

STATE OF SOUTH CAROLINA )  
COUNTY OF BEAUFORT )

SIXTH SUPPLIMENT TO  
MASTER DEED OF  
EVIAN HORIZONTAL PROPERTY REGIME

WHEREAS, on or about August 10, 1981, Justice Builders, Inc., executed its Master Deed to Evian Horizontal Property Regime, (the "Master Deed"), the Master Deed being filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 329 at Page 1687; and

WHEREAS, among other things, the Master Deed provided that Justice Builders Inc., reserved to itself, successors and assigns, the right to submit additional phases to the Evian Horizontal Property Regime (the "Regime") in accordance with the Master Deed and applicable law; and

WHEREAS, Justice Builders, Inc. submitted the units of Phase II to the Regime by a Supplement to the Master Deed (the "Supplement") which was recorded on January 20, 1982 in Deed Book 340 at Page 802; and

WHEREAS, Justice Builders, Inc., conveyed a portion of the real property described in the Master Deed and designated as Phase III and IV and its right to submit the property to the Master Deed to The Hilton Head Company, Inc., a Delaware corporation (the "Company") by Deed dated February 15, 1982 and recorded February 16, 1982 in Deed Book 341 at Page 2001; and

WHEREAS, on or about the 22nd day of December 1982 the Master Deed was amended (the "Amendment") pursuant to the terms thereof and the By-Laws of the Evian Condominium Association, Inc., to provide among other things that the Company could submit real property to the Master Deed in subphases of the Phase III and Phase IV real property as described in the Master Deed, the Amendment having been recorded on December 23, 1982 in Deed Book 359 at Page 1953; and

WHEREAS, the Company submitted the units of Phase III(a) to the Regime by a Second Supplement to the Master Deed which was recorded on December 28, 1982 in Deed Book 360 at Page 265; and



THE HILTON HEAD  
COMPANY INC.

BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	Submap	Parcel	Block
540	15		341	

FILED IN DEED - M BOOK 406 PAGE 1763  
FILED AT 085500 ON 11/05/84

WHEREAS, the Company submitted the units of Phase III(b) and Phase IV(a) to the Regime by a Third Supplement which was recorded on November 30, 1983 in Deed Book 382 at Page 1599; and

WHEREAS, the Company submitted the units of Phase III(c) to the Regime by a Fourth Supplement which was recorded on June 29, 1984, in Deed Book 397 at Page 1975; and

WHEREAS, the Company submitted the units of Phase IV(b) to the Regime by a Fifth Supplement which was recorded on July 23, 1984, in Deed Book 399 at Page 1036; and

WHEREAS, the Company intends to submit the below-described lands constituting Phase IV(c) and the apartments and improvements presently located in Phase IV(c) to the Regime described hereinbelow and to reserve to itself, its successors and assigns the right to submit additional apartments and improvements located in Phase IV to the Regime [up to a maximum number of fifty (50) apartments]; and

WHEREAS, the Amendment provided that if the Developer (the Company herein) elects to divide Phase III and Phase IV into subphases, the Developer shall republish Exhibit "C" of the Master Deed to reflect the percentage of ownership attributable to each apartment after the submission of a subphase to this Master Deed. (Exhibit "C" to the Master Deed is hereby republished as Exhibit "A" hereto); and

WHEREAS, the Company, having its principal office at Hilton Head Island, South Carolina, is the sole owner in fee simple of the land and improvements hereinafter described, does hereby make, declare and publish its intention and desire to submit, and does hereby submit, the lands and buildings described, together with all other improvements thereon, including all accompanying easements, rights and appurtenances, to the Regime in the manner provided for by the South Carolina Horizontal Property Regime Act, as amended, S.C. Code Ann. §§27-31-10, et seq. (1976), which Regime is set forth in the Master Deed executed by Justice Builders, Inc. dated August 10, 1981, and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina on August 11, 1981 in Deed Book 329 at Page 1687.

The real property and present improvements located thereon hereby submitted to the Regime is more fully described as follows:



PHASE IV(c)

ALL that certain piece, parcel or tract of land, together with the improvements thereon, situate, lying and being in Shipyard Plantation, Hilton Head Island, Beaufort County, South Carolina, containing 5.650 acres and being shown as "Phase IV(c)" on that certain survey entitled "A Foundation Survey of Evian Phases I, II, III(a), III(b), III(c), IV(a), IV(b) and IV(c)", prepared by Coastal Surveying Co., Inc. dated April 15, 1981, last revised on October 25, 1984, recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Book 32 at Page 153, and being more particularly described as shown on said plat, which plat is incorporated herein and made a part hereof by reference; TOGETHER WITH a non-exclusive easement and right-of-way for access, egress and ingress to and from the property described above and any improvements now or hereafter contained therein across the private roads and streets of Shipyard Plantation to and from U.S. Highway 278, Pope Avenue and any other public streets or highways adjoining or abutting such private roads and streets to Shipyard Plantation; TOGETHER WITH a non-exclusive easement and right-of-way for access, egress and ingress to and from the property described above and any improvements contained therein across the private roads and streets of Shipyard Plantation to and from all amenities and facilities of Shipyard Plantation (including access points to the Atlantic Ocean) to the use of which owners of condominium apartments and/or the Developer, its successors and assigns may now or hereafter be entitled; SUBJECT, HOWEVER, to the right of the Developer to relocate said roads or rights-of-way at any time so long as said relocation does not adversely affect access to the property; SUBJECT, HOWEVER, to a perpetual, non-exclusive easement across the property described above for access, egress, ingress, utilities, drainage and all other purposes reasonably necessary or appropriate (in the sole discretion of the Developer, its successors and assigns) for the development of and construction of improvements upon the property described as Phase IV on the plat described above.

This being a part of the same property conveyed to THE HILTON HEAD COMPANY, INC. by deed of and Justice Builders, Inc. dated February 15, 1982 and recorded February 16, 1982 in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 341 at Page 2001.

Attached hereto as EXHIBIT "B" and made a part hereof by reference is the Architect's Certificate pursuant to the provision of S.C. Code Ann. §27-31-110 (1976) for the Phase IV(c) buildings and apartments presently located on Phase IV(c) as described below:

<u>Phase IV(c) Apartment Number</u>	<u>Type of Apartment</u>
222	A
223	B
224	D
225	H
226	A
227	B
228	A
229	B
230	A
231	B
232	A
233	B
234	H



235	D
236	A
237	B
238	A
239	B
240	D
241	H
242	G
243	A
244	B
245	D
246	A
247	B
248	G

IN WITNESS WHEREOF, the Company has executed this Sixth Supplement to the Master Deed this 26<sup>th</sup> day of October, 1984.

Signed, sealed and delivered in the presence of:

THE HILTON HEAD COMPANY, INC., a Delaware Corporation

Martha C. McMillan  
Pamela B. Altman

By: [Signature]  
Attest: Clifton B. Charnes



STATE OF SOUTH CAROLINA  
COUNTY OF BEAUFORT

} PROBATE

PERSONALLY appeared before me Martha C. McMillan who, on oath, says that she saw the within named THE HILTON HEAD COMPANY, INC., by David N. Axene its President, sign the within written instrument, and Clifton B. Charnes, its Secretary, attest the same, and the said corporation, by said officers, seal said instrument, and, as its act and deed, deliver the same, and that she with Pamela B. Altman witnessed the execution thereof.

Martha C. McMillan

SWORN TO before me this 26<sup>th</sup> day of October, 1984.

Pamela B. Altman (L.S.)  
Notary Public for South Carolina  
My Commission Expires: 9-16-85

FILED IN DEED - M BOOK 406 PAGE 1766  
FILED AT 085500 ON 11/05/84



**CERTIFICATE OF OCCUPANCY**  
**BEAUFORT COUNTY, SOUTH CAROLINA**

Phase IV  
Bldg. 18, 19, 20 & 21

This is to certify that the structures situated at lot Evian, Shipyard Plant.

Street, Dist. 540, Map 15, Parcel 320

has been constructed X, Altered \_\_\_\_\_, Moved \_\_\_\_\_ in accordance with the Standard Building Code and/or the Zoning Ordinance for Beaufort County including any and all related Codes or Ordinances adopted by the County.

It is further declared that the structure has been inspected and is physically sound and structurally and mechanically safe for human occupancy.

FILED IN DEED - M BOOK 406 PAGE 1767  
FILED AT 085500 ON 11/05/84

OWNER The Hilton Head Co.

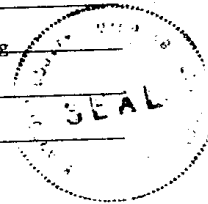
CONTRACTOR Joe Harden Builders

OCCUPANCY "R"

TO BE USED AS Multi-Family Dwelling

DATE October 12, 1984

BUILDING PERMIT # 10738



OWNER

**BASHOR-PALMER ASSOCIATES-ARCHITECTS ENGINEERS**  
49 GREENLAND DRIVE GREENVILLE, SOUTH CAROLINA 29615 TELEPHONE (803) 232-2897

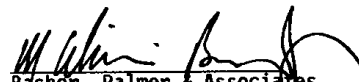
October 24, 1984

TO SUPPLEMENTAL TO MASTER DEED OF  
EVIAN HORIZONTAL PROPERTY REGIME

Architect's Certificate

Puruant to S.C. Code Ann. #27-31-110 (1976, I certify that the Regime Plans described in the Exhibit "B" attached to the Master Deed of Evian Horizontal Property Regime (situate upon real estate described in the attached Supplement), fully depict (within reasonable construction tolerances and all change orders as marked on the master print set.) the layout, location, number identification, and dimensions of the buildings and improvements contained in Phase four-c, Units 222-248, inclusive, said plans being dated 11/13/80.

This 23rd day of October, 1984.

  
Bashor, Palmer & Associates  
49 Greenland Drive  
Greenville, S.C.  
Registered Architect  
South Carolina  
License #B-78002

FILED IN DEED - M BOOK 406 PAGE 1768  
AS PER BEAUFORT COUNTY DEVELOPMENT PERMITTED AT 085500 ON 11/05/84  
NUMBER 0340 of 11-2-81, THIS CERTIFIES  
TOWN OF HILTON HEAD ISLAND FINAL APPROVAL \*  
FOR PHASE IV(C) ONLY.

BY: William G. Nall  
TITLE: PLANNER  
DATE: 11/2/84

\*SUBJECT TO ADDITIONAL WORK  
ITEMS COVERED BY IRREVOC-  
ABLE LETTER OF CREDIT  
DATED 11/1/84 - BANKER'S  
TRUST NO. 1333

EXHIBIT B

EXHIBIT "C"

Apartment's Percentage of Undivided Interest in the Common Elements Upon Submission to the Regime of:

Phase & Apt. No.	Type of Apt.	Value for Statutory Purposes	Phase I	Phase II	Phase III Total	Phase IV Total
PHASE I:						
272	A	131,303.97	1.75681	.90001	.60523	.45587
273	B	138,483.50	1.85287	.94922	.63833	.48080
274	D	181,661.54	2.43058	1.24518	.83735	.63071
275	C	139,663.64	1.86866	.95731	.64377	.48490
276	A	131,303.97	1.75681	.90001	.60523	.45587
277	B	138,483.50	1.85287	.94922	.63833	.48080
278	E	185,497.20	2.48190	1.27148	.85503	.64403
279	E	185,497.20	2.48190	1.27148	.85503	.64403
280	A	131,303.97	1.75681	.90001	.60523	.45587
281	B	138,483.50	1.85287	.94922	.63833	.48080
282	C	139,663.64	1.86866	.95731	.64377	.48490
283	D	181,661.54	2.43058	1.24518	.83735	.63071
284	A	131,303.97	1.75681	.90001	.60523	.45587
285	B	138,483.50	1.85287	.94922	.63833	.48080
286	A	131,303.97	1.75681	.90001	.60523	.45587
287	B	138,483.50	1.85287	.94922	.63833	.48080
288	D	181,661.54	2.43058	1.24518	.83735	.63071
289	C	139,663.64	1.86866	.95731	.64377	.48490
290	C	139,663.64	1.86866	.95731	.64377	.48490
291	A	131,303.97	1.75681	.90001	.60523	.45587
292	B	138,483.50	1.85287	.94922	.63833	.48080
293	E	185,497.20	2.48190	1.27148	.85503	.64403
294	A	131,303.97	1.75681	.90001	.60523	.45587
295	B	138,483.50	1.85287	.94922	.63833	.48080
296	D	181,661.54	2.43058	1.24518	.83735	.63071
297	C	139,663.64	1.86866	.95731	.64377	.48490
298	A	131,303.97	1.75681	.90001	.60523	.45587
299	B	138,483.50	1.85287	.94922	.63833	.48080
300	E	185,497.20	2.48190	1.27148	.85503	.64403
101	E	185,497.20	2.48190	1.27148	.85503	.64403
102	C	139,663.64	1.86866	.95731	.64377	.48490
103	D	181,661.54	2.43058	1.24518	.83735	.63071
104	A	131,303.97	1.75681	.90001	.60523	.45587
105	B	138,483.50	1.85287	.94922	.63833	.48080
106	A	131,303.97	1.75681	.90001	.60523	.45587
107	B	138,483.50	1.85287	.94922	.63833	.48080
108	D	181,661.54	2.43058	1.24518	.83735	.63071
109	C	139,663.64	1.86866	.95731	.64377	.48490
110	C	139,663.64	1.86866	.95731	.64377	.48490
111	A	131,303.97	1.75681	.90001	.60523	.45587
112	B	138,483.50	1.85287	.94922	.63833	.48080
113	E	185,497.20	2.48190	1.27148	.85503	.64403
114	E	185,497.20	2.48190	1.27148	.85503	.64403
115	A	131,303.97	1.75681	.90001	.60523	.45587
116	B	138,483.50	1.85287	.94922	.63833	.48080
117	C	139,663.64	1.86866	.95731	.64377	.48490
118	C	139,663.64	1.86866	.95731	.64377	.48490
119	D	181,661.54	2.43058	1.24518	.83735	.63071
120	A	131,303.97	1.75681	.90001	.60523	.45587
121	B	138,483.50	1.85287	.94922	.63833	.48080
TOTALS (Phase I)		\$7,473,984.69	99.99980	51.22971	34.45064	25.94889

FILED IN DEED - M BOOK 406 PAGE 1769  
FILED AT 085500 ON 11/05/84

EXHIBIT "C"

Apartment's Percentage of Undivided Interest in the Common Elements Upon Submission to the Regime of:

Phase & Apt. No.	Type of Apt.	Value for Statutory Purposes	Phase I	Phase II	Phase III Total	Phase IV Total
PHASE II:						
122	A	131,303.97	--	.90001	.60523	.45587
123	B	138,483.50	--	.94922	.63833	.48080
124	A	131,303.97	--	.90001	.60523	.45587
125	B	138,483.50	--	.94922	.63833	.48080
126	C	139,663.64	--	.95731	.64377	.48490
127	D	181,661.54	--	1.24518	.83735	.63071
128	A	131,303.97	--	.90001	.60523	.45587
129	B	138,483.50	--	.94922	.63833	.48080
130	A	131,303.97	--	.90001	.60523	.45587
131	B	138,483.50	--	.94922	.63833	.48080
132	D	181,661.54	--	1.24518	.83735	.63071
133	C	139,663.64	--	.95731	.64377	.48490
134	A	131,303.97	--	.90001	.60523	.45587
135	B	138,483.50	--	.94922	.63833	.48080
136	F	137,303.32	--	.94113	.63289	.47670
137	A	131,303.97	--	.90001	.60523	.45587
138	B	138,483.50	--	.94922	.63833	.48080
139	D	181,661.54	--	1.24518	.83735	.63071
140	C	139,663.64	--	.95731	.64377	.48490
141	A	131,303.97	--	.90001	.60523	.45587
142	B	138,483.50	--	.94922	.63833	.48080
143	A	131,303.97	--	.90001	.60523	.45587
144	B	138,483.50	--	.94922	.63833	.48080
145	F	137,303.32	--	.94113	.63289	.47670
146	A	131,303.97	--	.90001	.60523	.45587
147	B	138,483.50	--	.94922	.63833	.48080
148	C	139,663.64	--	.95731	.64377	.48490
149	D	181,661.54	--	1.24518	.83735	.63071
150	A	131,303.97	--	.90001	.60523	.45587
151	B	138,483.50	--	.94922	.63833	.48080
152	F	137,303.32	--	.94113	.63289	.47670
153	A	131,303.97	--	.90001	.60523	.45587
154	B	138,483.50	--	.94922	.63833	.48080
155	C	139,663.64	--	.95731	.64377	.48490
156	D	181,661.54	--	1.24518	.83735	.63071
157	A	131,303.97	--	.90001	.60523	.45587
158	B	138,483.50	--	.94922	.63833	.48080
159	A	131,303.97	--	.90001	.60523	.45587
160	B	138,483.50	--	.94922	.63833	.48080
161	A	131,303.97	--	.90001	.60523	.45587
162	B	138,483.50	--	.94922	.63833	.48080
163	C	139,663.64	--	.95731	.64377	.48490
164	D	181,661.54	--	1.24518	.83735	.63071
165	A	131,303.97	--	.90001	.60523	.45587
166	B	138,483.50	--	.94922	.63833	.48080
167	A	131,303.97	--	.90001	.60523	.45587
168	B	138,483.50	--	.94922	.63833	.48080
169	D	181,661.54	--	1.24518	.83735	.63071
170	C	139,663.64	--	.95731	.64377	.48490
171	F	137,303.32	--	.94113	.63289	.47670
TOTALS (Phases I and II)		\$14,589,073.75	99.99980	99.99934	67.24700	50.65168



EXHIBIT "C"

Apartment's Percentage of Undivided Interest in the Common Elements Upon Submission to the Regime of:

Phase & Apt. No.	Type of Apt.	Value for Statutory Purposes	Phase I	Phase II	Phase III Total	Phase IV Total
PHASE III						
172	A	131,303.97	--	--	.60523	.45587
173	B	138,483.50	--	--	.63833	.48080
174	D	181,661.54	--	--	.83735	.63071
175	A	131,303.97	--	--	.60523	.45587
176	B	138,483.50	--	--	.63833	.48080
177	G	137,303.32	--	--	.63289	.47670
178	A	131,303.97	--	--	.60523	.45587
179	B	138,483.50	--	--	.63833	.48080
180	D	181,661.54	--	--	.83735	.63071
181	H	139,663.64	--	--	.64377	.48490
182	A	131,303.97	--	--	.60523	.45587
183	B	138,483.50	--	--	.63833	.48080
184	A	131,303.97	--	--	.60523	.45587
185	B	138,483.50	--	--	.63833	.48080
186	A	131,303.97	--	--	.60523	.45587
187	B	138,483.50	--	--	.63833	.48080
188	A	131,303.97	--	--	.60523	.45587
189	B	138,483.50	--	--	.63833	.48080
190	H	139,663.64	--	--	.64377	.48490
191	D	181,661.54	--	--	.83735	.63071
192	A	131,303.97	--	--	.60523	.45587
193	B	138,483.50	--	--	.63833	.48080
194	G	137,303.32	--	--	.63289	.47670
195	A	131,303.97	--	--	.60523	.45587
196	B	138,483.50	--	--	.63833	.48080
197	H	139,663.64	--	--	.64377	.48490
198	D	181,661.54	--	--	.83735	.63071
199	A	131,303.97	--	--	.60523	.45587
200	B	138,483.50	--	--	.63833	.48080
201	A	131,303.97	--	--	.60523	.45587
202	B	138,483.50	--	--	.63833	.48080
203	D	181,661.54	--	--	.83735	.63071
204	H	139,663.64	--	--	.64377	.48490
205	A	131,303.97	--	--	.60523	.45587
206	B	138,483.50	--	--	.63833	.48080
207	A	131,303.97	--	--	.60523	.45587
208	B	138,483.50	--	--	.63833	.48080
209	A	131,303.97	--	--	.60523	.45587
210	B	138,483.50	--	--	.63833	.48080
211	D	181,661.54	--	--	.83735	.63071
212	A	131,303.97	--	--	.60523	.45587
213	B	138,483.50	--	--	.63833	.48080
214	G	137,303.32	--	--	.63289	.47670
215	A	131,303.97	--	--	.60523	.45587
216	B	138,483.50	--	--	.63833	.48080
217	D	181,661.54	--	--	.83735	.63071
218	H	139,663.64	--	--	.64377	.48490
219	A	131,303.97	--	--	.60523	.45587
220	B	138,483.50	--	--	.63833	.48080
221	G	137,303.32	--	--	.63289	.47670
TOTALS		\$21,694,623.00	99.99980	99.99934	99.99938	75.32134
[Phases I, II, and III]						

EXHIBIT "C"

Apartment's Percentage of Undivided Interest in the Common Elements Upon Submission to the Regime of:

Phase & Apt. No.	Type of Apt.	Value for Statutory Purposes	Phase I	Phase II	Phase III Total	Phase IV Total
PHASE IV						
222	A	131,303.97	--	--	--	.45587
223	B	138,483.50	--	--	--	.48080
224	D	181,661.54	--	--	--	.63071
225	H	139,663.64	--	--	--	.48490
226	A	131,303.97	--	--	--	.45587
227	B	138,483.50	--	--	--	.48080
228	A	131,303.97	--	--	--	.45587
229	B	138,483.50	--	--	--	.48080
230	A	131,303.97	--	--	--	.45587
231	B	138,483.50	--	--	--	.48080
232	A	131,303.97	--	--	--	.45587
233	B	138,483.50	--	--	--	.48080
234	H	139,663.64	--	--	--	.48490
235	D	181,661.54	--	--	--	.63071
236	A	131,303.97	--	--	--	.45587
237	B	138,483.50	--	--	--	.48080
238	A	131,303.97	--	--	--	.45587
239	B	138,483.50	--	--	--	.48080
240	D	181,661.54	--	--	--	.63071
241	H	139,663.64	--	--	--	.48490
242	G	137,303.32	--	--	--	.47670
243	A	131,303.97	--	--	--	.45587
244	B	138,483.50	--	--	--	.48080
245	D	181,661.54	--	--	--	.63071
246	A	131,303.97	--	--	--	.45587
247	B	138,483.50	--	--	--	.48080
248	G	137,303.32	--	--	--	.47670
249	A	131,303.97	--	--	--	.45587
250	B	138,483.50	--	--	--	.48080
251	D	181,661.54	--	--	--	.63071
252	H	139,663.64	--	--	--	.48490
253	A	131,303.97	--	--	--	.45587
254	B	138,483.50	--	--	--	.48080
255	A	131,303.97	--	--	--	.45587
256	B	138,483.50	--	--	--	.48080
257	A	131,303.97	--	--	--	.45587
258	B	138,483.50	--	--	--	.48080
259	D	181,661.54	--	--	--	.63071
260	H	139,663.64	--	--	--	.48490
261	A	131,303.97	--	--	--	.45587
262	B	138,483.50	--	--	--	.48080
263	G	137,303.32	--	--	--	.47670
264	A	131,303.97	--	--	--	.45587
265	B	138,483.50	--	--	--	.48080
266	D	181,661.54	--	--	--	.63071
267	H	139,663.64	--	--	--	.48490
268	A	131,303.97	--	--	--	.45587
269	B	138,483.50	--	--	--	.48080
270	A	131,303.97	--	--	--	.45587
271	B	138,483.50	--	--	--	.48080
TOTALS		\$28,802,532.57	99.99980	99.99934	99.99938	99.99920
		[Phases I, II, III and IV Total]				

RECORDED THIS 5th OF November 1984  
 IN BOOK 8 PAGE 1103  
 FEES, \$ May A. Gray  
 BEAUFORT COUNTY, S. C.  
 Auditor

H. H. Co. attention Nancy Olah  
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