

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

GREENWOOD DEVELOPMENT CORPORATION)
)
)
) TO)
)
TURNBERRY VILLAGE HORIZONTAL)
PROPERTY REGIME)
)

1886

FIRST AMENDMENT TO MASTER
DEED OF TURNBERRY VILLAGE
HORIZONTAL PROPERTY
REGIME

WHEREAS, on the 13th day of May, 1980, Greenwood Development Corporation, hereinafter referred to as "Sponsor", executed a certain Master Deed establishing the Turnberry Village Horizontal Property Regime, which Master Deed was recorded on the 21st day of May, 1980, in Deed Book 301 at Page 368 and in Plat Book 28 at Pages 181 and 183 in the Office of the Clerk of Court for Beaufort County, South Carolina; and

WHEREAS, said Master Deed reserved the right at the sole option of the Sponsor, its successors, grantees or assigns, that said project could be divided into one, two, three or four phases, Phase I being activated by aforementioned Master Deed with the provision that Phase II and/or Phase III and/or Phase IV of said property could be made a part of the Turnberry Village Horizontal Property Regime at the election of the Sponsor and upon the filing of Amendments submitting said property to said Regime;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Greenwood Development Corporation, a South Carolina Corporation with its principal offices in Greenwood, South Carolina, and with offices on Hilton Head Island, South Carolina hereinafter referred to as "Sponsor", does hereby declare:

FIRST:

That Sponsor 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 Turnberry Village Horizontal Property Regime recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 301 at Page 368, et seq., to amend said Master Deed to include the Phase II property more particularly described and set forth in Exhibit "A" hereto as a part of the Turnberry Village Horizontal Property Regime in such a way that the said Turnberry Village Horizontal Property Regime shall be composed of the properties formerly designated as Phase I and Phase II. Effective upon the filing of this Amendment, the property included in the Turnberry Village Horizontal Property Regime shall be as described in Exhibit "D" hereto which description includes both the Phase I and Phase II properties.

SECOND:

That Sponsor is the sole owner of the land described in Exhibit "A" herein, which land is shown on a plat thereof, said plat being designated as Exhibit "B" and being attached hereto and made a part hereof and being recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 48 at Page 29.

Witness My Hand and Seal
May 16, 1980, at Beaufort, S.C. 052

THIRD:

That Sponsor does hereby, by duly executing this Amendment to the Master Deed of the Turnberry Village Horizontal Property Regime, submit the land referred to in Paragraph SECOND, together with the buildings and improvements erected thereon, and all easements, rights and appurtenances belonging thereto (hereinafter referred to as the "Property") to the provisions of the Master Deed for the Turnberry Village Horizontal Property Regime and the provisions of the Horizontal Property Act of the State of South Carolina, and does hereby state that it proposes to make the property a part of the Turnberry Village Horizontal Property Regime to be governed by the provisions of the aforementioned Master Deed and the provisions of Horizontal Property Act of South Carolina.

FOURTH: IMPROVEMENTS

That the improvements constructed on and forming a part of the Property are constructed in accordance with the plot plan and floor plans identified as Exhibit "C" to the Master Deed described in Paragraph FIRST, which said plans are incorporated herein and made a part hereof in the same manner as if physically attached hereto. Said plot or site plan was prepared by Edward Pinckney Associates, Ltd. and said floor plans were prepared by Lee and Partners, architects duly licensed to practice in the State of South Carolina under Registration Certificate Number A-74050. Attached hereto as Exhibit "C" is a certificate by said architect that the apartments constructed on the Property were constructed in accordance with said plans.

FIFTH:

That the property within Phase II which is being added to and combined with the Phase I property of Turnberry Village Horizontal Property Regime includes six (6) buildings containing twenty-four (24) individual dwelling units (hereinafter referred to as "Apartments") all of which are to be used for residential purposes. The apartments are capable of individual utilization on account of having their own exits to the common elements of the Property, and a particular and exclusive property right thereto, and also an undivided interest in the general and limited common elements of the property, as set forth in the Master Deed to said Horizontal Property Regime recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 301 at Page 368 et seq., and as hereinafter set forth, necessary for their adequate use and enjoyment (hereinafter referred to as "Common Elements"), all of the above in accordance with the Horizontal Property Act of South Carolina.

SIXTH:

That the Property comprising Phase II and being hereby added to the Property of the Turnberry Village Horizontal Property Regime has a total of 2.797 acres, of which 24,144 square feet will constitute and be occupied by apartments and a total of 97,693 square feet will constitute the remainder of the common elements.

SEVENTH:

That the total property of the Turnberry Village Horizontal Property Regime, subsequent to the filing of the Amendment and including both the Phase I and Phase II property, has a total of 5.739 acres of which 44,868 square feet will constitute apartments and 205,123 feet will constitute the remainder of the common elements.

EIGHTH:

There are three (3) basic types of apartments in the Turnberry Village Horizontal Property Regime, (including Phase I

and Phase II) those to be as set forth and more particularly described in Exhibit "D" to the Master Deed for said Regime and any proper amendments thereto which Master Deed is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 301 at Page 368, said Exhibit "D" being recorded in Deed Book 301 at Page 383, et seq. the contents and provisions of which are incorporated herein in the same manner as if the same were expressly set forth in this Amendment. The Apartments in the Phase I property of the Turnberry Village Horizontal Property Regime are set forth in the aforementioned Master Deed and recorded in Deed Book 301 at Page 369. The Apartments in the Phase II property of the Turnberry Village Horizontal Property Regime are set forth as Exhibit "D" in the aforementioned Master Deed establishing said Regime and are recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 301 at Page 383, et seq., the content and provisions of which are incorporated herein in the same manner as if the same were expressly set forth in this Amendment.

NINTH:

That the Common Elements of the property, both General and Limited, and including Phase I and Phase II property, shall be as set forth in the Master Deed establishing the Turnberry Village Horizontal Property Regime, as amended, which Master Deed is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 301 at Page 368, et seq., 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.

The parking facilities within the General Common Elements shall consist of approximately 20,724 square feet in the Phase I property, and 23,328 square feet in the Phase II property, with a total of 44,052 square feet of parking in the Regime subsequent to the execution of this Amendment.

The Limited Common Elements referred to in the Master Deed to the Turnberry Village Horizontal Property Regime are as shown on the plot plan and floor plans recorded in Plat Book 28 at Page 181, and Plat Book 28 at Page 183, those being Exhibit "C" to the Master Deed.

TENTH:

The percentage of title and interest appurtenant to each apartment and the apartment owners title and interest in the common elements (both General and Limited) of the Property (both Phase I and Phase II) of the Turnberry Village Horizontal Property Regime and their share in the profits and common monthly expenses as well as proportionate representation for voting purposes in the meeting of the Council of Co-Owners (hereinafter usually referred to as "Council") of the Regime is based upon the proportionate value of each apartment to the value of the total Property (both Phase I and Phase II) as set forth in Exhibit "I" to the Master Deed establishing said Regime, which Exhibit "I" is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 301 at Pages 415 and 416 under the column entitled "percentage for Phase I and Phase II," the provisions of which are incorporated herein and made a part hereof. Said percentages are likewise set forth in Exhibit "E" to this Amendment which is attached hereto and made a part hereof. The proportionate representation for voting purposes and the percentage of the undivided interests in the common elements (both General and Limited) provided in this paragraph and in Exhibit "E" hereto shall not be altered without the acquiescence of the co-owners representing all of the apartments expressed in a duly recorded Amendment to this Master Deed for such Regime or by an Amendment filed by the Sponsor in accordance with the Master Deed.

INDEX OF EXHIBITS AND ATTACHMENTS

- Exhibit "A" - Description of Phase II Property
- Exhibit "B" - Plats (Survey) of land, showing Phase I, Phase II, etc.
- Exhibit "C" - Architect's Certificate.
- Exhibit "D" - Descriptions of property within the Turnberry Village Horizontal Property Regime, including both Phase I, and Phase II Property and the Regime Recreational Parcel and various Easements.
- Exhibit "E" - Percentage of common elements for the Turnberry Village Horizontal Property Regime (including Phase I and Phase II)

EXHIBIT "A"

DESCRIPTION OF PHASE II PROPERTY

All that certain piece, parcel or tract of land situate, lying and being in Palmetto Dunes Resort on Hilton Head Island, Beaufort County, South Carolina, having and containing 2.797 acres, more or less, and being shown and described on a plat entitled "A Plat of 4.597 acres Turnberry Phase II and a Rec. Area, Hilton Head Island, Beaufort County, South Carolina, a Section of Palmetto Dunes", which plat was prepared by Coastal Surveying Company, Inc., and is dated April 23, 1980, and revised July 11, 1980, and is certified to by Jerry L. Richardson, R.L.S. (S.C.) #4784, which plat is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 28 at Page 209. Said property is more particularly described as follows, to-wit:

1871

Commencing at a point located at the southwestern intersection of Carnoustie Road and St. George Road, and proceeding in a northwesterly direction along a curve having a radius of 202.97 feet for a distance of 26.90 feet to a point; thence proceeding N46°2'30"W for a distance of 116.79 feet to a point; thence continuing in a northwesterly direction along a curve having a radius of 130.08 feet for a distance of 63.68 feet to a point; thence proceeding N17°59'30"W for a distance of 47.90 feet to a concrete monument; thence proceeding N17°59'30"W for a distance of 457.92 feet to a concrete monument; thence proceeding in a northwesterly direction along a curve concave to the west with a radius of 70 feet for a distance of 28.68 feet to a concrete monument; thence proceeding N41°28'10"W for a distance of 295.58 feet to a concrete monument; thence proceeding in a northwesterly direction along a curve concave to the west with a radius of 119.96 feet for a distance of 35.92 feet to a concrete monument; thence proceeding N58°37'30"W for a distance of 192.57 feet to a concrete monument; thence proceeding in a northwesterly direction along a curve concave to the west having a radius of 226.25 feet for a distance of 44.01 feet to a concrete monument; thence proceeding N69°46'10"W for a distance of 425.21 feet to a concrete monument; thence proceeding in a westerly direction along a curve concave to the south having a radius of 69.83 feet for a distance of 39.37 feet to a concrete monument; thence proceeding S77°55'50"W for a distance 111.09 feet to a concrete monument; thence proceeding in a southwesterly direction along a curve concave to the south having a radius of 70.02 feet for a distance of 42.39 feet to a concrete monument; thence proceeding S43°14'20"W for a distance of 134.55 feet to a concrete monument; thence proceeding in a westerly direction along a curve concave to the north with a radius of 176.15 feet for a distance of 116.13 feet to a concrete monument; thence proceeding S81°00'40"W for a distance of 282.96 feet to a concrete monument; thence proceeding in a westerly direction along a curve concave to the south having a radius of 132.92 feet for a distance of 79.16 feet to a concrete monument; thence proceeding S46°53'20"W for a distance of 256.77 feet to a concrete monument; thence proceeding S52°59'40"E for a distance of 269.15 feet to a point; thence proceeding S71°30'17"E for a distance of 88.05 feet to a point; thence proceeding S73°08'40"E for a distance of 121.14 feet to a point; thence proceeding S50°06'36"W for a distance of 309.94 feet to a point which marks the point of beginning; thence proceeding from said point of beginning S74°53'24"E for a distance of 320 feet to a point; thence proceeding S29°53'24"E for a distance of 280 feet to a point; thence proceeding N37°40'56"E for a distance of 158.30 feet to a point; thence proceeding S39°58'10"E for a distance of 120 feet to a point; thence proceeding S07°31'50"W for a distance of 230 feet to a point; thence proceeding S44°01'50"W for a distance of 65.00 feet to a point; thence proceeding N45°58'10"W for a distance of 437.10 feet to a point; thence proceeding N50°12'30"W for a distance of 277.54 feet to a point; thence proceeding N50°28'00"W for a distance of 79.98 feet to a point; thence proceeding N50°06'36"E for a distance of 55 feet to a point which marks the point of beginning.

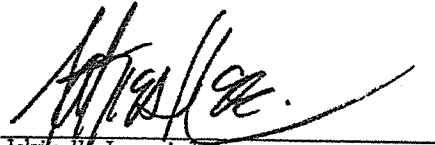
For a further description of the above described property, reference is had to the above mentioned plat and in case of conflict, if any, between said plat and the above courses and distances description, said plat shall be controlling. Said plat is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 28 at Page 219.

1872

EXHIBIT "C"

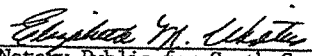
ARCHITECT'S CERTIFICATE

This is to certify that Turnberry Village Horizontal Property Regime (including Phase I and Phase II) consisting of the apartments numbered consecutively 201 through and including 242 are built in accordance with the Plot Plan and Floor Plans attached to the Master Deed creating said Regime which is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 301 at Page 368, et seq. and Plat Book 28 at Pages 181 and 183 except for minor variations which are customary in projects of this nature.



Jake H. Lee, A.I.A.
of Lee and Partners, South Carolina
Registration #A-74050

Certified to this 11th day
of July, 1980.

 (L.S.)
Notary Public for South Carolina

My Commission Expires: 7/26/81

EXHIBIT "D"

DESCRIPTION OF PHASE I AND PHASE II PROPERTY COMBINED

All that certain piece, parcel or tract of land situate, lying and being in Palmetto Dunes on Hilton Head Island, Beaufort County, South Carolina, having and containing 5.739 acres, more or less, and being shown and described on two plats, one entitled "A Plat of an as-built survey of Turnberry Village Phase I, a Section of Palmetto Dunes, Hilton Head Island, South Carolina" which plat was prepared by Coastal Surveying Company, Inc., and certified to by Jerry L. Richardson, R.L.S. (S.C. No. 4784, being dated September 26, 1979, and being recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 28 at Page 211, and the second said plat being entitled "A Plat of 4.597 acres Turnberry Phase II and a Rec. Area, Hilton Head Island, Beaufort County, South Carolina, a Section of Palmetto Dunes", which plat was prepared by Coastal Surveying Company, Inc., and is dated April 23, 1980, and revised July 11, 1980, and is certified to by Jerry L. Richardson, R.L.S. (S.C.) #4784, which plat is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 28 at Page 209. Said property is more particularly described as follows, to-wit:

1074

Commencing at a point located at the southwestern intersection of Carnoustie Road and St. George Road, and proceeding in a northwesterly direction along a curve having a radius of 202.97 feet for a distance of 26.90 feet to a point; thence proceeding N46°2'30"W for a distance of 116.79 feet to a point; thence continuing in a northwesterly direction along a curve having a radius of 130.08 feet for a distance of 63.68 feet to a point; thence proceeding N17°59'30"W for a distance of 47.90 feet to a concrete monument; thence proceeding N17°59'30"W for a distance of 457.92 feet to a concrete monument; thence proceeding in a northwesterly direction along a curve concave to the west with a radius of 70 feet for a distance of 28.68 feet to a concrete monument; thence proceeding N41°28'10"W for a distance of 295.58 feet to a concrete monument; thence proceeding in a northwesterly direction along a curve concave to the west with a radius of 119.96 feet for a distance of 35.92 feet to a concrete monument; thence proceeding N58°37'30"W for a distance of 192.57 feet to a concrete monument; thence proceeding in a northwesterly direction along a curve concave to the west having a radius of 226.25 feet for a distance of 44.01 feet to a concrete monument; thence proceeding N69°46'10"W for a distance of 425.21 feet to a concrete monument; thence proceeding in a westerly direction along a curve concave to the south having a radius of 69.83 feet for a distance of 39.37 feet to a concrete monument; thence proceeding S77°55'50"W for a distance 111.09 feet to a concrete monument; thence proceeding in a southwesterly direction along a curve concave to the south having a radius of 70.02 feet for a distance of 42.39 feet to a concrete monument; thence proceeding S43°14'20"W for a distance of 134.55 feet to a concrete monument; thence proceeding in a westerly direction along a curve concave to the north with a radius of 176.15 feet for a distance of 116.13 feet to a concrete monument; thence proceeding S81°00'40"W for a distance of 282.96 feet to a concrete monument; thence proceeding in a westerly direction along a curve concave to the south having a radius of 132.92 feet for a distance of 79.16 feet to a concrete monument; thence proceeding S46°53'20"W for a distance of 256.77 feet to a concrete monument which marks the point of beginning.

Proceeding from said point of beginning S52°59'40"E for a distance of 269.15 feet to a point; thence proceeding S71°30'17"E for a distance of 88.05 feet to a point; thence proceeding S73°08'40"E for a distance of 121.14 feet to a point; thence proceeding S50°06'36"W for a distance of 309.94 feet to a point; thence proceeding S74°53'24"E for a distance of 320 feet to a point; thence proceeding S29°53'24"E for a distance of 280 feet to a point; thence proceeding N37°40'56"E for a distance of 158.30 feet to a point; thence proceeding S39°58'10"E for a distance of 120 feet to a point; thence proceeding

S07°31'50"W for a distance of 230 feet to a point; thence proceeding S44°01'50"W for a distance of 65.00 feet to a point; thence proceeding N45°58'10"W for a distance of 437.10 feet to a point; thence proceeding N50°12'30"W for a distance of 277.54 feet to a point; thence proceeding N50°28'00"W for a distance of 79.98 feet to a point; thence proceeding N50°28'00"W for a distance of 174.89 feet to a point; thence proceeding N55°04'40"W for a distance of 116.60 feet to a concrete monument; thence proceeding N38°37'40"W for a distance of 141.42 feet to a concrete monument; thence proceeding along a curve having an arc of 77.47 feet, a radius of 1,960.89 feet, a chord bearing of N48°01'15"E, a chord distance of 77.47 feet to a point; thence proceeding N46°53'20"E for a distance of 173.73 feet to a concrete monument; thence proceeding N46°53'20"E for 6.59 feet to a concrete monument which marks the point of beginning.

1875

For a further description of the above described property, reference is had to the above mentioned plat and in case of conflict, if any, between said plat and the above courses and distances description, said plat shall be controlling. Said plat is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 28 at Page 211.

SAVE AND EXCEPT THEREFROM the right of ingress and egress unto the Sponsor herein, his heirs, successors, assigns and grantees.

FURTHER SAVE AND EXCEPT the right of ingress and egress over and across all roads and walkways shown on the above described plat of the Phase I Property, said reservation being unto the Sponsor herein, its heirs, successors, assigns and grantees.

SAVE AND EXCEPT from the above described 5.739 acre parcel of property title to and ownership of all water and sewer lines located on said parcel 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 or 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.

ALSO, REGIME RECREATIONAL PARCEL

All that certain piece, parcel or tract of land situate, lying and being in Palmetto Dunes on Hilton Head Island, Beaufort County, South Carolina, having and containing 1.799 acres, more or less, and being shown and described as a "Recreational Area" on a plat entitled "A Plat of 4.596 acres, Turnberry Phase II and Rec. Area, Hilton Head Island, Beaufort County, South Carolina, a Section of Palmetto Dunes" which plat was prepared by Coastal Surveying Company, Inc., which plat is dated April 23, 1980, and revised July 11, 1980 and was certified to by Jerry L. Richardson, R.L.S. (S.C.) #4748, which plat is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 28 at Page 229. Said property is more particularly described as follows, to-wit:

To find the point of beginning commence at a point which is the southwestern corner of the 2.942 acre Phase I parcel described in the Master Deed of the Turnberry Village Horizontal Property Regime in Deed Book 301 at Page 380 and proceeding from said point of commencement N50°06'36"E for a distance of 55.00 feet to a point; thence proceeding S74°53'24"E for a distance of 320 feet to a point which marks the point of beginning.

Proceeding from said point of beginning N74°05'42"E for a distance of 258.82 feet to a point; thence proceeding S55°43'50"E for a distance of 240 feet to a point; thence proceeding S29°31'10"W

for a distance of 160 feet to a point; thence proceeding S83°46'38"W for a distance of 55.35 feet to a point; thence proceeding N39°58'10"W for a distance of 120 feet to a point; thence proceeding S37°40'56"W for a distance of 158.30 feet to a point; thence proceeding N29°53'24"W for a distance of 280 feet to a point which marks the point of beginning.

For a further description of the above described property, reference is had to the above mentioned plat and in case of conflict, if any, between said plat and the above courses and distances description, said plat shall be controlling. Said plat is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 28 at Page 209.

1876

SAVE AND EXCEPT THEREFROM, the right of ingress and egress and the right of full use and enjoyment into and of all recreational facilities located on the above described Recreational Area, said reservation being unto the Sponsor herein, its heirs, successors, assigns and grantees.

SAVE AND EXCEPT from the above described property title to and ownership of all water and sewer lines located on said 1.799 acres or hereafter installed thereon, together with all pipes, pumps, pumping stations or other equipment or facilities located thereon, together with an easement to that portion of the property lying within ten (10') feet of such lines, equipment or facilities, to allow for the maintenance or repair or replacement of such lines, equipment or facilities or for the purpose of installing additional lines, equipment or facilities thereon from time to time.

ALSO, the non-exclusive right of ingress and egress over and across the road leading from U.S. Highway 278 into the hereinabove described 2.942 acre Phase I parcel of land and the 1.799 acre Recreational Area which, when combined, comprise the Turnberry Village Horizontal Property Regime, which roads include the "Queen's Folly Road", sometimes referred to as the "Core Road" as well as that road known as "Carnoustie Road".

AND ALSO, a general use easement for those amenities, streets, roads, roadways, byways, lanes, paths, walkways, bike trails, and other rights-of-way within Palmetto Dunes Resort on Hilton Head Island, Beaufort County, South Carolina, now or hereafter in existence, as they now exist or may hereafter be modified by Greenwood Development Corporation or its successors or assigns, and which are intended for the general use of all home and condominium owners and their proper guests and invitees, which said use shall be upon the terms and conditions as may be established from time to time by Greenwood Development Corporation, its successors and assigns, for all such owners of similar property within Palmetto Dunes Resort.

The within granted easements are hereby intended to be easements appurtenant to the 5.739 acres (the Phase I and Phase II property combined) and the Regime Recreational Area property consisting of 1.799 acres, both of which are more particularly described above, as well as Phase III and/or Phase IV parcels of property, if and when incorporated into the Turnberry Village Horizontal Property Regime, for the use, benefit and to be incident to the ownership of the above described parcels, as applicable, and any portions thereof, or any condominiums or homesites located therein or thereon now or at any time in the future.

EXHIBIT 'E'

1877

The percentage of undivided interest in the common elements appurtenant to each apartment in the Turnberry Village Horizontal Property Regime (including Phase I and II) shall be as follows:

<u>Villa Number</u>	<u>Value</u>	<u>Percentage For Phase I and Phase II</u>
201	134,000	2.21
202	134,000	2.21
203	134,000	2.21
204	134,000	2.21
205	134,000	2.21
206	134,000	2.21
207	134,000	2.21
208	134,000	2.21
209	134,000	2.21
210	134,000	2.21
211	127,000	2.09
212	122,000	2.01
213	122,000	2.01
214	127,000	2.09
215	134,000	2.21
216	134,000	2.21
217	134,000	2.21
218	134,000	2.21
219	134,000	2.21
220	134,000	2.21
221	134,000	2.21
222	134,000	2.21
223	134,000	2.21
224	134,000	2.21
225	134,000	2.21
226	134,000	2.21
227	134,000	2.21
228	129,000	2.12
229	129,000	2.12
230	134,000	2.21
231	134,000	2.21
232	134,000	2.21
233	134,000	2.21
234	134,000	2.21
235	134,000	2.21
236	129,000	2.12
237	129,000	2.12
238	134,000	2.21
239	134,000	2.21
240	129,000	2.12
241	129,000	2.12
242	134,000	2.21
243	127,000	2.09
244	127,000	2.09
245	127,000	2.09
246	127,000	2.09

NOTE: The total value of the property in Phase I and Phase II combined is Y1B1B \$6,068,000.00.

RECORDED THIS 22nd DAY
 OF July 1980
 IN BOOK 534 PAGE 534
 FEES \$
Maurice A. Chant
 AUDITOR, REALTOR

FILED AT 4:45 O'CLOCK P.M.
 BEAUFORT COUNTY S. C.
 JUL 21 1980
 RECORDED IN BOOK 303 PAGE 186
Rouanne W. Beverly
 CLERK OF COURT OF COMMON PLEAS

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

439A

GREENWOOD DEVELOPMENT CORPORATION)
)
)
TO) SECOND AMENDMENT TO MASTER
) DEED OF TURNBERRY VILLAGE
) HORIZONTAL PROPERTY
TURNBERRY VILLAGE HORIZONTAL) REGIME
PROPERTY REGIME)
)

WHEREAS, on the 13th day of May, 1980, Greenwood Development Corporation, hereinafter referred to as "Sponsor", executed a certain Master Deed establishing the Turnberry Village Horizontal Property Regime, which Master Deed was recorded on the 21st day of May, 1980, in Deed Book 301 at Page 368 and in Plat Book 28 at Pages 181 and 183 in the Office of the Clerk of Court for Beaufort County, South Carolina; and

WHEREAS, said Master Deed reserved the right at the sole option of the Sponsor, its successors, grantees or assigns, that said project could be divided into one, two, three or four phases, Phase I being activated by aforementioned Master Deed with the provision that Phase II and/or Phase III and/or Phase IV of said property could be made a part of the Turnberry Village Horizontal Property Regime at the election of the Sponsor and upon the filing of Amendments submitting said property to said Regime; and

WHEREAS, that certain FIRST AMENDMENT TO MASTER DEED OF TURNBERRY VILLAGE HORIZONTAL PROPERTY REGIME was executed on July 11, 1980 and recorded on July 21, 1980 in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 303 at Page 1866 and in Plat Book 28 at Page 209, which FIRST AMENDMENT brought the Phase II property into and made it a part of the Regime.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Greenwood Development Corporation, a South Carolina Corporation with its principal offices in Greenwood, South Carolina, and with offices on Hilton Head Island, South Carolina hereinafter referred to as "Sponsor", does hereby declare:

FIRST:

That Sponsor 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 Turnberry Village Horizontal Property Regime recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 301 at Page 368, et seq., to amend said Master Deed to include the Phase III property more particularly described and set forth in Exhibit "A" hereto as a part of the Turnberry Village Horizontal Property Regime in such a way that the said Turnberry Village Horizontal Property Regime shall be composed of the properties formerly designated as Phase I, Phase II, and Phase III. Effective upon the filing of this Amendment, the property included in the Turnberry Village Horizontal Property Regime shall be as described in Exhibit "D" hereto which description includes both the Phase I, Phase II and Phase III properties.

SECOND:

That Sponsor is the sole owner of the land described in Exhibit "A" herein, which land is shown on a plat thereof, said plat being designated as Exhibit "B" and being attached hereto and made a part hereof and being recorded in the Office of the Clerk

Beaufort County Tax Map Reference
Map 16, Parcel 301, Blk. Dist. 052

of Court for Beaufort County, South Carolina, in Plat Book 294-39B
at Page 10.

THIRD:

That Sponsor does hereby, by duly executing this Amendment to the Master Deed of the Turnberry Village Horizontal Property Regime, submit the land referred to in Paragraph SECOND, together with the buildings and improvements erected thereon, and all easements, rights and appurtenances belonging thereto (hereinafter referred to as the "Property") to the provisions of the Master Deed for the Turnberry Village Horizontal Property Regime and the provisions of the Horizontal Property Act of the State of South Carolina, and does hereby state that it proposes to make the property a part of the Turnberry Village Horizontal Property Regime to be governed by the provisions of the aforementioned Master Deed and the provisions of Horizontal Property Act of South Carolina.

FOURTH: IMPROVEMENTS

That the improvements constructed on and forming a part of the Property are constructed in accordance with the plot plan and floor plans identified as Exhibit "C" to the Master Deed described in Paragraph FIRST, which said plans are incorporated herein and made a part hereof in the same manner as if physically attached hereto. Said plot or site plan was prepared by Edward Pinckney Associates, Ltd. and said floor plans were prepared by Lee and Partners, architects duly licensed to practice in the State of South Carolina under Registration Certificate Number A-74050. Attached hereto as Exhibit "C" is a certificate by said architect that the apartments constructed on the Property were constructed in accordance with said plans.

FIFTH:

That the property within Phase III which is being added to and combined with the previously combined Phase I and Phase II property of Turnberry Village Horizontal Property Regime includes eight (8) buildings containing thirty (30) individual dwelling units (hereinafter referred to as "Apartments") all of which are to be used for residential purposes. The apartments are capable of individual utilization on account of having their own exits to the common elements of the Property, and a particular and exclusive property right thereto, and also an undivided interest in the general and limited common elements of the property, as set forth in the Master Deed to said Horizontal Property Regime recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 301 at Page 368 et seq., as amended in Deed Book 303 at Page 1866 et seq. and as hereinafter set forth, necessary for their adequate use and enjoyment (hereinafter referred to as "Common Elements"), all of the above in accordance with the Horizontal Property Act of South Carolina.

SIXTH:

That the Property comprising Phase II and being hereby added to the Property of the Turnberry Village Horizontal Property Regime has a total of 3.203 acres, of which 29,960 square feet will constitute and be occupied by apartments and a total of 109,563 square feet will constitute the remainder of the common elements.

SEVENTH:

That the total property of the Turnberry Village Horizontal Property Regime, subsequent to the filing of the Amendment and including the Phase I, Phase II and Phase III property, has a total of 8.942 acres of which 74,828 square feet will constitute apartments and 314,686 feet will constitute the remainder of the common elements.

EIGHTH:

439C

There are three (3) basic types of apartments in the Turnberry Village Horizontal Property Regime, (including Phase I, Phase II and Phase III) those to be as set forth and more particularly described in Exhibit "D" to the Master Deed for said Regime and any proper amendments thereto which Master Deed is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 301 at Page 368, said Exhibit "D" being recorded in Deed Book 301 at Page 383, et seq. the contents and provisions of which are incorporated herein in the same manner as if the same were expressly set forth in this Amendment. The Apartments in the Phase I and II property of the Turnberry Village Horizontal Property Regime are set forth in the aforementioned Master Deed and recorded in Deed Book 301 at Page 369, together with the FIRST AMENDMENT thereto recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 303 at Page 1866. The Apartments in the Phase III property of the Turnberry Village Horizontal Property Regime are set forth as Exhibit "E" to the SECOND AMENDMENT.

NINTH:

That the Common Elements of the property, both General and Limited, and including Phase I, Phase II and Phase III property, shall be as set forth in the Master Deed establishing the Turnberry Village Horizontal Property Regime, as amended, which Master Deed is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 301 at Page 368, et seq., 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.

The parking facilities within the General Common Elements shall consist of approximately 20,724 square feet in the Phase I property, 23,328 square feet in the Phase II property, and 32,008 square feet in the Phase III property, with a total of 76,060 square feet of parking in the Regime subsequent to the execution of this Amendment.

The Limited Common Elements referred to in the Master Deed to the Turnberry Village Horizontal Property Regime are as shown on the plot plan and floor plans recorded in Plat Book 28 at Page 181, and Plat Book 28 at Page 183, those being Exhibit "C" to the Master Deed.

TENTH:

The percentage of title and interest appurtenant to each apartment and the apartment owners title and interest in the common elements (both General and Limited) of the Property (Phase I, Phase II and Phase III) of the Turnberry Village Horizontal Property Regime and their share in the profits and common monthly expenses as well as proportionate representation for voting purposes in the meeting of the Council of Co-Owners (hereinafter usually referred to as "Council") of the Regime is based upon the proportionate value of each apartment to the value of the total Property (Phase I, Phase II and Phase III) as set forth in Exhibit "I" to the Master Deed establishing said Regime, which Exhibit "I" is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 301 at Pages 415 and 416 under the column entitled "percentage for Phase I, Phase II and Phase III," the provisions of which are incorporated herein and made a part hereof. Said percentages are likewise set forth in Exhibit "F" to this Amendment which is attached hereto and made a part hereof. The proportionate representation for voting purposes and the percentage of the undivided interests in the common elements (both General and Limited) provided in this paragraph and in Exhibit "E" hereto shall not be altered without the acquiescence of the co-owners representing all of the apartments expressed in a duly recorded Amendment to this Master Deed for such Regime or by an Amendment filed by the Sponsor in accordance with the Master Deed.

ELEVENTH:

439 D

The sole purpose of this Amendment being to add the Phase III property to the Turnberry Village Horizontal Property Regime so as to make it an integral part of said Regime, all provisions of the Master Deed establishing the Turnberry Village Horizontal Property Regime and all prior Amendments thereto, as recorded in the Office of the Clerk of Court 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.

IN WITNESS WHEREOF, GREENWOOD DEVELOPMENT CORPORATION has caused these presents to be executed in its name by JOHN W. DAVIS its Vice President and John E. Eck, its Secretary, and its corporate seal to be affixed hereto this 1st day of October, in the year of Our Lord one thousand nine hundred eighty and in the two hundred and fifth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GREENWOOD DEVELOPMENT
CORPORATION

Wayne Q. Justesen Jr.

By: John W. Davis
John W. Davis, Vice President

Mamie W. Nicholson

Attest: John E. Eck
John E. Eck, Secretary

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

PROBATE

PERSONALLY appeared before me Wayne Q. Justesen Jr. who on oath, says that s/he saw the within named GREENWOOD DEVELOPMENT CORPORATION by JOHN W. DAVIS its Vice President, sign the within Amendment, and JOHN E. ECK, its Secretary, attest the same and the said Corporation, by said Officers, seal said Amendment, and as its act and deed, deliver the same and that s/he with Mamie W. Nicholson witnessed the execution thereof.

Wayne Q. Justesen Jr.

SWORN to before me this
1st day of October, 1980.

Mamie W. Nicholson (L.S.)
Notary Public for South Carolina
My Commission Expires: 8/26/90

INDEX TO EXHIBITS AND ATTACHMENTS

- Exhibit "A" - Description of Phase III Property
- Exhibit "B" - Plats (Survey) of land, showing Phase I, Phase II, Phase III and the completed Regime Recreational Parcel
- Exhibit "C" - Architect's Certificate
- Exhibit "D" - Descriptions of property within the Turnberry Village Horizontal Property Regime, including the Phase I, Phase II and Phase III Property, the Regime Recreational Parcel and various Easements
- Exhibit "E" - Apartments in the Phase III Property
- Exhibit "F" - Percentage of common elements for the Turnberry Village Horizontal Property Regime (including Phase I, Phase II and Phase III)

EXHIBIT "A"

439F

DESCRIPTION OF PHASE III PROPERTY

All that certain piece, parcel or tract of land situate, lying and being in Palmetto Dunes Resort on Hilton Head Island, Beaufort County, South Carolina, having and containing 3.203 acres, more or less, and being shown and described on a plat entitled "A Plat of 3.203 acres Turnberry Phase III, Hilton Head Island, Beaufort County, South Carolina, a Section of Palmetto Dunes", which plat was prepared by Coastal Surveying Company, Inc., and is dated April 24, 1980, revised September 9, 1980, and is certified to by Jerry L. Richardson, R.L.S. (S.C.) #4784, which plat is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 29 at Page 10. Said property is more particularly described as follows, to-wit:

Commencing at a point located at the southwestern intersection of Carnoustie Road and St. George Road, and proceeding in a northwesterly direction along a curve having a radius of 202.97 feet for a distance of 26.90 feet to a point; thence proceeding N46°2'30"W for a distance of 116.79 feet to a point; thence continuing in a northwesterly direction along a curve having a radius of 130.08 feet for a distance of 63.68 feet to a point; thence proceeding N17°59'30"W for a distance of 47.90 feet to a concrete monument; thence proceeding N17°59'30"W for a distance of 457.92 feet to a concrete monument; thence proceeding in a northwesterly direction along a curve concave to the west with a radius of 70 feet for a distance of 28.68 feet to a concrete monument; thence proceeding N41°28'10"W for a distance of 295.58 feet to a concrete monument; thence proceeding in a northwesterly direction along a curve concave to the west with a radius of 119.96 feet for a distance of 35.92 feet to a concrete monument; thence proceeding N58°37'30"W for a distance of 192.57 feet to a concrete monument; thence proceeding in a northwesterly direction along a curve concave to the west having a radius of 226.25 feet for a distance of 44.01 feet to a concrete monument; thence proceeding N69°46'10"W for a distance of 425.21 feet to a concrete monument; thence proceeding in a westerly direction along a curve concave to the south having a radius of 69.83 feet for a distance of 39.37 feet to a concrete monument; thence proceeding S77°55'50"W for a distance 111.09 feet to a concrete monument; thence proceeding in a southwesterly direction along a curve concave to the south having a radius of 70.02 feet for a distance of 42.39 feet to a concrete monument; thence proceeding S43°14'20"W for a distance of 134.55 feet to a concrete monument; thence proceeding in a westerly direction along a curve concave to the north with a radius of 176.15 feet for a distance of 116.13 feet to a concrete monument; thence proceeding S81°00'40"W for a distance of 282.96 feet to a concrete monument; thence proceeding in a westerly direction along a curve concave to the south having a radius of 132.92 feet for a distance of 79.16 feet to a concrete monument; thence proceeding S46°53'20"W for a distance of 256.77 feet to a concrete monument; thence proceeding S52°59'40"E for a distance of 269.15 feet to a point; thence proceeding S71°30'17"E for a distance of 88.05 feet to a point; thence proceeding S73°08'40"E for a distance of 121.14 feet to a point; thence proceeding S50°06'36"W for a distance of 309.94 feet to a point; thence proceeding S74°53'24"E for a distance of 320 feet to a point; thence proceeding S29°53'24"E for a distance of 280 feet to a point; thence proceeding N37°40'56"E for a distance of 158.30 feet to a point; thence proceeding S39°58'10"E for a distance of 120 feet to a point which marks the point of beginning; thence proceeding from said point of beginning N83°46'38"E for a distance of 55.35 feet to a point; thence proceeding N29°31'10"E for a distance of 160.00 feet to a point; thence proceeding S55°43'50"E for a distance of 240.00 feet to a point; thence proceeding N46°10'E for a distance of 145 feet to a point; thence proceeding S58°13'50"E for a distance of 205.14 feet to a point; thence proceeding S61°54'20"W for a distance of 236.87 feet to a point; thence proceeding S67°13'30"W for a distance of 83.42 feet to a point; thence proceeding S58°12'00"W

for a distance of 97.46 feet to a point; thence proceeding S44°11'50"W for a distance of 208.13 feet to a point; thence proceeding S57°04'20"W for a distance of 144.61 feet to a point; thence proceeding N19°55'10"W for a distance of 56.78 feet to a point; thence proceeding N03°04'41"W for a distance of 69.63 feet to a point; thence proceeding N44°01'50"E for a distance of 65.00 feet to a point; thence proceeding N07°31'50"E for a distance of 230.00 feet to the point of beginning.

439 B


For a further description of the above described property, reference is had to the above mentioned plat and in case of conflict, if any, between said plat and the above courses and distances description, said plat shall be controlling. Said plat is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 29 at Page 10.

EXHIBIT C

439H

ARCHITECT'S CERTIFICATE

This is to certify that Turnberry Village Horizontal Property Regime (including Phase I, Phase II and Phase III) consisting of Apartments numbered consecutively 201 through and including 280 are built in accordance with the plot plan and floor plan attached to the Master Deed creating said Regime which is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 301 at Page 368, et seq, and Plat Book 28 at Pages 181 and 183, except for minor variations which are customary in projects of this nature.



Jackie H. Lee, AIA of
Lee and Partners
SC Registration #A-74050

CERTIFIED THIS 30th DAY OF

July, 1980.

Elizabeth W. White (L.S.)

Notary Public for South Carolina,
My Commission Expires: 7/26/81

EXHIBIT "D"

DESCRIPTION OF PHASE I, PHASE II AND PHASE III PROPERTY COMBINED

439 I

All that certain piece, parcel or tract of land situate, lying and being in Palmetto Dunes on Hilton Head Island, Beaufort County, South Carolina, having and containing 8.942 acres, more or less, and being shown and described on three plats, one entitled "A Plat of an as-built survey of Turnberry Village Phase One, a Section of Palmetto Dunes, Hilton Head Island, South Carolina" which plat was prepared by Coastal Surveying Company, Inc., and certified to by Jerry L. Richardson, R.L.S. (S.C.) No. 4784, being dated September 26, 1979, and being recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 28 at Page 211, the second said plat being entitled "A Plat of 4.5976 acres Turnberry, Phase II and Rec. Area, Hilton Head Island, Beaufort County, South Carolina, a Section of Palmetto Dunes", which plat was prepared by Coastal Surveying Company, Inc., and is dated April 23, 1980, and revised July 11, 1980, and is certified to by Jerry L. Richardson, R.L.S. (S.C.) #4784, which plat is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 28 at Page 209; and the third said plat being entitled "A Plat of 3.203 acres Turnberry, Phase III, Hilton Head Island, Beaufort County, South Carolina, a Section of Palmetto Dunes" which plat was prepared by Coastal Surveying Company, Inc., and is dated April 23, 1980, revised September 9, 1980, and certified to by Jerry L. Richardson, R.L.S. (S.C.) No.4784, being recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 29 at Page 10. Said property is more particularly described as follows, to-wit:

Commencing at a point located at the southwestern intersection of Carnoustie Road and St. George Road, and proceeding in a northwesterly direction along a curve having a radius of 202.97 feet for a distance of 26.90 feet to a point; thence proceeding N46°2'30"W for a distance of 116.79 feet to a point; thence continuing in a northwesterly direction along a curve having a radius of 130.08 feet for a distance of 63.68 feet to a point; thence proceeding N17°59'30"W for a distance of 47.90 feet to a concrete monument; thence proceeding N17°59'30"W for a distance of 457.92 feet to a concrete monument; thence proceeding in a northwesterly direction along a curve concave to the west with a radius of 70 feet for a distance of 28.68 feet to a concrete monument; thence proceeding N41°28'10"W for a distance of 295.58 feet to a concrete monument; thence proceeding in a northwesterly direction along a curve concave to the west with a radius of 119.96 feet for a distance of 35.92 feet to a concrete monument; thence proceeding N58°37'30"W for a distance of 192.57 feet to a concrete monument; thence proceeding in a northwesterly direction along a curve concave to the west having a radius of 226.25 feet for a distance of 44.01 feet to a concrete monument; thence proceeding N69°46'10"W for a distance of 425.21 feet to a concrete monument; thence proceeding in a westerly direction along a curve concave to the south having a radius of 69.83 feet for a distance of 39.37 feet to a concrete monument; thence proceeding S77°55'50"W for a distance 111.09 feet to a concrete monument; thence proceeding in a southwesterly direction along a curve concave to the south having a radius of 70.02 feet for a distance of 42.39 feet to a concrete monument; thence proceeding S43°14'20"W for a distance of 134.55 feet to a concrete monument; thence proceeding in a westerly direction along a curve concave to the north with a radius of 176.15 feet for a distance of 116.13 feet to a concrete monument; thence proceeding S81°00'40"W for a distance of 282.96 feet to a concrete monument; thence proceeding in a westerly direction along a curve concave to the south having a radius of 132.92 feet for a distance of 79.16 feet to a concrete monument; thence proceeding S46°53'20"W for a distance of 256.77 feet to a concrete monument which marks the point of beginning.

Proceeding from said point of beginning S52°59'40"E for a distance of 269.15 feet to a point; thence proceeding S71°30'17"E for a distance of 88.05 feet to a point; thence proceeding S73°08'40"E for a distance of 121.14 feet to a point; thence proceeding S50°06'36"W for a distance of 309.94 feet to a point; thence proceeding S74°53'24"E for a distance of 320 feet to a

the Master Deed of the Turnberry Village Horizontal Property Regime in Deed Book 301 at Page 380 and proceeding from said point of commencement N50°06'36"E for a distance of 55.00 feet to a point; thence proceeding S74°53'24"E for a distance of 320 feet to a point which marks the point of beginning.

439 K

Proceeding from said point of beginning N74°05'42"E for a distance of 258.82 feet to a point; thence proceeding S55°43'50"E for a distance of 240 feet to a point; thence proceeding S29°31'10"W for a distance of 160 feet to a point; thence proceeding S83°46'38"W for a distance of 55.35 feet to a point; thence proceeding N39°58'10"W for a distance of 120 feet to a point; thence proceeding S37°40'56"W for a distance of 158.30 feet to a point; thence proceeding N29°53'24"W for a distance of 280 feet to a point which marks the point of beginning.

For a further description of the above described property, reference is had to the above mentioned plat and in case of conflict, if any, between said plat and the above courses and distances description, said plat shall be controlling. Said plat is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 29 at Page 10.

SAVE AND EXCEPT THEREFROM, the right of ingress and egress and the right of full use and enjoyment into and of all recreational facilities located on the above described Recreational Area, said reservation being unto the Sponsor herein, its heirs, successors, assigns and grantees.

SAVE AND EXCEPT from the above described property title to and ownership of all water and sewer lines located on said 1.799 acres or hereafter installed thereon, together with all pipes, pumps, pumping stations or other equipment or facilities located thereon, together with an easement to that portion of the property lying within ten (10') feet of such lines, equipment or facilities, to allow for the maintenance or repair or replacement of such lines, equipment or facilities or for the purpose of installing additional lines, equipment or facilities thereon from time to time.

ALSO, the non-exclusive right of ingress and egress over and across the roads and drives leading from U.S. Highway 278 into the Phase I, Phase II and Phase III parcels of land and the 1.799 acre Recreational Area which, when combined, comprise the Turnberry Village Horizontal Property Regime, which roads include the "Queen's Folly Road", sometimes referred to as the "Core Road" as well as that road known as "Carnoustie Road".

AND ALSO, a general use easement for those amenities, streets, roads, roadways, byways, lanes, paths, walkways, bike trails, and other rights-of-way within Palmetto Dunes Resort on Hilton Head Island, Beaufort County, South Carolina, now or hereafter in existence, as they now exist or may hereafter be modified by Greenwood Development Corporation or its successors or assigns, and which are intended for the general use of all home and condominium owners and their proper guests and invitees, which said use shall be upon the terms and conditions as may be established from time to time by Greenwood Development Corporation, its successors and assigns, for all such owners of similar property within Palmetto Dunes Resort.

The within granted easements are hereby intended to be easements appurtenant to the 8.942 acres (the Phase I, Phase II and Phase III property combined) and the Regime Recreational Area property consisting of 1.799 acres, all of which are more particularly described above, as well as the Phase IV parcel of property, if and when incorporated into the Turnberry Village Horizontal Property Regime, for the use, benefit and to be incident to the ownership of the above described parcels, as applicable, and any portions thereof, or any condominium or homesites located therein or thereon now or at any time in the future.

point; thence proceeding S29°53'24"E for a distance of 280 feet to a point; thence proceeding N37°40'56"E for a distance of 158.30 feet to a point; thence proceeding S39°58'10"E for a distance of 120 feet to a point; thence proceeding N83°46'38"E for a distance of 55.35 feet to a point; thence proceeding N29°31'10"E for a distance of 160.00 feet to a point; thence proceeding S55°43'50"E for a distance of 240.00 feet to a point; thence proceeding N46°10'E for a distance of 145 feet to a point; thence proceeding S58°13'50"E for a distance of 205.14 feet to a point; thence proceeding S61°54'20"W for a distance of 236.87 feet to a point; thence proceeding S67°13'30"W for a distance of 83.42 feet to a point; thence proceeding S58°12'00"W for a distance of 97.46 feet to a point; thence proceeding S44°11'50"W for a distance of 208.13 feet to a point; thence proceeding S57°04'20"W for a distance of 144.61 feet to a point; thence proceeding N45°58'10"W for a distance of 437.10 feet to a point; thence proceeding N50°12'30"W for a distance of 277.54 feet to a point; thence proceeding N50°28'00"W for a distance of 79.98 feet to a point; thence proceeding N50°28'00"W for a distance of 174.89 feet to a point; thence proceeding N55°04'40"W for a distance of 116.60 feet to a concrete monument; thence proceeding N38°37'40"W for a distance of 141.42 feet to a concrete monument; thence proceeding along a curve having an arc of 77.47 feet, a radius of 1,960.89 feet, a chord bearing of N48°01'15"E, a chord distance of 77.47 feet to a point; thence proceeding N46°53'20"E for a distance of 173.73 feet to a concrete monument; thence proceeding N46°53'20"E for 6.59 feet to a concrete monument which marks the point of beginning.

1-439 J

For a further description of the above described property, reference is had to the above mentioned plats and in case of conflict, if any, between said plats and the above courses and distances description, said plats shall be controlling.

SAVE AND EXCEPT THEREFROM the right of ingress and egress unto the Sponsor herein, his heirs, successors, assigns and grantees.

FURTHER SAVE AND EXCEPT the right of ingress and egress over and across all roads and walkways shown on the above described plat of the Phase I Property, said reservation being unto the Sponsor herein, its heirs, successors, assigns and grantees.

SAVE AND EXCEPT from the above described 8.942 acre parcel of property title to and ownership of all water and sewer lines located on said parcel 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 or 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.

ALSO, REGIME RECREATIONAL PARCEL

All that certain piece, parcel or tract of land situate, lying and being in Palmetto Dunes on Hilton Head Island, Beaufort County, South Carolina, having and containing 1.799 acres, more or less, and being shown and described as a "Recreational Area" on a plat entitled "A Plat of 4.596 acres, Turnberry Phase II and Rec. Area, Hilton Head Island, Beaufort County, South Carolina, a Section of Palmetto Dunes" which plat was prepared by Coastal Surveying Company, Inc., which plat is dated April 23, 1980, and revised July 11, 1980 and September 15, 1980, and was certified to by Jerry L. Richardson, R.L.S. (S.C.) #4748, which plat is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 29 at Page 10. Said property is more particularly described as follows, to-wit:

To find the point of beginning commence at a point which is the southwestern corner of the 2.942 acre Phase I parcel described in

ALSO, a non-exclusive easement for ingress and egress over the shaded portion of the Phase IV property as shown on the plat of the Phase III property which is described above and which is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 29 at Page 10.

P. 439 L

EXHIBIT "E"

43970

BUILDING AND APARTMENT TYPES
IN PHASE III

In Building N, there will be one (1) type A Apartment, two (2) type C Apartments and one (1) type A Apartment, hereinafter numbered consecutively and usually referred to as Apartments 247, 248, 249 and 250.

In Building O, there will be one (1) type A Apartment, two (2) type B Apartments and one (1) type A Apartment, hereinafter numbered consecutively and usually referred to as Apartments 251, 252, 253 and 254.

In Building P, there will be one (1) type A Apartment, two (2) type B Apartments and one (1) type A Apartment, hereinafter numbered consecutively and usually referred to as Apartments 255, 256, 257, and 258.

In Building Q, there will be one (1) type A Apartment, two (2) type C Apartments and one (1) type A Apartment, hereinafter numbered consecutively and usually referred to as Apartments 259, 260, 261 and 262.

In Building R, there will be two (2) type A Apartments, hereinafter numbered consecutively and usually referred to as Apartments 263 and 264.

In Building S, there will be one (1) type A Apartment, two (2) type C Apartments and one (1) type A Apartment, hereinafter numbered consecutively and usually referred to as Apartments 265, 266, 267 and 268.

In Building T, there will be one (1) type A Apartment, two (2) type C Apartments and one (1) type A Apartment, hereinafter numbered consecutively and usually referred to as Apartments 269, 270, 271 and 272.

In Building U, there will be one (1) type A Apartment, two (2) type B Apartments and one (1) type A Apartment, hereinafter numbered consecutively and usually referred to as Apartments 273, 274, 275 and 276.

The percentage of undivided interest in the common elements appurtenant to each apartment in the Turnberry Village Horizontal Property Regime (including Phase I, II and III) shall be as follows:

<u>Villa Number</u>	<u>Value</u>	<u>Percentage for Phase I, Phase II Phase III</u>
201	134,000	1.34
202	134,000	1.34
203	134,000	1.34
204	134,000	1.34
205	134,000	1.34
206	134,000	1.34
207	134,000	1.34
208	134,000	1.34
209	134,000	1.34
210	134,000	1.34
211	127,000	1.28
212	122,000	1.18
213	122,000	1.18
214	127,000	1.28
215	134,000	1.34
216	134,000	1.34
217	134,000	1.34
218	134,000	1.34
219	134,000	1.34
220	134,000	1.34
221	134,000	1.34
222	134,000	1.34
223	134,000	1.34
224	134,000	1.34
225	134,000	1.34
226	134,000	1.34
227	134,000	1.34
228	129,000	1.30
229	129,000	1.30
230	134,000	1.34
231	134,000	1.34
232	134,000	1.34
233	134,000	1.34
234	134,000	1.34
235	134,000	1.34
236	129,000	1.30
237	129,000	1.30
238	134,000	1.34
239	134,000	1.34
240	129,000	1.30
241	129,000	1.30
242	134,000	1.34
243	127,000	1.28
244	127,000	1.28
245	127,000	1.28
246	127,000	1.28
247	127,000	1.28
248	122,000	1.18
249	122,000	1.18
250	127,000	1.28
251	127,000	1.28
252	127,000	1.28
253	127,000	1.28
254	127,000	1.28
255	134,000	1.34
256	134,000	1.34
257	134,000	1.34
258	134,000	1.34
259	134,000	1.34

<u>Villa Number</u>	<u>Value</u>	<u>Percentage for Phase I, Phase II Phase III</u>
260	129,000	1.30
261	129,000	1.30
262	134,000	1.34
263	134,000	1.34
264	134,000	1.34
265	134,000	1.34
266	129,000	1.30
267	129,000	1.30
268	134,000	1.34
269	134,000	1.34
270	129,000	1.30
271	129,000	1.30
272	134,000	1.34
273	134,000	1.34
274	134,000	1.34
275	134,000	1.34
276	134,000	1.34

4390

NOTE: The total value of the property in Phase I, Phase II and Phase III combined is \$9,992,000.00

21848

FILED	DEPT	RECORDED
AT	COUNTY	IN
9:45	S. C.	BOOK
CL-CK	OCT 8 1980	PAGE
a. m.		439A
Roxanne W. Blumley CLERK OF COURT OF COMMON PLEAS		

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

GREENWOOD DEVELOPMENT CORPORATION)
)
) TO)
TURNBERRY VILLAGE HORIZONTAL)
PROPERTY REGIME)
)
)

740

THIRD AMENDMENT TO MASTER
DEED OF TURNBERRY VILLAGE
HORIZONTAL PROPERTY
REGIME

WHEREAS, on the 13th day of May, 1980, Greenwood Development Corporation, hereinafter referred to as "Sponsor", executed a certain Master Deed establishing the Turnberry Village Horizontal Property Regime, which Master Deed was recorded on the 21st day of May, 1980, in Deed Book 301 at Page 368 and in Plat Book 28 at Pages 181 and 183 in the Office of the Clerk of Court for Beaufort County, South Carolina; and

WHEREAS, said Master Deed reserved the right at the sole option of the Sponsor, its successors, grantees or assigns, that said project could be divided into one, two, three or four phases, Phase I being activated by aforementioned Master Deed with the provision that Phase II and/or Phase III and/or Phase IV of said property could be made a part of the Turnberry Village Horizontal Property Regime at the election of the Sponsor and upon the filing of Amendments submitting said property to said Regime; and

WHEREAS, that certain FIRST AMENDMENT TO MASTER DEED OF TURNBERRY VILLAGE HORIZONTAL PROPERTY REGIME was executed on July 11, 1980 and recorded on July 21, 1980 in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 303 at Page 1866 and in Plat Book 28 at Page 209, which FIRST AMENDMENT brought the Phase II property into and made it a part of the Regime; and

WHEREAS, that certain SECOND AMENDMENT TO MASTER DEED OF TURNBERRY VILLAGE HORIZONTAL PROPERTY REGIME was executed on October 1, 1980, and recorded on October 8, 1980, in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 308 at Page 439A and in Plat Book 29 at Page 10, which SECOND AMENDMENT brought the Phase III property into and made it a part of the Regime.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Greenwood Development Corporation, a South Carolina Corporation with its principal offices in Greenwood, South Carolina, and with offices on Hilton Head Island, South Carolina hereinafter referred to as "Sponsor", does hereby declare:

FIRST:

That Sponsor 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 Turnberry Village Horizontal Property Regime recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 301 at Page 368, et seq., to amend said Master Deed to include the Phase IV property more particularly described and set forth in Exhibit "A" hereto as a part of the Turnberry Village Horizontal Property Regime in such a way that the said Turnberry Village Horizontal Property Regime shall be composed of the properties formerly designated as Phase I, Phase II, Phase III and Phase IV. Effective upon the filing of this Amendment, the property included in the Turnberry Village Horizontal Property Regime shall be as described in Exhibit "D" hereto which description includes the Phase I, Phase II Phase III and Phase IV properties.

SECOND:

That Sponsor is the sole owner of the land described in Exhibit "A" herein, which land is shown on a plat thereof, said plat being designated as Exhibit "B" and being attached hereto and made a part hereof and being recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 29 at Page 86.

THIRD:

That Sponsor does hereby, by duly executing this Amendment to the Master Deed of the Turnberry Village Horizontal Property Regime, submit the land referred to in Paragraph SECOND, together with the buildings and improvements erected thereon, and all easements, rights and appurtenances belonging thereto (hereinafter referred to as the "Property") to the provisions of the Master Deed for the Turnberry Village Horizontal Property Regime and the provisions of the Horizontal Property Act of the State of South Carolina, and does hereby state that it proposes to make the property a part of the Turnberry Village Horizontal Property Regime to be governed by the provisions of the aforementioned Master Deed and the provisions of Horizontal Property Act of South Carolina.

FOURTH: IMPROVEMENTS

That the improvements constructed on and forming a part of the Property are constructed in accordance with the plot plan and floor plans identified as Exhibit "C" to the Master Deed described in Paragraph FIRST, which said plans are incorporated herein and made a part hereof in the same manner as if physically attached hereto. Said plot or site plan was prepared by Edward Pinckney Associates, Ltd. and said floor plans were prepared by Lee and Partners, architects duly licensed to practice in the State of South Carolina under Registration Certificate Number A-74050. Attached hereto as Exhibit "C" is a certificate by said architect that the apartments constructed on the Property were constructed in accordance with said plans.

FIFTH:

That the property within Phase IV which is being added to and combined with the previously combined Phase I, Phase II and Phase III property of Turnberry Village Horizontal Property Regime includes six (6) buildings containing twenty-four (24) individual dwelling units (hereinafter referred to as "Apartments") all of which are to be used for residential purposes. The apartments are capable of individual utilization on account of having their own exits to the common elements of the Property, and a particular and exclusive property right thereto, and also an undivided interest in the general and limited common elements of the property, as set forth in the Master Deed to said Horizontal Property Regime recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 301 at Page 368 et seq., as amended in Deed Book 303 at Page 1866 et seq. and Deed Book 308 at Page 439A et seq. and as hereinafter set forth, necessary for their adequate use and enjoyment (hereinafter referred to as "Common Elements"), all of the above in accordance with the Horizontal Property Act of South Carolina.

SIXTH:

That the Property comprising Phase IV and being hereby added to the Property of the Turnberry Village Horizontal Property Regime has a total of 3.905 acres, of which 24,144 square feet will constitute and be occupied by apartments and a total of 145,958 square feet will constitute the remainder of the common elements.

SEVENTH:

That the total property of the Turnberry Village Horizontal Property Regime, subsequent to the filing of this Amendment and including the Phase I, Phase II, Phase III and Phase IV property, and the Regime Recreational Parcel has a total of 14.646 acres of which 98,972 square feet will constitute apartments and 539,008.440 square feet will constitute the remainder of the common elements.

EIGHTH:

There are three (3) basic types of apartments in the Turnberry Village Horizontal Property Regime, (including Phase I, Phase II, Phase III and Phase IV) those to be as set forth and more particularly described in Exhibit "D" to the Master Deed for said Regime and any proper amendments thereto which Master Deed is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 301 at Page 368, said Exhibit "D" being recorded in Deed Book 301 at Page 383, et seq. the contents and provisions of which are incorporated herein in the same manner as if the same were expressly set forth in this Amendment. The Apartments in the Phase I, II and III property of the Turnberry Village Horizontal Property Regime are set forth in the aforementioned Master Deed and recorded in Deed Book 301 at Page 369, together with the FIRST AMENDMENT thereto recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 303 at Page 1866 and the SECOND AMENDMENT thereto recorded in said Office in Deed Book 308 at Page 439A. The Apartments in the Phase IV property of the Turnberry Village Horizontal Property Regime are set forth as Exhibit "E" to this THIRD AMENDMENT.

NINTH:

That the Common Elements of the property, both General and Limited, and including Phase I, Phase II, Phase III and Phase IV property, shall be as set forth in the Master Deed establishing the Turnberry Village Horizontal Property Regime, as amended, which Master Deed is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 301 at Page 368, et seq., 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.

The parking facilities within the General Common Elements (exclusive of the Regime Recreational Parcel) shall consist of approximately 20,724 square feet in the Phase I property, 23,328 square feet in the Phase II property, 32,008 square feet in the Phase III property and 26,540 square feet in the Phase IV property, with a total of 102,600 square feet of parking and paving in the Regime subsequent to the execution of this Amendment.

The Limited Common Elements referred to in the Master Deed to the Turnberry Village Horizontal Property Regime are as shown on the plot plan and floor plans recorded in Plat Book 28 at Page 181, and Plat Book 28 at Page 183, those being Exhibit "C" to the Master Deed.

TENTH:

The percentage of title and interest appurtenant to each apartment and the apartment owners title and interest in the common elements (both General and Limited) of the Property (Phase I, Phase II, Phase III and Phase IV) of the Turnberry Village Horizontal Property Regime and their share in the profits and common monthly expenses as well as proportionate representation for voting purposes in the meeting of the Council of Co-Owners (hereinafter usually referred to as "Council") of the Regime is based upon the proportionate value of each apartment to the value of the total Property (Phase I, Phase II, Phase III and Phase IV) as set forth in Exhibit "I" to the Master Deed establishing said Regime, which Exhibit "I" is recorded in the Office of the Clerk

of Court for Beaufort County, South Carolina, in Deed Book 301 at Pages 415 and 416 under the column entitled "percentage for Phase I, Phase II, Phase III and Phase IV," the provisions of which are incorporated herein and made a part hereof. Said percentages are likewise set forth in Exhibit "F" to this Amendment which is attached hereto and made a part hereof. The proportionate representation for voting purposes and the percentage of the undivided interests in the common elements (both General and Limited) provided in this paragraph and in Exhibit "F" hereto shall not be altered without the acquiescence of the co-owners representing all of the apartments expressed in a duly recorded Amendment to this Master Deed for such Regime or by an Amendment filed by the Sponsor in accordance with the Master Deed. - 743

ELEVENTH:

The sole purpose of this Amendment being to add the Phase IV property to the Turnberry Village Horizontal Property Regime so as to make it an integral part of said Regime, all provisions of the Master Deed establishing the Turnberry Village Horizontal Property Regime and all prior Amendments thereto, as recorded in the Office of the Clerk of Court 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.

IN WITNESS WHEREOF, GREENWOOD DEVELOPMENT CORPORATION has caused these presents to be executed in its name by JOHN W. DAVIS its Vice President and John E. Eck, its Secretary, and its corporate seal to be affixed hereto this 13th day of March, in the year of Our Lord one thousand nine hundred eighty-one and in the two hundred and fifth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GREENWOOD DEVELOPMENT
CORPORATION

Michael J. Jones, Jr.

By: *John W. Davis*
John W. Davis, Vice President

Nada B. Barnes

Attest: *John E. Eck*
John E. Eck, Secretary

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

PROBATE

PERSONALLY appeared before me Wayne Q. Justesen, Jr. who on oath, says that ~~s~~/he saw the within named GREENWOOD DEVELOPMENT CORPORATION by JOHN W. DAVIS its Vice President, sign the within Amendment, and JOHN E. ECK, its Secretary, attest the same and the said Corporation, by said Officers, seal said Amendment, and as its act and deed, deliver the same and that ~~s~~/he with Nada B. Banes witnessed the execution thereof.

-746

Wayne Q. Justesen, Jr.

SWORN to before me this
13th day of March, 1981.

Nada B. Banes (L.S.)
Notary Public for South Carolina
My Commission Expires: 10-12-89.

INDEX TO EXHIBITS AND ATTACHMENTS

1-735

- Exhibit "A" - Description of Phase IV Property
- Exhibit "B" - Plats (Survey) of land, showing Phase I, Phase II, Phase III and Phase IV and the completed Regime Recreational Parcel
- Exhibit "C" - Architect's Certificate
- Exhibit "D" - Descriptions of property within the Turnberry Village Horizontal Property Regime, including the Phase I, Phase II, Phase III and Phase IV Property, the Regime Recreational Parcel and various Easements
- Exhibit "E" - Apartments in the Phase IV Property
- Exhibit "F" - Percentage of common elements for the Turnberry Village Horizontal Property Regime (including Phase I, Phase II, Phase III and Phase IV)

EXHIBIT "A"

DESCRIPTION OF PHASE IV PROPERTY

All that certain piece, parcel or tract of land situate, lying and being in Palmetto Dunes Resort on Hilton Head Island, Beaufort County, South Carolina, having and containing 3.905 acres, more or less, and being shown and described on a plat entitled "A Plat of 3.905 acres Turnberry Phase IV, Hilton Head Island, Beaufort County, South Carolina, a Section of Palmetto Dunes", which plat was prepared by Coastal Surveying Company, Inc., and is dated April 24, 1980, revised January 20, 1981, and is certified to by Jerry L. Richardson, R.L.S. (S.C.) #4784, which plat is recorded in the office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 29 at Page 86. Said property is more particularly described as follows, to-wit:

746

Commencing at a point located at the southwestern intersection of Carnoustie Road and St. George Road, and proceeding in a northwesterly direction along a curve having a radius of 202.97 feet for a distance of 26.90 feet to a point; thence proceeding N46°2'30"W for a distance of 116.79 feet to a point; thence continuing in a northwesterly direction along a curve having a radius of 130.08 feet for a distance of 63.68 feet to a point; thence proceeding N17°59'30"W for a distance of 47.90 feet to a concrete monument; thence proceeding N17°59'30"W for a distance of 457.92 feet to a concrete monument; thence proceeding in a northwesterly direction along a curve concave to the west with a radius of 70 feet for a distance of 28.68 feet to a concrete monument; thence proceeding N41°28'10"W for a distance of 295.58 feet to a concrete monument; thence proceeding in a northwesterly direction along a curve concave to the west with a radius of 119.96 feet for a distance of 35.92 feet to a concrete monument; thence proceeding N58°37'30"W for a distance of 192.57 feet to a concrete monument; thence proceeding in a northwesterly direction along a curve concave to the west having a radius of 226.25 feet for a distance of 44.01 feet to a concrete monument; thence proceeding N69°46'10"W for a distance of 425.21 feet to a concrete monument; thence proceeding in a westerly direction along a curve concave to the south having a radius of 69.83 feet for a distance of 39.37 feet to a concrete monument; thence proceeding S77°55'50"W for a distance of 111.09 feet to a concrete monument; thence proceeding in a southwesterly direction along a curve concave to the south having a radius of 70.02 feet for a distance of 42.39 feet to a concrete monument; thence proceeding S43°14'20"W for a distance of 134.55 feet to a concrete monument; thence proceeding in a westerly direction along a curve concave to the north with a radius of 176.15 feet for a distance of 116.13 feet to a concrete monument; thence proceeding S81°00'40"W for a distance of 282.96 feet to a concrete monument; thence proceeding in a westerly direction along a curve concave to the south having a radius of 132.92 feet for a distance of 79.16 feet to a concrete monument; thence proceeding S46°53'20"W for a distance of 256.77 feet to a concrete monument; thence proceeding S52°59'40"E for a distance of 269.15 feet to a point; thence proceeding S71°30'17"E for a distance of 88.05 feet to a point; thence proceeding S73°08'40"E for a distance of 121.14 feet to a point which marks the point of beginning. Proceeding from said point of beginning S73°08'40"E for a distance of 53.91 feet to a point; thence proceeding S78°52'20"E for a distance of 96.01 feet to a point; thence proceeding S73°15'30"E for a distance of 301.50 feet to a point; thence proceeding S56°15'10"E for a distance of 374.95 feet to a point; thence proceeding S58°13'50"E for a distance of 55 feet to a point; thence proceeding S46°10'00"W for a distance of 145 feet to a point; thence proceeding N55°43'50"W for a distance of 240 feet to a point; thence proceeding N55°43'50"W for a distance of 240 feet to a point; thence proceeding S74°05'42"W for a distance of 258.82 feet to a point; thence proceeding N74°53'24"W for a distance of 320 feet to a point; thence

proceeding N50°06'36"E for a distance of 309.94 feet to a point which marks the point of beginning.

For a further description of the above described property, reference is had to the above mentioned plat and in case of conflict, if any, between said plat and the above courses and distances description, said plat shall be controlling. Said plat is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 17 at Page 86. 747

EXHIBIT C

ARCHITECT'S CERTIFICATE

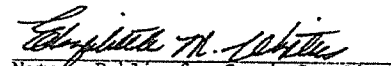
1-748

This is to certify that Turnberry Village Horizontal Property Regime (including Phase I, Phase II, Phase III and Phase IV) consisting of Apartments numbered consecutively 201 through and including 300 are built in accordance with the plot plan and floor plan attached to the Master Deed creating said Regime which is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 301 at Page 368, et seq, and Plat Book 28 at Page 181 and 183, except for minor variations which are customary in projects of this nature.



Paul R. Miller, AIA of
Lee and Partners
S.C. Registration #A-74050

CERTIFIED THIS 13th DAY OF
MARCH, 1981

 (L.S.)
Notary Public for South Carolina

My Commission Expires: 7/26/81

EXHIBIT 'D'

DESCRIPTION OF PHASE I, PHASE II, PHASE III AND PHASE IV PROPERTY COMBINED

All that certain piece, parcel or tract of land situate, lying and being in Palmetto Dunes on Hilton Head Island, Beaufort County, South Carolina, having and containing 14.646 acres, more or less, and being shown and described on four plats, one entitled "A Plat of an as-built survey of Turnberry Village Phase One, a Section of Palmetto Dunes, Hilton Head Island, South Carolina" which plat was prepared by Coastal Surveying Company, Inc., and certified to by Jerry L. Richardson, R.L.S. (S.C.) No. 4748, being dated September 26, 1979, and being recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 28 at Page 211, the second said plat being entitled "A Plat of 4.596 acres Turnberry Phase II, and Rec. Area, Hilton Head Island, Beaufort County, South Carolina, a Section of Palmetto Dunes", which plat was prepared by Coastal Surveying Company, Inc., and is dated April 23, 1980, and revised July 11, 1980, and September 15, 1980, and is certified to by Jerry L. Richardson, R.L.S. (S.C.) #4748, which plat is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 29 at Page 10; the third said plat being entitled "A Plat of 3.203 acres Turnberry, Phase III, Hilton Head Island, Beaufort County, South Carolina, a Section of Palmetto Dunes" which plat was prepared by Coastal Surveying Company, Inc., and is dated April 23, 1980, revised September 9, 1980, and certified to by Jerry L. Richardson, R.L.S. (S.C.) #4784, being recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 29 at Page 10; and the fourth said plat being entitled "A Plat of 3.905 acres Turnberry, Phase IV, Hilton Head Island, Beaufort County, South Carolina, a Section of Palmetto Dunes" which plat was prepared by Coastal Surveying Company, Inc., and is dated April 24, 1980 and revised January 20, 1981, and certified to by Jerry L. Richardson, R.L.S. (S.C.) #4784, being recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 27 at Page 82. Said property is more particularly described as follows, to-wit:

Commencing at a point located at the southwestern intersection of Carnoustie Road and St. George Road, and proceeding in a northwesterly direction along a curve having a radius of 202.97 feet for a distance of 26.90 feet to a point; thence proceeding N46°2'30"W for a distance of 116.79 feet to a point; thence continuing in a northwesterly direction along a curve having a radius of 130.08 feet for a distance of 63.68 feet to a point; thence proceeding N17°59'30"W for a distance of 47.90 feet to a concrete monument; thence proceeding N17°59'30"W for a distance of 457.92 feet to a concrete monument; thence proceeding in a northwesterly direction along a curve concave to the west with a radius of 70 feet for a distance of 28.68 feet to a concrete monument; thence proceeding N41°28'10"W for a distance of 295.58 feet to a concrete monument; thence proceeding in a northwesterly direction along a curve concave to the west with a radius of 119.96 feet for a distance of 35.92 feet to a concrete monument; thence proceeding N58°37'30"W for a distance of 192.57 feet to a concrete monument; thence proceeding in a northwesterly direction along a curve concave to the west having a radius of 226.25 feet for a distance of 44.01 feet to a concrete monument; thence proceeding N69°46'10"W for a distance of 425.21 feet to a concrete monument; thence proceeding in a westerly direction along a curve concave to the south having a radius of 69.83 feet for a distance of 39.37 feet to a concrete monument; thence proceeding S77°55'50"W for a distance of 111.09 feet to a concrete monument; thence proceeding in a southwesterly direction along a curve concave to the south having a radius of 70.02 feet for a distance of 42.39 feet to a concrete monument; thence proceeding S43°14'20"W for a distance of 134.55 feet to a concrete monument; thence proceeding in a westerly direction along a curve concave to the north with a radius of 176.15 feet for a distance of 116.13 feet to a concrete monument; thence proceeding S81°00'40"W for a distance of 282.96 feet to a concrete monument; thence proceeding in a westerly direction along a curve concave to the south having a radius of 132.92 feet for a distance of 79.16 feet to a concrete monument; thence proceeding S46°53'20"W for a distance of 256.77 feet to a concrete monument which marks the point of beginning.

Proceeding from said point of beginning S52°59'40"E for a distance of 269.15 feet to a point; thence proceeding S71°30'17"E for a distance of 88.05 feet to a point; thence proceeding S73°08'40"E for a distance of 121.14 feet to a point; thence proceeding S73°08'40"E for a distance of 53.91 feet to a point; thence proceeding S78°52'20"E for a distance of 96.01 feet to a point; thence proceeding S73°15'30"E for a distance of 301.50 feet to a point; thence proceeding S56°15'10"E for a distance of 374.95 feet to a point; thence proceeding S58°13'50"E for a distance of 55 feet to a point; thence proceeding S58°13'50"E for a distance of 205.14 feet to a point; thence proceeding S61°54'20"W for a distance of 236.87 feet to a point; thence proceeding S67°13'30"W for a distance of 83.42 feet to a point; thence proceeding S58°12'00"W for a distance of 97.46 feet to a point; thence proceeding S44°11'50"W for a distance of 208.13 feet to a point; thence proceeding S57°04'20"W for a distance of 144.61 feet to a point; thence proceeding N19°55'10"W for a distance of 56.78 feet to a point; thence proceeding N03°04'41"W for a distance of 69.63 feet to a point; thence proceeding N45°58'10"W for a distance of 437.10 feet to a point; thence proceeding N50°12'30"W for a distance of 277.54 feet to a point; thence proceeding N50°28'00"W for a distance of 79.98 feet to a point; thence proceeding N50°28'00"W for a distance of 174.89 feet to a point; thence proceeding N55°04'40"W for a distance of 116.60 feet to a point; thence proceeding N38°37'40"W for a distance of 141.42 feet to a point; thence proceeding in a northeasterly direction along a curve having an arc of 77.47 feet, a radius of 1,960.89 feet, a chord bearing of N48°01'15"E and a chord distance of 77.47 feet to a point; thence proceeding N46°53'20"E for a distance of 173.73 feet to a point; thence proceeding N46°53'20"E for a distance of 6.59 feet to a point which marks the point of beginning.

For a further description of the above described property, reference is had to the above mentioned plats and in case of conflict, if any, between said plats and the above courses and distances description, said plat shall be controlling.

SAVE AND EXCEPT, from the above described 14.646 acre parcel of property title to and ownership of all water and sewer lines located on said parcel 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 or 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.

ALSO, the non-exclusive right of ingress and egress over and across the roads and drives leading from U.S. Highway 278 into the Phase I, Phase II, Phase III and Phase IV parcels of land and the 1.799 acre Recreational Area which, when combined, comprise the Turnberry Village Horizontal Property Regime, which roads include the "Queen's Folly Road", sometimes referred to as the "Core Road" as well as that road known as "Carnoustie Road".

AND ALSO, a general use easement for those amenities, streets, roads, roadways, byways, lanes, paths, walkways, bike trails, and other rights-of-way within Palmetto Dunes Resort on Hilton Head Island, Beaufort County, South Carolina, now or hereafter in existence, as they now exist or may hereafter be modified by Greenwood Development Corporation or its successors or assigns, and which are intended for the general use of all home and condominium owners and their proper guests and invitees, which said use shall be upon the terms and conditions as may be established from time to time by Greenwood Development Corporation, its successors and assigns, for all such owners of similar property within Palmetto Dunes Resort.

The within granted easements are hereby intended to be easements appurtenant to the 14.646 acres (the Phase I, Phase II, Phase III and Phase IV property combined and the Regime Recreational Area

property), all of which are more particularly described above, for the use, benefit and to be incident to the ownership of the above described parcels, as applicable, and any portions thereof, or any condominium or homesites located therein or thereon now or at any time in the future.

1-751

EXHIBIT E

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BUILDING AND APARTMENT TYPES
IN PHASE IV

In Building V, there will be one (1) type A Apartment, two (2) type B Apartments and one (1) type A Apartment, hereinafter numbered consecutively and usually referred to as Apartments 277, 278, 279 and 280.

In Building W, there will be one (1) type A Apartment, two (2) type B Apartments and one (1) type A Apartment, hereinafter numbered consecutively and usually referred to as Apartments 281, 282, 283 and 284.

In Building X, there will be one (1) type A Apartment, two (2) type C Apartments and one (1) type A Apartment, hereinafter numbered consecutively and usually referred to as Apartments 285, 286, 287 and 288.

In Building Y, there will be one (1) type A Apartment, two (2) type B Apartments and one (1) type A Apartment, hereinafter numbered consecutively and usually referred to as Apartments 289, 290, 291 and 292.

In Building Z, there will be one (1) type A Apartment, two (2) type C Apartments and one (1) type A Apartment, hereinafter numbered consecutively and usually referred to as Apartments 293, 294, 295 and 296.

In Building AA, there will be one (1) type A Apartment, two (2) type C Apartments and one (1) type A Apartment, hereinafter numbered consecutively and usually referred to as Apartments 297, 298, 299 and 300.

EXHIBIT "F"

The percentage of undivided interest in the common elements appurtenant to each apartment in the Turnberry Village Horizontal Property Regime (including Phase I, Phase II, Phase III and Phase IV) shall be as follows:

<u>Villa Number</u>	<u>Value</u>	<u>Percentage For Phase I, Phase II Phase III and Phase IV</u>
201	134,000	1.02
202	134,000	1.02
203	134,000	1.02
204	134,000	1.02
205	134,000	1.02
206	134,000	1.02
207	134,000	1.02
208	134,000	1.02
209	134,000	1.02
210	134,000	1.02
211	127,000	.95
212	122,000	.93
213	122,000	.93
214	127,000	.95
215	134,000	1.02
216	134,000	1.02
217	134,000	1.02
218	134,000	1.02
219	134,000	1.02
220	134,000	1.02
221	134,000	1.02
222	134,000	1.02
223	134,000	1.02
224	134,000	1.02
225	134,000	1.02
226	134,000	1.02
227	134,000	1.02
228	129,000	.99
229	129,000	.99
230	134,000	1.02
231	134,000	1.02
232	134,000	1.02
233	134,000	1.02
234	134,000	1.02
235	134,000	1.02
236	129,000	.99
237	129,000	.99
238	134,000	1.02
239	134,000	1.02
240	129,000	.99
241	129,000	.99
242	134,000	1.02
243	127,000	.95
244	127,000	.95
245	127,000	.95
246	127,000	.95
247	127,000	.95
248	122,000	.93
249	122,000	.93
250	127,000	.95
251	127,000	.95
252	127,000	.95
253	127,000	.95
254	127,000	.95
255	134,000	1.02
256	134,000	1.02
257	134,000	1.02
258	134,000	1.02
259	134,000	1.02
260	129,000	.99
261	129,000	.99

1-753

<u>Villa Number</u>	<u>Value</u>	<u>Percentage</u> <u>For Phase I, Phase II</u> <u>Phase III and Phase IV</u>
262	134,000	1.02
263	134,000	1.02
264	134,000	1.02
265	134,000	1.02
266	129,000	.99
267	129,000	.99
268	134,000	1.02
269	134,000	1.02
270	129,000	.99
271	129,000	.99
272	134,000	1.02
273	134,000	1.02
274	134,000	1.02
275	134,000	1.02
276	134,000	1.02
277	134,000	1.02
278	134,000	1.02
279	134,000	1.02
280	134,000	1.02
281	134,000	1.02
282	134,000	1.02
283	134,000	1.02
284	134,000	1.02
285	134,000	1.02
286	129,000	.99
287	129,000	.99
288	134,000	1.02
289	134,000	1.02
290	134,000	1.02
291	134,000	1.02
292	134,000	1.02
293	134,000	1.02
294	129,000	.99
295	129,000	.99
296	134,000	1.02
297	127,000	.95
298	122,000	.93
299	122,000	.93
300	127,000	.95

NOTE: The total value of the property in Phase I, Phase II, Phase III and Phase IV is \$13,150,000.00.

RECORDED THIS 2nd DAY
 OF April 19 81
 IN BOOK M PAGE 303
 FEES \$
Mary Ann Gray
 AUDITOR, BEAUFORT COUNTY, S. C.

21848

FILED AT	BEAUFORT COUNTY S. C.	RECORDED IN BOOK
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CLERK OF COURT OF COMMON PLEAS