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33629

328

STATE OF SOUTH CAROLINA	)	
	)	
COUNTY OF BEAUFORT	)	
	)	
THE GATHERING ASSOCIATES, L.P.)	)	
A South Carolina Limited	)	
Partnership	)	
	)	
TO	)	AMENDMENT
	)	TO MASTER DEED OF
	)	THE GATHERINGS HORIZONTAL
THE GATHERINGS HORIZONTAL	)	PROPERTY Regime I
PROPERTY REGIME I	)	FOR LV (55)
	)	(Units 90 and 93
	)	Black Watch Drive)

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

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

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

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

WHEREAS, on or about September 29, 1988, the original Grantor conveyed a portion of said future phase property unto The Gatherings Associates, L.P., a South Carolina limited partnership (the Declarant herein) by virtue of a deed dated September 29, 1988, and

BEAUFORT COUNTY TAX MAP REFERENCE

Dist.	Map	Submap	Parcel	Block
600	41		201	

198

recorded in the RMC Office for Beaufort County, South Carolina, in Deed Book 512 at Page 355; and,

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

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

WHEREAS, the Declarant herein has filed Amendments to Master Deed which have had the effect of adding Phases XLVIII (48) through LIV (54), the last Amendment having been filed for Phase LIV (54) on June 7, 1994, in ORB 704 at Page 699, et seq.; and,

WHEREAS, it is the intent and desire of Grantor herein to further amend the Master Deed pursuant to its reserved rights so as to add Phase LV (55) to The Gatherings Horizontal Property Regime I.

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

1. **RECITALS**: The hereinabove recitals are hereby incorporated by reference in this Amendment.

2. **DEFINITION OF DECLARANT**: For purposes of this Amendment, The Gatherings Associates, L.P. is referred to as the "Declarant." "Declarant" shall have the same meaning as "Grantor" as set forth in the original Master Deed.

3. **GENERAL NARRATIVE**: As noted above in the recitals, the Declarant herein is an assignee of the original Grantor under The Gatherings Horizontal Property Regime I. The Declarant has engaged in site redesign and land planning with respect to the development of the balance of the real property which was conveyed by Grantor as referenced above. Declarant has also modified the building type, construction techniques, and floor plans. The architectural drawings for Phase XLVIII (48) and certain subsequent phase units, including Phases XLVIX (49) and L (50), were prepared by G. Wayne Windham, A.I.A., of the Dolphin Corporation

Architectural Design Group. Accordingly, a full set of said floor plans for the revised units were attached as an exhibit to the last Amendment to Master Deed. The architectural drawings for the within Phase LV (55), have also been modified as to building type and floor plans. Said floor plans were prepared by Longworth Design Builders, Inc. A full set of the floor plans is attached to this Amendment as hereinafter described. Any further modifications will be noted in subsequent Amendments. Despite the change in floor plans and site layout so as to provide for single-unit buildings as shown for this Phase, the Declarant herein is maintaining the original intent of the Grantor that all units within the Regime shall bear the common expenses equally so that the percentage interest of each unit is identical. As reserved in the original Master Deed, the above floor plans and other design criteria may be modified by Declarant, or its successors, for future phases.

4. CREATION PHASE LV (55): Declarant does hereby elect to exercise and does hereby exercise the options and rights hereinabove referred to and more particularly set forth in the Master Deed of The Gatherings Horizontal Property Regime I recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Deed Book 404 at Page 622, et seq., to amend said Master Deed to include the Phase LV (55) property more particularly described and set forth in **EXHIBIT "A"** hereto as a part of the Regime in such a way that, effective upon the filing of this Amendment, the property included in The Gatherings Horizontal Property Regime I shall be as described in **EXHIBIT "B"** hereto, which description includes the Phase I through Phase LV (55) properties. Further, Exhibit "B-1" reflects the remaining acreage owned by Declarant which may be the subject of future phases and subsequent Amendments.

5. LAND: Declarant is the sole owner of the land described in **EXHIBIT "A"** herein, which land is shown on plats prepared by Horizon Surveying Associates, which are shown as **EXHIBIT "C"** to this Amendment attached hereto and incorporated herein.

6. PHASE LV (55) PROPERTY; REGIME: Declarant, by duly executing this Amendment to the Master Deed, does hereby submit the Land referred to in Paragraph 5, together with the building 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, as amended, and the provisions of the Horizontal Property Act of the State of South Carolina (hereinafter the "Act"), and does hereby state that it proposes to make the property a part of The Gatherings Horizontal Property Regime I to be governed by the provisions of the aforementioned Master Deed, as amended, and the provisions of the Horizontal Property Act of South Carolina.

7. IMPROVEMENTS: The improvements constructed on and forming a part of the Property are constructed in accordance with the floor plans identified as EXHIBIT "D" to this Amendment for Phase LV (55), which floor plans are incorporated herein by reference. Said plans were prepared by Longworth Design Builders, Inc. Also attached to this Amendment as EXHIBIT "E" is a Certificate by a registered professional engineer that the buildings constructed on the Phase LV (55) Property, were constructed substantially in accordance with said plans.

8. UNITS:

8.1 General Description. The property within Phase LV (55) which is being added to and combined with Phases I through LIV (54) of the Regime includes two (2) two (2) story buildings each containing one (1) individual dwelling unit (hereinafter referred to as "Unit") which is to be used for residential purposes. The buildings were built in a wood frame construction method, with an asphalt shingle roof. All interior and exterior walls are constructed with wood studs with plywood sheathing and beveled cypress wood exterior with gypsum board interior. The Unit is capable of individual utilization on account of having its 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 Regime described above, 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.

8.2 Unit Numbers. Said Units are numbered 90 and 93 and are also known as 90 and 93 Black Watch Drive, Bluffton, South Carolina 29910.

8.3 Walk Through Description: A "walk through" description of the Units is as follows:

Each Unit is a single family dwelling raised to an elevation of approximately 9 feet with parking below the first floor. The parking area has a concrete floor and over 7.5 feet of headroom.

Each unit has two floors, Unit 90 having approximately 980 square feet on the first floor and approximately 540 square feet on the second floor, totaling 1520 square feet; Unit 93 having approximately 790 square feet on the first floor and approximately 790 square feet on the second floor, totaling 1580 square feet.

Unit 90 contains a total gross heated area of approximately 1520 square feet on two (2) floors. The first floor consists of a foyer, a great room, dining room, kitchen, storage area, laundry room (closet), powder room and master bedroom suite with master

bath and walk-in closet. Access to the unit is gained from an external stairway leading from a front sidewalk to an entry porch, as well as an internal stairway from the garage area. A stairway leads to the second floor from the first level entry foyer.

Unit 93 contains a total gross heated area of approximately 1580 square feet on two (2) floors. The first floor consists of an entry foyer, living/family room, kitchen, dining room, breakfast room, laundry with pantry and a powder room. The second floor consists of a master bedroom suite with master bath, including separate shower stall and double lavatories and walk-in closet, bedrooms 2 and 3 and a second bathroom. Access to the unit is gained from an external stairway leading from a front sidewalk to an entry porch, as well as an internal stairway from the garage area. A stairway leads to the second floor from the first level entry foyer. There is an exterior deck off the living/family room.

8.4 Owners' Responsibilities for Maintenance and Repair:

In the event that the Association determines that any Owner has failed or refused to discharge properly his obligations with respect to the maintenance, cleaning, repair or replacement of items for which he is responsible under the Master Deed, as amended, then, in that event, except in the event of an emergency situation, the Association shall give such Owner written notice of the Association's intent to provide such necessary maintenance, cleaning, repair or replacement at such Owner's sole cost and expense, and setting forth with reasonable particularity the maintenance, cleaning, repair or replacement deemed necessary.

Except in the event of emergency situation, such Owner shall have fifteen (15) days in which to complete said maintenance, cleaning, repair or replacement in a good and workmanlike manner or, in the event that such maintenance, cleaning, repair or replacement is not capable of completion within said fifteen (15) day period, to commence said maintenance, cleaning, repair or replacement and diligently proceed to complete said maintenance, cleaning, repair or replacement in a good and workmanlike manner.

In the event of emergency situations or the failure of any Owner to comply with the provisions hereof after such notice, the Association may provide any such maintenance, cleaning, repair or replacement at such Owner's sole cost and expense, and said cost shall be added to and become a part of the assessment to which such Owner and his Unit are subject and shall become a lien against such Unit as provided in the Master Deed and By-Laws of The Gatherings Horizontal Property Regime I.

By virtue of the above, the Association in no way accepts any duty or obligation to perform items of maintenance and repair which are the responsibility of Owners, and any actions taken pursuant to this policy shall be at the discretion of the Association and its Board.

9. ACREAGE (This Phase): The Property comprising Phase LV (55) and being hereby added to the Property of the Regime has a total of 0.42 acres.

10. TOTAL PROPERTY (Combined): The Gatherings Horizontal Property Regime I, subsequent to the filing of this Amendment and including the Phase I through LV (55) properties, will consist of a total of seventy (70) Units on property which has been heretofore defined in the original Master Deed, previous Amendments, and in this Amendment.

11. COMMON ELEMENTS: The common elements of the Phase LV (55) property will be generally as defined in the Act and in the original Master Deed and include the following:

11.1 The General Common Elements:

11.1.1 The Property, excluding the limited common elements and the Unit, and including, but not limited to the land on which the Unit is constructed, the foundations, roofs, gutters, exterior siding, and finish, fascia, sheathing, perimeter walls, walls and partitions separating units, foundation cross beams, external stair towers, and landings, service yard gates, walls separating Unit, load-bearing interior walls, slabs, concrete floors, mechanical chases, pipes, flues, wires, conduits, air ducts, and public utility lines located within floors or elsewhere in the building other than within the Unit, including the space actually occupied by the above.

11.1.2 The security gazebo, recreational area and facilities, all parking areas, street signs, storm drainage, retention ponds, gutters, mailbox receptacles and area, and retaining walls located on the Property.

11.1.3 All roads, ramps, walkways, paths, trees, shrubs, yards, service yards (except such parts as are designated as limited common elements), irrigation systems, gardens, etc.

11.1.4 All installations, and area occupying same, outside of the Unit for services such as power, light, telephone, television, water and other similar utilities.

11.1.5 All sewer, drainage and irrigation pipes, excluding those which are the property of the utility company.

11.1.6 Such easements as described in **EXHIBIT "A"** to this Amendment and those easements through the Unit for conduits, pipes, ducts, plumbing, wiring and other facilities for the furnishing of utility services to Unit, general common elements and limited common elements and easements for access, maintenance, repair, reconstruction or replacement of structural members, equipment, installations and appurtenances, and for all other

service necessary or convenient to the existence, maintenance, safety and use of the property, whether or not such easements are erected during construction of the condominium property or during reconstruction of all or any part thereof, except such easements as may be defined as "Limited Common Elements."

11.1.7 All areas not designated as a limited common element and not lying within the boundary of a Unit and all other elements of the Property constructed or to be constructed on the Property, rationally of common use or necessary to the existence, upkeep and safety of the Property and in general all other devices or installations existing for common use.

11.2 Combined Common Elements: The Common Elements of the Property, both General and Limited, and including the Phase I through Phase LV (55) Property, shall be as set forth in the Master Deed, the provisions of which are incorporated herein and made a part hereof in the same manner as if the same were expressly set forth herein except as herein modified or amended.

12. PERCENTAGE OF INTEREST IN UNITS: The percentage of title and interest appurtenant to each Unit and the Unit Owner's title and interest in the Common Elements (both General and Limited) of the Property (Phase I through Phase LV (55)) of the Regime and their share in the profits and common monthly expenses as well as proportionate representation for voting purposes in the meetings of The Gatherings Homeowners' Association, Inc. (hereinafter usually referred to as "Association") of the Regime is based upon the proportionate value of each Unit to the value of the total Property (all Phases) as set forth in EXHIBIT "D" to the original Master Deed and, effective with the filing of this Amendment, shall be 1.428%, determined by dividing seventy (70) Units into one hundred percent (100%). 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 shall not be altered without the acquiescence of the co-owners representing the Unit expressed in a duly recorded amendment to the Master Deed for said Regime or by an amendment filed by the Declarant in accordance with the reservations set forth in the Master Deed.

13. REAFFIRMATION OF MASTER DEED PROVISIONS: As the sole purpose of this Amendment is to add the Phase LV (55) Property to The Gatherings Horizontal Property Regime I so as to make it an integral part of said Regime, all provisions of the Master Deed, as recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina which are not modified herein, are expressly incorporated into and reaffirmed by this Amendment in the same manner as if the same were expressly set forth herein. Specifically referenced are the reservation of rights of the Declarant to add additional Units to the Regime pursuant to said Master Deed and any amendments to said Master Deed. This Amendment

is intended to comply with the provisions of the aforementioned Master Deed, as amended, 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.

14. **EXHIBITS:** All Exhibits to this Amendment to Master Deed shall be an integral part of this instrument.

IN WITNESS WHEREOF, THE GATHERINGS ASSOCIATES, L.P. has caused these presents to be executed this 2nd day of October, in the year of Our Lord One Thousand Nine Hundred Ninety-Five and in the Two Hundred and Twentieth Year of the Sovereignty and Independence of the United States of America.

Signed, Sealed & Delivered
in the Presence of:

THE GATHERINGS ASSOCIATES, L.P.
A South Carolina Limited Partnership
By: **HILTON HEAD PLANTATION REAL
ESTATE COMPANY, INC., its
general partner**

By: [Signature]
Robert T. Kolb, President

Attest: [Signature]
James H. Nicksa

Patricia Wirth
Terese C. Gault

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

P R O B A T E

BEFORE ME PERSONALLY APPEARED PATRICIA C. WIRTH, who states on oath that s/he saw the within named **HILTON HEAD PLANTATION REAL ESTATE COMPANY, INC., GENERAL PARTNER FOR THE GATHERINGS ASSOCIATES, L.P.**, by Robert T. Kolb, its President and James H. Nicksa, as its VICE PRESIDENT, as its act and deed, sign, seal and deliver the within instrument, that s/he with TERESE C. GAULT witnessed the execution thereof.

Patricia Wirth

SWORN to before me this 28th
day of September, 1995.

Terese C. Gault (L.S.)
Notary Public for South Carolina
My Commission Expires: 3/23/99

rmf/csg:kdw:gatherings:amend-55.md

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

<u>Exhibit</u>	<u>Description</u>
"A"	Legal Description Phase LV (55) Lands
"B"	Legal Description (Phase I Through Phase LV (55) Land) and Future Phase Property
"C"	As Built Survey of Phase LV (55) Lands
"D"	Floor Plans for Phase LV (55) Units
"E"	Engineer's Certificates

rmd/csg:kdw:gatherings:amend-55.md

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

LEGAL DESCRIPTION OF LAND

All those certain pieces, parcels or tracts of land situated, lying and being in Bluffton Township, Beaufort County, South Carolina, containing 0.20 acres and 0.22 acres, more or less, and being more particularly shown and described as Unit 90 Black Watch Drive and Unit 93 Black Watch Drive, respectively, comprising Phase LV (55) of The Gatherings Horizontal Property Regime I, on two separate plats, the first entitled "Unit 93 Black Watch Drive, The Gatherings, Horizontal Property Regime, Phase 55, Bluffton, Beaufort County, South Carolina," said plat prepared by Horizon Surveying Associates, Michael A. Mack, P.L.S. #12244, which plat is dated September 207, 1995 and recorded in the RMC Office for Beaufort County, South Carolina, in Plat Book 54 at Page 47; the second which is entitled "Unit 90 Black Watch Drive, The Gatherings, Horizontal Property Regime, Phase 55, Bluffton, Beaufort County, South Carolina," said plat prepared by Horizon Surveying Associates, Michael A. Mack, P.L.S. #12244, which plat is dated September 27, 1995 and recorded in the RMC Office for Beaufort County, South Carolina, in Plat Book 54 at Page 48. Said property is described as to the courses and distances, metes and bounds, as follows:

The Point of Beginning for the 0.20 acre parcel shall be the iron pin found on the southwesternmost corner of the property where the property intersects with Lot 92 and the right-of-way known as Black Watch Drive; proceeding from said Point of Beginning N32°59'43"E to an iron pin; thence proceeding S66°53'50"E for a distance of 11.96 feet to an iron pin; thence proceeding S79°42'34"E for a distance of 25.22 feet to an iron pin; thence proceeding N89°56'55"E for a distance of 3.16 feet to an iron pin; thence proceeding S12°37'35"E for a distance of 105.39 feet to an iron pin; thence proceeding N84°45'00"W for a distance of 127.70 feet to an iron pin, which iron pin marks the **Point of Beginning**.

The Point of Beginning for the 0.22 acre parcel shall be the iron pin on the southwesternmost point of the property where said property intersects with lands now or formerly belonging to Winfred U. Blount and the right-of-way known as Black Watch Drive; proceeding from said **Point of Beginning** N32°56'12"E for a distance of 150 feet to concrete monument; thence proceeding S56°58'18"E for a distance of 65 feet to an iron pin; thence proceeding S32°56'22"W for a distance of 149.93 feet to an

iron pin; thence proceeding N59°40'25"W for a distance of 65.06 feet to an iron pin which marks the **Point of Beginning**.

If there be any discrepancies between the above courses and distances description and the aforementioned platS of record, said platS shall be controlling.

The property intended to be described herein is a portion of the same property conveyed to the within Grantor by deed of The Gatherings, Inc. dated September 28, 1989, and recorded in the RMC Office for Beaufort County, South Carolina, in Deed Book 512 at Page 355.

SAVE AND EXCEPT THEREFROM, the right of ingress and egress unto the Grantor herein, its successors, assigns and grantees.

FURTHER, SAVE AND EXCEPT THEREFROM, the right of ingress and egress over and across all walkways shown on the above described plat, said reservation being unto the Grantor herein its successors and assigns and grantees.

FURTHER, SAVE AND EXCEPT from the above-described 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 station or other equipment or facilities located thereon, together with an easement to such lines, equipment or facilities to allow for the maintenance, 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.

FURTHER, the Grantor expressly reserves the right to improve the Property by completion of construction, improvement to the Units as needed, clearing, constructing parking facilities on the presently unimproved portions of, and adjacent to, the Property, said parking facilities on the Property to be utilized for future phases as well as previous phases, if applicable, pertaining to The Gatherings Horizontal Property Regime I.

FURTHER, Grantor expressly reserves the right to install lines, equipment and facilities for utility purposes and to grant easements over the Property for the installation of additional lines, equipment or facilities for utility or drainage purposes from time to time.

FURTHER, Grantor reserves the right to locate future phase buildings on a portion of the Common Elements of the Regime so as to produce an overall positive site plan for the project once completed.

FURTHER, Grantor does likewise reserve unto itself, its successors or assigns the right to grant similar easements as described

Exhibit "A" Second Amendment to Master Deed The Gatherings
Horizontal Property Regime I - Page 2

hereinabove to future phases of The Gatherings Horizontal Property Regime I over and across the Property.

FURTHER, SAVE AND EXCEPT the express reservation of an easement appurtenant in favor of the Grantor herein for the use of any recreational amenities now and hereafter existing located on the Recreational Area, as described in the Master Deed and earlier Amendments, if any, thereto, and any future Recreational Areas, said easement to be appurtenant to the Phase LV (55) Property as more particularly described with reference to EXHIBIT "B" attached to this Amendment to Master Deed, whether or not said properties become a part of The Gatherings Horizontal Property Regime I; it being further understood that Grantor expressly reserves the right to grant an easement of use of said amenities to its successors and assigns.

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

rmd/csg:kdw:gatherings:amend.exe

EXHIBIT "B"
TO AMENDMENT TO MASTER DEED
OF
THE GATHERINGS HORIZONTAL PROPERTY REGIME I
LEGAL DESCRIPTION OF PHASE I
THROUGH PHASE LV (55) LAND

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 Phases I through XXXXVII (47) as shown on that plat surveyed for The Gatherings, Inc. by Sea Island Engineering, Inc., Benjamin Wilson, S.C.R.L.S. #5424 dated September 14, 1984, and last revised August 15, 1988, said plat having been recorded in the RMC Office for Beaufort County, South Carolina in Plat Book 33 at Page 202; and,

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

ALSO, ALL that certain piece, parcel or tract of land comprising Phase LV (55) with all improvements thereon, said property being more fully described with reference to the plats attached hereto and incorporated herein as Exhibit "C" which plats are recorded in the RMC Office for Beaufort County, South Carolina, in Plat Book 54 at Pages 47 and 48.

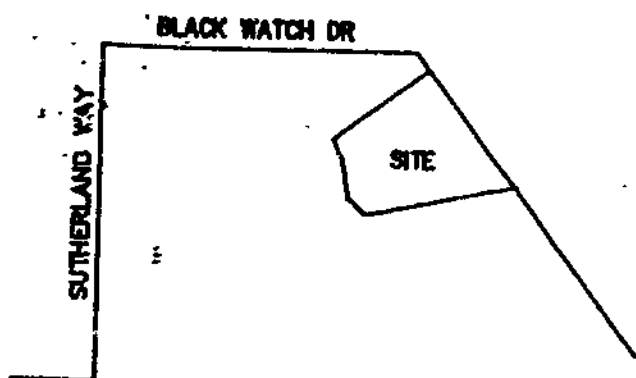
For a more detailed description as to metes and bounds, courses and distances of said phases, reference is made to the above mentioned plats of record.

EXHIBIT "B-1"
FUTURE PHASE PROPERTY

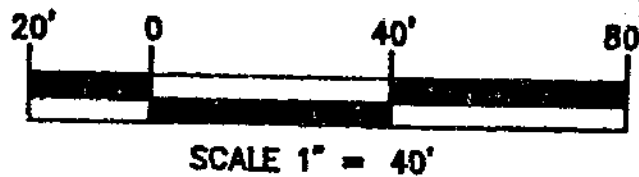
The future phase property of Declarant referenced in this Amendment is more particularly described with reference to that certain deed from The Gatherings, Inc. in favor of Declarant, said deed dated September 28, 1989, and recorded September 30, 1989, in the RMC Office for Beaufort County, South Carolina, in Deed Book 512 at Page 355, said property being described as the 2.179 acre Parcel A, 5.606 acre Parcel B, 0.175 acre Parcel C, and 0.135 acre Parcel D, save and except therefrom the Phases XLVIII (48) through Phase LV (55) Property.

rmd/csg:kdw:gatherings:amend.exb

EXHIBIT "C"

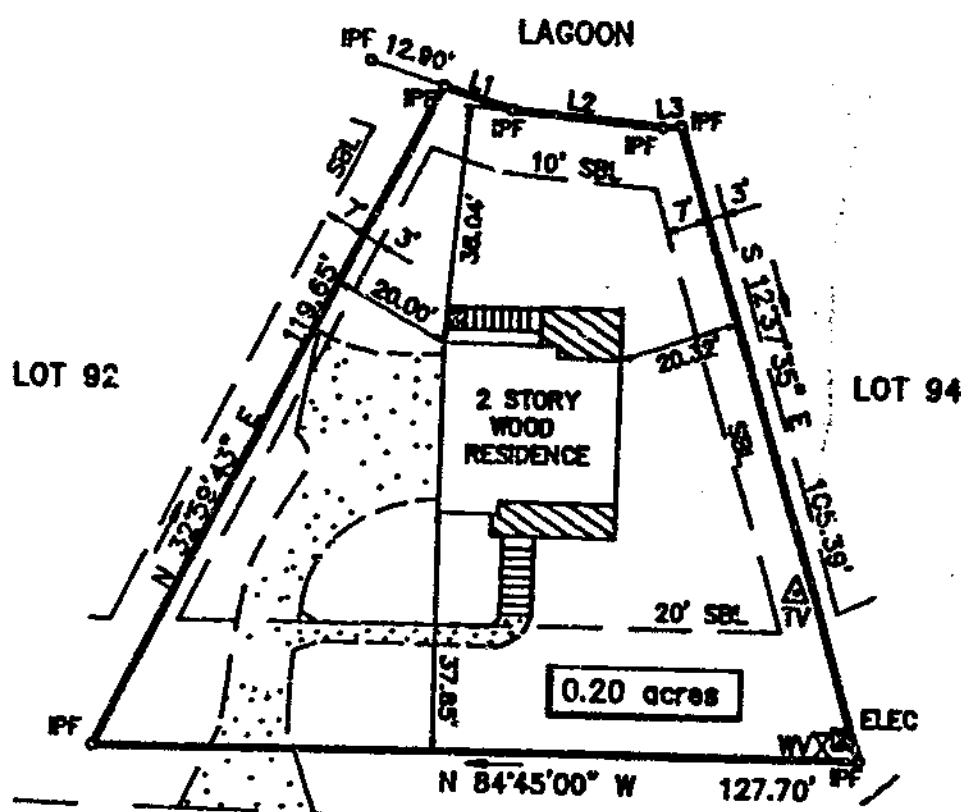


VICINITY MAP
NOT TO SCALE



341

LINE	DIRECTION	DISTANCE
L1	S 66°53'50" E	11.96'
L2	S 79°42'34" E	25.22'
L3	N 89°56'55" E	3.16'



EXHIBIT

BLACK WATCH DRIVE 40' R/W

The development shown hereon is exempt from the requirements of the Beaufort County Development Standards Ordinance, Chapter 2, Article 2, Section 2.2.2 (1) of the Code of Ordinances, as amended, by Ordinance 28 Sept. 1995, passed by the Beaufort County Council, at a Public Hearing.

PLAT BOOK 54
PAGE 41
DATE 09-20-95

REVISION:

1) CHANGED LEGAL DESCRIPTION 9/26/95 (gh)

REFERENCE:

THE GATHERINGS, PARCEL 'B', SUB PARCEL B-2.
BY SEA ISLAND ENGINEERING, DATED 1/16/90

IPS ● IRON PIN SET
IPF ○ IRON PIN FOUND
CONC. O. □ CONCRETE MONUMENT FOUND
CONC. N. ■ CONCRETE MONUMENT SET
TEL ○ TELEPHONE BOX
SBL SETBACK LINE

PP ⚡ POWER POLE
WOOD DECK
—OE— OVERHEAD ELECTRIC LINE
CONCRETE PAVING
EP — EDGE OF PAVEMENT
—S— SEWER LATERAL

ELEC □ ELECTRIC TRANSFORMER
—X—X— FENCE
TV □ CABLE TV BOX
WV □ WATER VALVE
FH □ FIRE HYDRANT
—W— WATER LATERAL



CLOSING SURVEY OF:
UNIT 93 BLACK WATCH DRIVE
THE GATHERINGS, HORIZONTAL PROPERTY REGIME, PHASE 55
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA
FOR: BRAD & SHANNON BLAKE

THIS PROPERTY LIES IN FEDERAL FLOOD ZONE A-8
FLOOD INSURANCE RATE MAP COMM. # 450025, PANEL 115-D
DATED 9/29/86 MINIMUM ELEVATION 15.0'

ONLY EASEMENTS SHOWN ON REFERENCE PLAT ARE SHOWN HEREON.

THERE ARE NO ENCROACHMENTS APPARENT OR VISIBLE OTHER THAN SHOWN.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

Michael A. Mack
MICHAEL A. MACK P.L.S. 12244



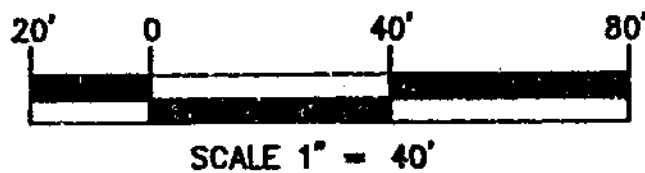
HORIZON SURVEYING ASSOCIATES
POST OFFICE BOX 834 BLUFFTON, S.C. 29910
PHONE (803) 757-2380

PROJECT NO. 995355

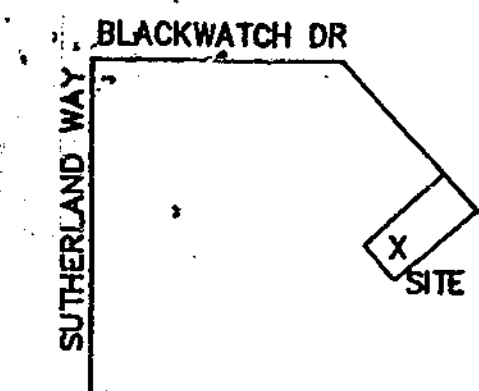
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600/41/158

EXHIBIT "C"

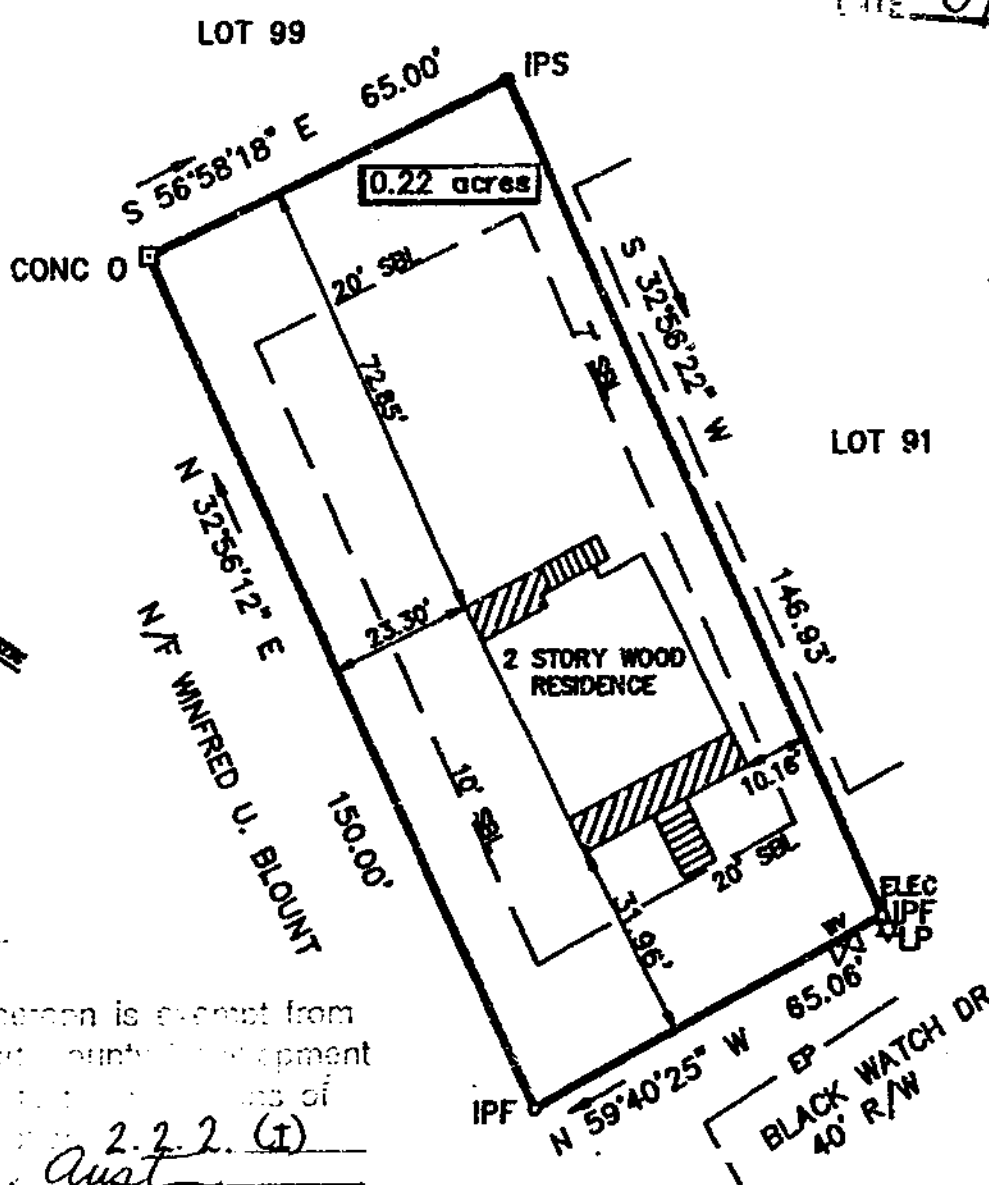


342



VICINITY MAP
NOT TO SCALE

BOOK 54
PAGE 48
DATE 09-28-95



EXEMPT

The development plan shown hereon is exempt from the requirements of the Beaufort County Development Standards Ordinance according to the provisions of Article 2 of the Ordinance.
Certified by William A. Aust
Date 28 Sept 1995
Beaufort County Development Review Committee

REFERENCE:

THE GATHERINGS, PARCEL 'B', SUB PARCEL B-2.
BY SEA ISLAND ENGINEERING, DATED 1/16/90

IP S IRON PIN SET
IP O IRON PIN FOUND
CONC. O CONCRETE MONUMENT FOUND
CONC. H CONCRETE MONUMENT SET
TEL O TELEPHONE BOX
SEL SETBACK LINE

PP POWER POLE
WOOD DECK
OE OVERHEAD ELECTRIC LINE
CONCRETE PAVING
EP EDGE OF PAVEMENT
SEWER LATERAL

ELEC ELECTRIC TRANSFORMER
FENCE
TV CABLE TV BOX
WV WATER VALVE
FH FIRE HYDRANT
WATER LATERAL



SEPTEMBER 27, 1995

CLOSING SURVEY OF:
UNIT 90 BLACK WATCH DRIVE
THE GATHERINGS, HORIZONTAL PROPERTY REGIME, PHASE 55
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA
FOR: PATRICK & KARLA REILLY

THIS PROPERTY LIES IN FEDERAL FLOOD ZONE A-8.
FLOOD INSURANCE RATE MAP COMM. # 450025, PANEL 115-D.
DATED 9/29/86 MINIMUM ELEVATION 15.0'

ONLY EASEMENTS SHOWN ON REFERENCE PLAT ARE SHOWN HEREON.

THERE ARE NO ENCROACHMENTS APPARENT OR VISIBLE OTHER THAN SHOWN.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

MICHAEL A. MACK P.L.S. 12244



600/41/158

HORIZON SURVEYING ASSOCIATES
POST OFFICE BOX 834 BLUFFTON, S.C. 29910
PHONE (803) 757-2380

PROJECT NO. 995156

DISK 125

EXHIBIT "D"
TO AMENDMENT TO MASTER DEED
OF
THE GATHERINGS HORIZONTAL PROPERTY REGIME I
FLOOR PLANS FOR PHASE LV (55) UNITS

The following is the language for Exhibit D:

Attached hereto and incorporated herein are floor plans and elevations for The Gatherings Phase LV (55) Units as prepared by Ron Tuttle, Architect. The following sheets are attached:

<u>Sheet Nos.</u>	<u>Description</u>
A-1	Unit 90 - Foundation of First Floor Framing Plan
A-2	Unit 90 - Front and Right Side Elevations/First and Second Living Level Floor Plans
A-3	Unit 90 - Rear and Left Side Elevations
A-4	Unit 90 - Elevations and Electrical Plans
1	Unit 93 - Foundation and First Floor Framing Plans
2	Unit 93 - Front Elevation and First and Upper Level Living Plans
3	Unit 93 - Rear, Left and Right Side Elevations
4	Unit 93 - First and Second Floor Electrical Plans

rmd/csg:kdw:gatherings:amend.exd

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RESIDENTIAL PLANNING & DESIGN
LAND PLANNING & DEVELOPMENT
CONSTRUCTION ANALYSIS & MANAGEMENT



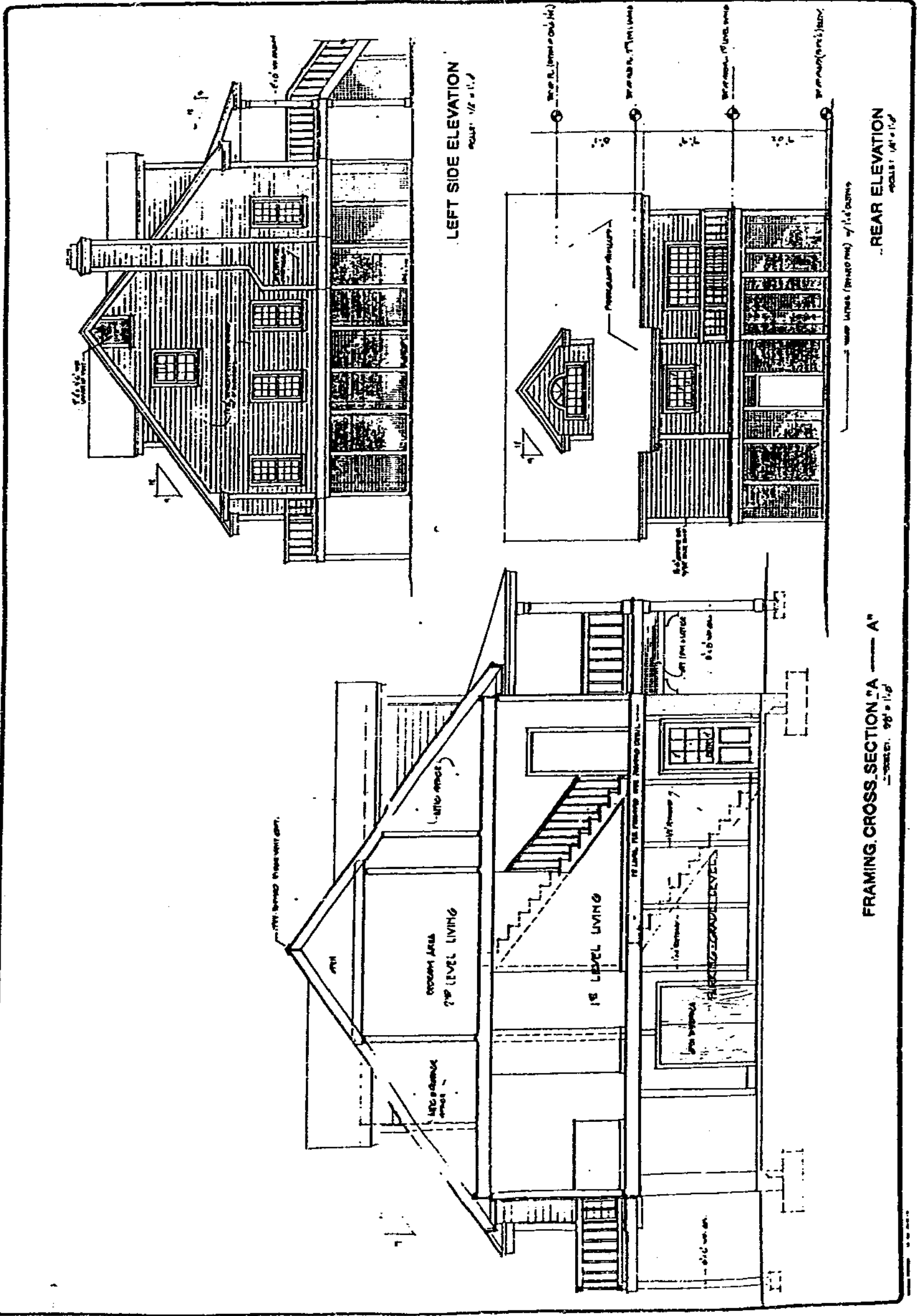
CONCEPT

1. LOW COUNTRY COTTAGE I

PO BOX 123 • WILSON HEAD BLVD. MC JENNIS • 29054-0123

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A-3



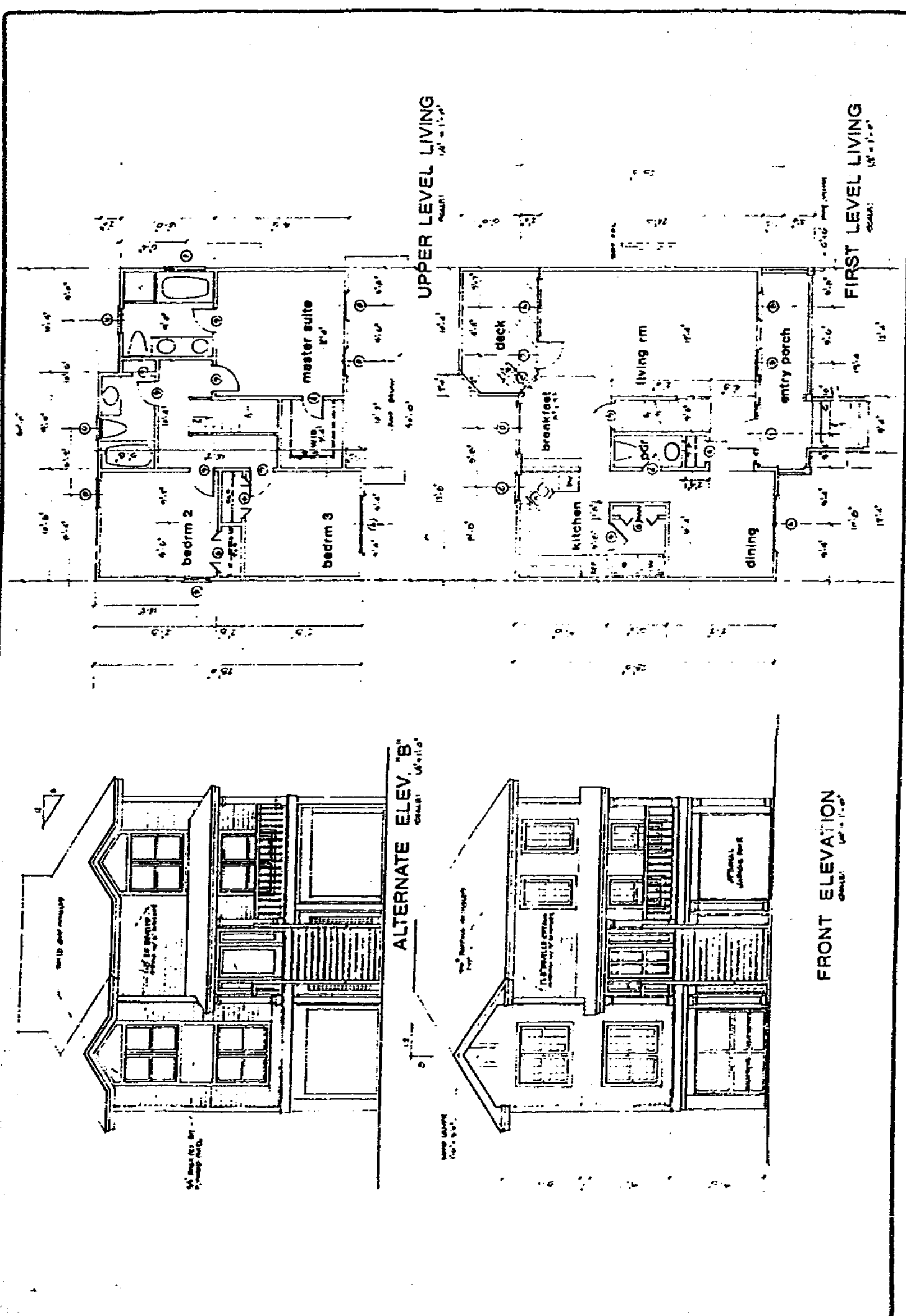
[illegible]

THE "CHARLESTON II"

RESIDENTIAL PLANNING & DESIGN
LAND PLANNING & DEVELOPMENT
CONSTRUCTION ANALYSIS & MANAGEMENT

4000 WEST 10TH AVENUE, SUITE 200, DENVER, COLORADO 80202

2



DATE	
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THE "CHARLESTON II"

CONCEPT

RESIDENTIAL PLANNING & DESIGN
LAND PLANNING & DEVELOPMENT
CONSTRUCTION ANALYSIS & MANAGEMENT

PO BOX 2003 - HAZEN LEAD BLADE, NC 27525 - 919-486-5238

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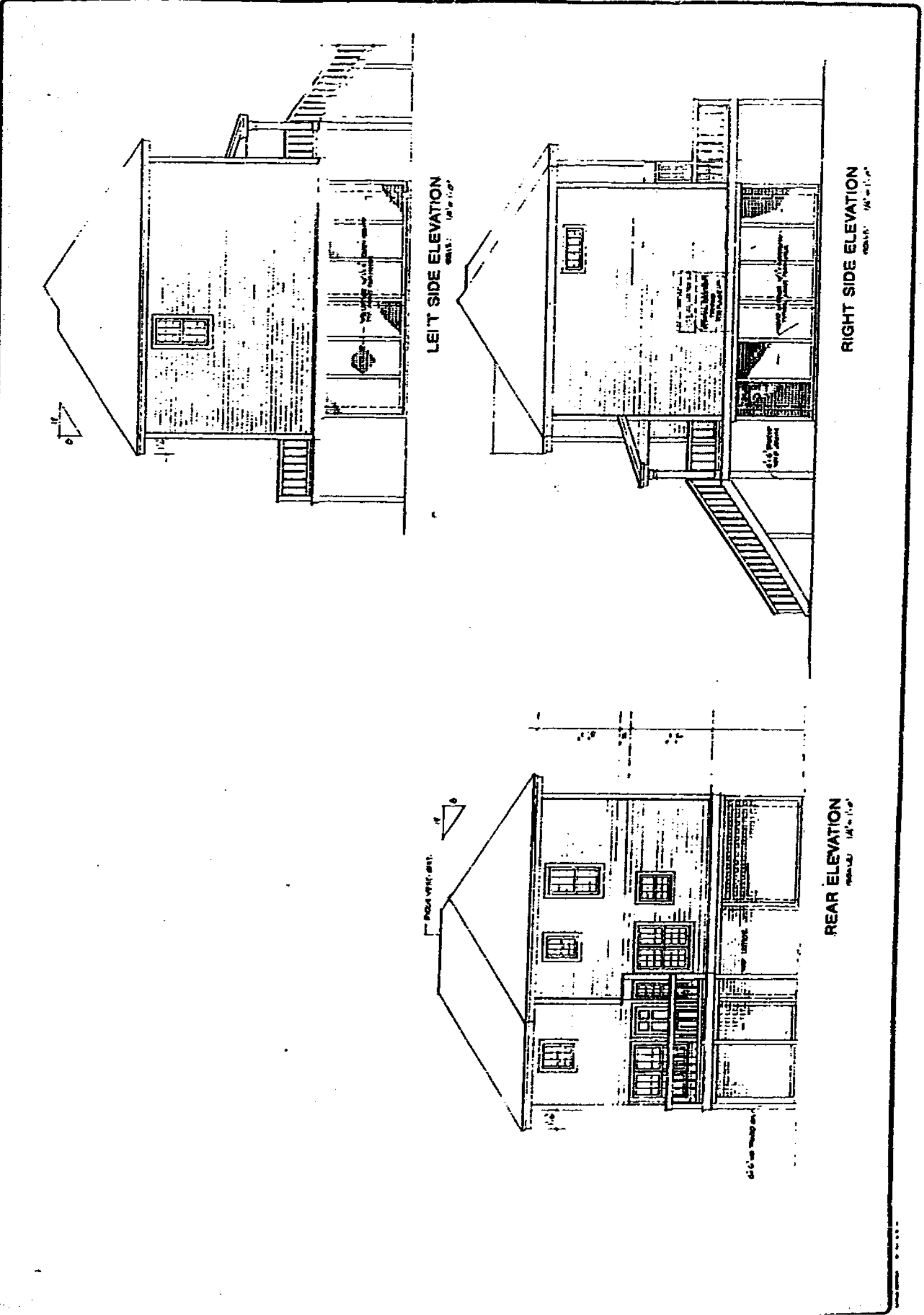
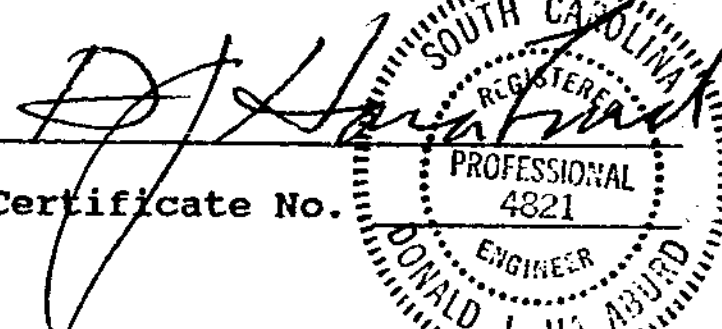


EXHIBIT "E"
TO AMENDMENT TO MASTER DEED
OF
THE GATHERINGS HORIZONTAL PROPERTY REGIME I
ENGINEER'S CERTIFICATE

This is to certify that PHASE LV (55) of THE GATHERINGS HORIZONTAL PROPERTY REGIME, consisting of two (2) two (2) story buildings each containing one (1) individual dwelling unit numbered Units 90 and 93, are built in substantial compliance with the Floor Plans and Specifications attached to the Master Deed Amendment submitting the unit to the overall Regime to which said Master Deed Amendment this Certificate is attached, except for minor variations which are customary in projects of this nature.

By: 

Certificate No.



Certified to this 21st day of
September, 1995.

Sheree L. Morris (L.S.)
Notary Public for South Carolina

My Commission Expires: March 9, 2004

CSG:Y1:GATHERINGS2\DOC\EXHES

THREE BEDROOM UNIT (2 1/2 BATHS) (90)

This residence contains a total gross heated area of approximately 1605 square feet and is equally distributed on two (2) floors.

A front stairway leads to a full front covered deck, approximately 9'-6 above grade.

The first floor arrangement consists of a foyer-stairway, a great room, adjacent a powder room, with a door to the exterior deck, and the kitchen with a pantry, wrapping around the rear of the unit and a utility room.

The front master bedroom provides a full bath that leads to a large walk-in closet.

The second floor contains a hallway leading to a bathroom and two single bedrooms, with closets, that are insulated, but unfinished, and each containing access to storage at the front of the unit.

Access to the attic is not by a pull down stair.

THREE BEDROOM UNIT (2 1/2 BATHS) (93)

This residence contains a total gross heated area of approximately 1500 square feet and is equally distributed on two (2) floors.

A front stairway leads to a partial front covered deck approximately 9'-6 above grade.

The first floor arrangement consists of a foyer-closet-stairway, a great room with a door to the exterior deck, a breakfast eating area, a kitchen leading to a combination utility room with a pantry closet and a powder room.

The second floor contains a hallway leading to the master bedroom and bathroom with a tub and separate shower, two single bedrooms with closets and a hall bathroom to service the single bedrooms. A pull down bedroom ceiling ladder allows access to the attic.

Bjar
FILED 4444
JOHN A. SULLIVAN - RMC
BEAUFORT COUNTY, S.C. /ML

95 OCT -6 AM 11:15

EX 808 PG 328
FOLDER#

354