page 1386 as modified by Correction to Master Deed Amendment dated February 4, 1988, and recorded in Deed Book 495 at Page 2124; and

WHEREAS, the future phase property was described in the original Master Deed on Exhibit "A" thereto as the "Land-Master Plan Land for The Gatherings Horizontal Property Regime I"; and

WHEREAS, on or about September 29, 1988, the original Grantor conveyed a portion of said future phase property unto The Gatherings Associates, L.P., a South Carolina limited partnership (the Declarant herein) by virtue of a deed dated September 29, 1988, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Deed Book 512 at Page 355; and

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WHEREAS, as part of said conveyance, the original Grantor, under the original Master Deed, assigned all of its rights possessed by virtue of the original Master Deed unto The Gatherings Associates, L.P., by virtue of that document entitled "Termination and Abandonment of Rights" recorded in Deed Book 512 at Page 375, and by virtue of the Absolute Assignment recorded in Deed Book 512 at Page 386, said rights including privileges, permits, easements, licenses, approvals and all reserved rights under the aforementioned Master Deed; and

WHEREAS, The Gatherings Associates, L.P., or its Assignees, has filed amendments to the Master Deed which have had the effect of adding Phases LXVIII (48) through LX (60), the last Amendment having been recorded in the RMC Office for Beaufort County, South Carolina on September 9, 1998, in Book 1083 at Page 806; and

WHEREAS, The Gatherings Associates, L.P. has liquidated and as part of said process conveyed a portion of the future phase property as described in the original Master Deed on Exhibit "A" thereto as the "Land-Master Plan Land for The Gatherings Horizontal Property Regime I", unto the Gatherings Company, L.L.C. by virtue of a deed dated December 28, 1995 and recorded in the RMC Office for Beaufort County, South Carolina in Deed Book 826 at Page 423; and

WHEREAS, as part of said conveyance, The Gatherings Associates, L.P. conveyed all of its rights possessed by virtue of being the successor in interest to the original Grantor as it relates to the condominium reserved rights for the Regime and the future phase property, by virtue of that document entitled "Absolute Assignment of Reserved Rights The Gatherings Horizontal Property Regime I", recorded in the Office of the RMC for Beaufort County, South Carolina in Book 826 at Page 429, and by virtue of the Absolute Assignment recorded in the aforesaid RMC Office in Book 826 at Page 433; and

WHEREAS, Gatherings Company, L.L.C., as Declarant herein, is the successor in interest to the original Grantor as it relates to the condominium reserved rights for the Regime and the future phase property; and

WHEREAS, it is the intent and desire of Grantor herein to further amend the Master Deed pursuant to its reserved rights so as to add Phase LXI (61) to The Gatherings Horizontal Property Regime I.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Gatherings Company, L.L.C., a South Carolina limited liability company ("Declarant"), as the successor in title to The Gatherings Associates, L.P. ("Grantor") with respect to the portion of the future phase property as hereafter described, and as the Declarant herein, with its principal offices on Hilton Head Island, South Carolina, does hereby declare:

1. Recitals. The hereinabove recitals are hereby incorporated by reference in this Amendment.

2. Definition of Declarant. For purposes of this Amendment, GATHERINGS COMPANY, L.L.C. is referred to as the "Declarant." Declarant shall have the same meaning as "Grantor" as set forth in the original Master Deed.

3. General Narrative. No units are being added to the regime as the sole purpose of this Amendment is to confirm the conveyance by Declarant of certain common elements to the regime, including roadways. While these properties are referenced as Phase LXI (61) no units are being added and the reference to Phase LXI is for convenience purposes only.

4. Exercise by Declarant. Declarant does hereby elect to exercise and does hereby exercise the options and rights hereinabove referred to and more particularly set forth in the Master Deed of The Gatherings Horizontal Property Regime I recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina, in Deed Book 404 at Page 622, *et seq.* (hereinafter "Master Deed"), to amend said Master Deed to include Phase LXI (61) property as more particularly described and set forth in Exhibit "A" hereto as a part of The Gatherings Horizontal Property Regime I (hereinafter "Regime") in such a way that effective upon the filing of this Amendment, the property included in the Regime shall be as described in Exhibit "B" hereto.

5. Land. Declarant is the sole owner of the land described in Exhibit "A" herein, which land is shown on a plat thereof, said plat designated as Exhibit "B" to the original Master Deed, as said plat has been revised, and recorded in the Register of Mesne Conveyances for Beaufort County, South Carolina, and also depicted on the plats referenced in Exhibit "A" hereto.

6. Phase LXI (61) Property Submission to Regime. Declarant, by duly executing this Amendment to Master Deed, does hereby submit the land referred to in Paragraph 5, together with all improvements thereon, and all easements, rights and appurtenances belonging thereto (hereinafter referred to as the "Property") to the provisions of the Master Deed 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 property a part of the Regime to be governed by the provisions of the aforementioned Master Deed and the provisions of the Act.

7. Acreage.

(a) The acreage of the Property comprising Phase LXI (61) and being hereby added to the Property of the Regime is not ascertainable from the plats depicting the Phase LXI (61) property; however, all such property will constitute the Common Elements.

(b) The total Property of the Regime, subsequent to the filing of this Amendment and including the previous Phases has and contains 76 units. No units are being added through this Amendment. Outside the footprints of the various Buildings within the Regime, the areas are made up of parking, landscaping, sidewalks, and other Common Elements.

8. Common Elements. The Common Elements of the Property, both General and Limited, and including the previous Phases and this Phase LXI (61) Property, shall be as set forth in the Master Deed, the provisions of which are incorporated herein and made a part hereof in the same manner as if the same were expressly set forth herein except as herein modified or amended. It is specifically noted that Declarant expressly reserved the right to expand, modify, enlarge and otherwise add to the Common Elements Article I, Section 4 of the Master Deed, which reservation of rights is reaffirmed by Declarant specifically as it relates to these additions to the Phase LXI (61) Property.

9. 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 the Property (all Phases) of 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 Gatherings Homeowners' Associations, Inc. (herein usually referred to as "Association") of the Regime is based upon the proportionate value of each Unit to the value of the total Property (all Phases) as set forth in Exhibit "D" to the Master Deed. Said percentages are likewise set forth in the most recent Amendment to Master Deed which added Phase LX (60) to the Regime. Since there are no Units being added by virtue of this Amendment the percentage interest as set forth in said Amendment, to wit, 1.316%, shall continue to be applicable until the filing of any subsequent amendments.

10. Reaffirmation of Master Deed Provisions. As the sole purpose of this Amendment is to add the Phase LXI (61) Property to the Regime so as to make it an integral part of said Regime, all provisions of the Master Deed establishing the Regime as recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina, which are not modified herein are expressly incorporated into and reaffirmed by this Amendment in the same manner as if the same were expressly set forth herein. This Amendment is intended to comply with the provisions of the aforementioned Master Deed and the Horizontal Property Act of South Carolina. 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.

11. Exhibits. All Exhibits to this Amendment to Master Deed shall be an integral part of this instrument.

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IN WITNESS WHEREOF, Declarant has executed this Amendment to Master Deed, this 25 day of September in the year of Our Lord One Thousand Nine Hundred and Ninety-Eight and in the Two Hundred and Twenty-Second year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GATHERINGS COMPANY, L.L.C.

Janon B. Shelby
B. Jane Hanks

Robert T. Kolb
Robert T. Kolb, Member

James H. Nicksa
James H. Nicksa, Member

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that Robert T. Kolb and James H. Nicksa, as members of the Gatherings Company, L.L.C. ("Declarant"), personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 25th
day of September, 1998.

B. Jane Hanks (L.S.)
Notary Public for South Carolina

My Commission Expires: July 9, 2007

SCHEDULE OF EXHIBITS
TO AMENDMENT TO MASTER DEED
THE GATHERINGS HORIZONTAL PROPERTY REGIME I

<u>Exhibit</u>	<u>Description</u>
"A"	Legal Description Phase LXI (61) Land
"B"	Legal Description (Phase I Through Phase LXI (61) Land)
"C"	Future Phase Property

EXHIBIT "A"
TO AMENDMENT TO MASTER DEED
OF
THE GATHERINGS HORIZONTAL PROPERTY REGIME I
PHASE LXI (61)

LEGAL DESCRIPTION OF LAND

ALL THOSE CERTAIN roadways or rights-of-way lying and being in Bluffton Township, Beaufort County, South Carolina, and being known as Blackwatch Drive, Sutherland Way, and Pine Burr Drive West as depicted on those plats entitled "Future Phase Property of The Gatherings Horizontal Property Regime (a portion of Parcel "B", Sub-parcel "B-2") The Gatherings" and "Parcel "B", Sub-parcel "B-1" The Gatherings" both as prepared by Sea Island Engineering, Inc. and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 52 at Page 177 and Plat Book 37 at Page 178 respectively.

AND ALSO, those lagoons and appurtenances thereto such as catch basins, piping, etc., as existing and/or depicted on the aforementioned plats and being situated between Sutherland Way and Pine Burr Drive West and Sutherland Way and Blackwatch Drive.

The property intended to be described herein is a portion of the same property conveyed to the within Declarant by deed of The Gatherings Associates, L.P. dated December 28, 1995, and recorded in the RMC Office for Beaufort County, South Carolina in Deed Book 826 at Page 423.

The above property is submitted to The Gatherings Horizontal Property Regime I subject to all existing utility easements and other matters of record in the Office of the RMC for Beaufort County, South Carolina.

EXHIBIT "B"
TO AMENDMENT TO MASTER DEED
OF
THE GATHERINGS HORIZONTAL PROPERTY REGIME I

LEGAL DESCRIPTION OF PHASE I
THROUGH PHASE LXI (61) LAND

All that certain pieces, parcels or lots of land with all improvements thereon situate, lying, and being in Bluffton Township, Beaufort County, South Carolina, being more particularly shown and described as Phases I through XLVII (47) as shown on that plat surveyed for The Gatherings, Inc. By Sea Island Engineering, Inc., Benjamin Wilson, S.C.R.L.S. #5424 dated September 14, 1984, and last revised August 15, 1988, said plat having been recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 33 at Page 202; and

ALSO, ALL that certain piece, parcel or tract of land comprising Phases XLVII (48), XLIX (49) and L (50) with all improvements thereon, lying and being in Bluffton Township, Beaufort County, South Carolina, as shown on that plat surveyed for The Gatherings, Inc., by Sea Island Engineering, Inc., M. A. Durham, S.C.R.L.S. #11590 dated July 20, 1989, and last revised July 31, 1989, said plat having been recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 37 at Page 178.

ALSO, ALL that certain piece, parcel or tract of land comprising Phases LI (51), LII (52), LIII (53), and LIV (54) with all improvements thereon, lying and being in Bluffton Township, Beaufort County, South Carolina, as shown on that plat recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 442 at Page 2, Plat Book 43 at Page 76, Plat Book 46 at Page 40, and Plat Book 49 at Page 119.

ALSO, ALL that certain piece, parcel or tract of land comprising Phases LV (55), with all improvements thereon, lying and being in Bluffton Township, Beaufort County, South Carolina as shown on that plat recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 54 at Page 48.

ALSO, ALL that certain piece, parcel or tract of land comprising Phases LVI (56), with all improvements thereon, lying and being in Bluffton Township, Beaufort County, South Carolina as shown on that plat recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 55 at Pages 189 and 190.

ALSO, ALL that certain piece, parcel or tract of land comprising Phases LVII (57), with all improvements thereon, lying and being in Bluffton Township, Beaufort County, South Carolina as shown on that plat recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 58 at Page 148.

ALSO, ALL that certain piece, parcel or tract of land comprising Phases LVIII (58), with all improvements thereon, lying and being in Bluffton Township, Beaufort County, South Carolina as shown on that plat recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 59 at Page 165.

ALSO, ALL that certain piece, parcel or tract of land comprising Phases LIX (59), with all improvements thereon, lying and being in Bluffton Township, Beaufort County, South Carolina as shown on that plat recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 63 at Page 64.

ALSO, ALL that certain piece, parcel or tract of land comprising Phases LX (60), with all improvements thereon, lying and being in Bluffton Township, Beaufort County, South Carolina as shown on that plat recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 66 at Page 91.

ALSO, ALL that certain piece, parcel or tract of land comprising Phases LXI (61), as described in Exhibit "A" to this Amendment, lying and being in Bluffton Township, Beaufort County, South Carolina as shown on those plats recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 52 at Page 177 and Plat Book 37 at Page 178.

For a more detailed description as to metes and bounds, courses and distances of said phases, reference is made to the above mentioned plats of record.

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EXHIBIT "C"
TO AMENDMENT TO MASTER DEED
OF
THE GATHERINGS HORIZONTAL PROPERTY REGIME I
FUTURE PHASE PROPERTY

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Parcel "A"

ALL that certain piece, parcel, or tract of land containing 2.179 Acres, more or less, lying and being in Bluffton Township, Beaufort County, South Carolina, shown and designated as Parcel "A" on that certain plat of survey for The Gatherings, Inc. by Sea Island Engineering, Inc., Benjamin Wilson, S.C.R.L.S. # 5424 dated September 14, 1984, and revised August 15, 1984, said plat having been recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 35 at Page 265.

For a further description as to the metes and bounds, courses and distances of the above-mentioned parcel, reference is had to the Plat of Record. In case of any discrepancy between the above description and the aforementioned Plat, said Plat shall be controlling.

Portion of Parcel B-1

ALSO, a portion of that certain piece, parcel, or tract of land containing 0.837 Acres, more or less, lying and being in Bluffton Township, Beaufort County, South Carolina, being a portion of Parcel "B" as shown on that plat prepared by Sea Island Engineering, Inc., said plat dated July 20, 1989, and last revised December 22, 1989, said plat entitled "Parcel B, sub-parcel B-1 The Gatherings", said plat having been recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 37, at Page 178, said property being shown as the "Future Development 0.837 Acre parcel" on said plat. SAVE AND EXCEPT THEREFROM all that certain piece, parcel or tract of land being shown and designated as that 0.189 acre Lot 54 on a plat entitled, "Lot 54, The Gatherings Townhouses Subdivision of Existing Parcel, Bluffton Township, Beaufort County, South Carolina," said plat prepared by Sea Island Engineering, Inc. and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 60 at Page 186.

The portion of Parcel B-1 described above is also identified as "Future Lot 51", "Future Lot 52", and "Future Lot 53" on the aforementioned plat recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 60 at Page 186.

For a further description as to the metes and bounds, courses and distances of the above-mentioned parcel, reference is had to the Plats of Record. In case of any discrepancy between the above description and the aforementioned Plats, said Plats shall be controlling.

BTB 2794

FILED
JOHN A. SULLIVAN - RMC
BEAUFORT COUNTY, S.C.

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