

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

MASTER DEED AMENDMENT

THE GATHERINGS, INC.)
TO)
THE GATHERINGS HORIZONTAL)
PROPERTY REGIME I)

ANNEXATION DECLARATION OF
PHASES XXXIX, XXXX, XXXXI,
XXXXII, XXXXIII, XXXXIV,
AND XXXXV
AMENDMENT TO MASTER DEED

WHEREAS, on the 27th day of September, 1984, THE GATHERINGS, INC., hereinafter referred to as Grantor, established THE GATHERINGS HORIZONTAL PROPERTY REGIME I by Master Deed filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 404 at Page 622, which said Master Deed and the Exhibits attached thereto are incorporated herein by this reference thereto; and

WHEREAS, the aforesaid Master Deed contained the plan of development and other matters necessary for a one hundred (100) phased condominium regime as required by Title 12, Chapter 31 of the Code of Laws of South Carolina, 1976, as amended; and

WHEREAS, upon the recording of the aforesaid Master Deed by Grantor, Phase I was established and dedicated to the Regime; and

WHEREAS, in the aforesaid Master Deed, Grantor reserved the sole right to develop and submit Phase II (2) through C (100) to condominium ownership and to amend the provisions of said Master Deed, including the By-Laws and other Exhibits attached thereto; and

WHEREAS, the Grantor has heretofore dedicated Phase I by instrument filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 404 at Page 622 to the plan of the Regime by Annexation Declaration and Amendments to Master Deed; and

WHEREAS, the Grantor has heretofore dedicated Phases II, IV, VI, VII, XII, XVI, XVII, XIX, XX, XXII, and XXXVII to the plan of the Regime by Annexation Declaration and Amendments to Master Deed filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 404 at Page 711; and

WHEREAS, the Grantor has heretofore dedicated Phases XXV, XXVI, XXIX, XXXIII, XXXIV, XXXV, and XXXVI to the plan of the Regime by Annexation Declaration and Amendments to Master Deed filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 406 at Page 333; and

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BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	Submap	Parcel	Block
600	41		157	

WHEREAS, the Grantor has heretofore dedicated Phase XXVIII to the plan of the Regime by Annexation Declaration and Amendments to Master Deed filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 408 at Page 702; and

WHEREAS, the Grantor has heretofore dedicated Phase XXXVIII to the plan of the Regime by Annexation Declaration and Amendments to Master Deed filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 408 at Page 818; and

WHEREAS, the Grantor has heretofore dedicated Phases XV and XXIV to the plan of the Regime by Annexation Declaration and Amendments to Master Deed filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 411 at Page 293; and

WHEREAS, the Grantor has heretofore dedicated Phase IX, XIII, XIV, XVIII and XXI to the plan of the Regime by Annexation Declaration and Amendments to Master Deed filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 412 at Page 342; and

WHEREAS, the Grantor has heretofore dedicated Phases III, V, VIII, X, XI, XXIII, XXX, XXXI, and XXXII to the plan of the Regime by Annexation Declaration and Amendments to Master Deed filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 414 at Page 1748; and

WHEREAS, the Grantor has heretofore dedicated Phase XXVII to the plan of the Regime by Annexation Declaration and Amendments to Master Deed filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 415 at Page 1674; and

WHEREAS, in the aforesaid Master Deed, Grantor reserved the sole right to develop and submit Phases XXXIX, XXXX, XXXXI, XXXXII, XXXXIII, XXXXIV and XXXXV to condominium ownership and to amend the provisions of said Master Deed, including the By-Laws and other Exhibits attached thereto; and

WHEREAS, the Grantor is the owner, in fee simple absolute, of the real property and improvements, consisting of Phases XXXIX, XXXX, XXXXI, XXXXII, XXXXIII, XXXXIV, and XXXXV of THE GATHERINGS, INC., as more particularly shown and described on Exhibit A hereto attached and by this reference made a part hereof, which property the Grantor does hereby subject to this Amendment, to the terms of the Master Deed of THE GATHERINGS HORIZONTAL

PROPERTY REGIME I dated September 27, 1984 and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 404 at Page 622; and

WHEREAS, the Grantor has reallocated the undivided interest in the common elements in accordance with Section 27-31-100 of the Code of Laws of South Carolina, 1976, as it is shown on Exhibit D of the Master Deed hereinabove referred to.

NOW, THEREFORE, and for this purpose, THE GATHERINGS, INC., hereby amends the Master Deed of THE GATHERINGS HORIZONTAL PROPERTY REGIME I recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 404 at Page 622, as amended in Deed Book 404 at Page 711, as amended in Deed Book 406 at Page 333, as amended in Deed Book 408 at Page 702, as amended in Deed Book 408 at Page 818, as amended in Deed Book 411 at Page 293, as amended in Deed Book 412 at Page 342, as amended in Deed Book 414 at Page 1748, as amended in Deed Book 415 at Page 1674, as follows:

1. Phase XXXIX consisting of Unit 14, comprising 0.164 acres; Phase XXXX consisting of Unit 16, comprising 0.292 acres; Phase XXXXI consisting of Unit 17, comprising 0.183 acres; Phase XXXXII consisting of Unit 18, comprising 0.146 acres; Phase XXXXIII consisting of Unit 22, comprising 0.097 acres; Phase XXXXIV consisting of Unit 25, comprising 0.108 acres; and Phase XXXXV consisting of Unit 27, comprising 0.096 acres and all improvements thereon, is more fully described on Exhibit A attached hereto and by this reference made a part hereof is hereby incorporated into the Master Deed and the Regime.

2. As set forth in the Master Deed, the Grantor hereby reaffirms the reservation unto itself of certain rights, powers and authorities, including but not limited to the right to further expand the condominium by adding all or any portion of the remaining additional land to the provisions of the Master Deed and to include same as part of the condominium.

3. Each of the words used in this Amendment to the Master Deed shall have the meaning given to each term in the Master Deed and By-Laws of the condominium.

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4. Except as modified by this Amendment, the Grantor ratifies and confirms all of the terms and provisions of the Master Deed and By-Laws of THE GATHERINGS HORIZONTAL PROPERTY REGIME I.

IN WITNESS WHEREOF, THE GATHERINGS, INC., has caused this Amendment to the Master Deed to be executed this 26 day of August, 1985.

SIGNED, SEALED AND DELIVERED

Pat M. Davis

[Signature]

THE GATHERINGS, INC.

BY George Lumley
GEORGE LUMLEY, PRESIDENT

ATTEST William H. Blount
WILLIAM H. BLOUNT, SECRETARY

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

PROBATE

PERSONALLY appeared before me PAT M. DAVIS, who, on oath, says that she saw the within named THE GATHERINGS, INC., by GEORGE LUMLEY, its President, and WILLIAM H. BLOUNT, its Secretary, sign the within Amendment to the Master Deed and attest the same and the said Corporation, by said Officers, seal said Amendment to the Master Deed, and as its act and deed, deliver the same, and that she with SHERWOOD N. FENDER witnessed the execution thereof.

Pat M. Davis
PAT M. DAVIS

SWORN TO before me this
26 day of August, 1985.

[Signature]
Notary Public for South Carolina
My Commission Expires: 4-11-89

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THE GATHERINGS HORIZONTAL PROPERTY REGIME I

EXHIBIT A

ALL those certain pieces, parcels or lots of land, with all improvements thereon, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being more particularly shown and described as Phase XXXIX containing 0.164 acres; Phase XXXX containing 0.292 acres; Phase XXXXI containing 0.183 acres; Phase XXXXII containing 0.146 acres; Phase XXXXIII containing 0.097 acres; Phase XXXXIV containing 0.108 acres; and Phase XXXXV containing 0.096 acres in THE GATHERINGS HORIZONTAL PROPERTY REGIME I on a plat prepared by Sea Island Engineering, Inc., Benjamin Wilson, R.L.S., dated September 14, 1984 with latest revisions of August 23, 1985 and being recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Book 33 at Page 83. For a more detailed description as to metes and bounds, courses and distances, of said phases, reference is craved to the above referred to plat of record.

This property is a portion of the property conveyed to THE GATHERINGS, INC., by deed by Winifred U. Blount dated May 17, 1983 and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 370 at Page 168.

RECORDED THIS 4th DAY
OF September 1985
IN BOOK Q PAGE 933
FEES, \$
Mary A. May Jr.
AUDITOR, BEAUFORT COUNTY, S. C.

FILED IN DEED - M BOOK 428 Sender PAGE 1023
FILED AT 134900 ON 08/28/85 81434
BOOK NUMBER 428 PAGES 1019- 1023
FILING FEE 6.00
STATE STAMPS .00
COUNTY STAMPS .00
TOTAL FEES 6.00
HENRY JACKSON
CLERK OF COURT BFT CNTY, SC