

BEAUFORT COUNTY SC - ROD BK 02440 PGS 2410-2414 FILE NUM 2006073298 09/11/2006 04:26:11 PM REC'D BY P BAXLEY RCPT# 443053 RECORDING FEES 11.00

STATE OF SOUTH CAR	OLINA )				
	) FI	IRST ANNEXA	TION AMEND	MENT TO	MASTER
COUNTY OF BEAUFORT	)	DEED	FOR BRIDGE	POINTE	

THIS FIRST ANNEXATION AMENDMENT TO MASTER DEED FOR BRIDGEPOINE (the "First Annexation Amendment") is made this 5<sup>th</sup> day of September, 2006, by BRIDGEPOINTE CONDOMINIUMS, INC., a Kentucky corporation (the "Declarant").

WHEREAS, Declarant executed and recorded that certain Master Deed for Bridgepointe Horizontal Property Regime (the "Master Deed") on July 20, 2006, which is recorded in the Office of the Register of for Beaufort County, South Carolina in Record Book 2415 at Page 1126; and

WHEREAS, as set forth in Article I, Section 2 of the Master Deed, Declarant has the option, in its sole discretion, whether or not to annex additional property into the Regime; and

WHEREAS, Declarant has elected to annex Phase 2 (as described in this Amendment) to the Regime, and the Phase 2 property shall be included in the definition of the Property (as defined in the Master Deed, as amended).

NOW, THEREFORE, Declarant hereby declares as follows:

- 1. That the above "Whereas" clauses be incorporated herein as if repeated verbatim.
- 2. That the property described in Exhibit A-1 attached hereto is hereby added to Exhibit A of the Master Deed, as amended, and is hereby made a part of the Property subject to the terms and conditions of the Master Deed, as amended. All references to the Property and Exhibit A to the Master Deed, as amended, shall hereafter also include Phase 2 as described in Exhibit A-1 to this Amendment.
  - 3. Article II of the Master Deed, as amended, is hereby

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Shaim (a). Beautort County Auditor

ADD DMP Record 10/16/2006 01:27:26 PM BEAUFORT COUNTY TAX MAP REFERENCE

Dist Map SMap Parcel Block Week R601 039 000 1265 0000 00

amended to include Phase 2 of the Property, which consists of: (a) twenty-two (22) condominium Apartments, which are numbered: 19-101, 19-102, 19-103, 19-104, 19-105, 19-106, 19-201, 19-202, 19-203, 19-204, 19-205, 19-206, 19-207, 19-208, 19-301, 19-302, 19-303, 19-304, 19-305, 19-306, 19-307, and 19-308; and (b) the Mail Room, which is a General Common Element; and (c) the Club Room, which is also a General Common Element.

4. Exhibit C to the Master Deed is hereby amended to include the following additional plat reference:

That certain plat of survey prepared by Andrews & Burgess, Inc., Gary Blair Burgess, South Carolina Professional Engineer & Registered Land Surveyor No. 15229, which plat is dated August 25, 2006, last revised August 29, 2006, entitled "AS BUILT SURVEY FOR BRIDGEPOINTE CONDOMINIUMS, INC., BRIDGEPOINTE CONDOMINIUMS PHASE 2, BLUFFTON PARKWAY, BEAUFORT COUNTY, SOUTH CAROLINA," which is recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 115 at Page 173.

5. Exhibit D to the Master Deed, as amended, is hereby amended to include the following reference:

THE DEVELOPMENT AND CONSTRUCTION PLANS FOR THE BRIDGEPOINTE ONDOMINIUM PROJECT PREPARED BY TUCKER & BOOKER, INC. ARCHITECTS ARE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR BEAUFORT COUNTY, SOUTH CAROLINA, IN PLAT BOOK /// AT PAGE / - 144.

THE FLOOR PLANS FOR BUILDING 19 CONTAINING THE MAIL ROOM, CLUB ROOM, AND TWENTY-TWO (22) APARTMENTS IN PHASE 2 OF THE REGIME ARE ON PAGES A1.2A(a), A1.2A(b), and A1.2A(c) THEREOF.

- 6. Exhibit E to the Master Deed, as amended, is hereby deleted in its entirety and the attached Exhibit E shall replace the existing Exhibit E. The attached Exhibit E includes the reference to the Phase 2 Units so that the Percentage Interests in the Common Elements will include Phases 1 and 2 as being included in the Bridgepointe Horizontal Property Regime. The attached Exhibit E (setting forth the Percentage Interests in the Common Elements for Phases 1 and 2) is attached hereto and incorporated herein by reference, and intended to replace the existing Exhibit E to the Master Deed, as amended.
- 7. Except as amended herein, the terms and conditions of the Master Deed, as amended, shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, Declarant has executed this First Annexation Amendment on the day and year first above written.

WITNESSES:

BEADGEPOINTE POMINIUMS, INC.

Name: Roger Allen Its: President

STATE OF KENTUCKY

ACKNOWLEDGMENT

COUNTY OF JEFFERSON

I HEREBY CERTIFY, that on this 5th day of September, 2006, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Roger Allen, President of Bridgepointe Condominiums, Inc., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within First Annexation Amendment, who acknowledged the due execution thereof on behalf of the Declarant.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

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My Commission Expires:

#### EXHIBIT A-1

### DESCRIPTION OF ADDITIONAL REAL PROPERTY

All that certain piece, parcel or lot of land situate, lying and being in Beaufort County, State of South Carolina, and being designated as "Phase 2, 0.728 Acres, 31,697 SQ. FT." on the plat of survey prepared by Andrews & Burgess, Inc., Gary Blair Burgess, South Carolina Professional Engineer & Registered Land Surveyor No. 15229, which plat is dated August 25, 2006, last revised August 29, 2006, entitled "AS BUILT SURVEY FOR BRIDGEPOINTE CONDOMINIUMS, INC., BRIDGEPOINTE CONDOMINIUMS PHASE 2, BLUFFTON PARKWAY, BEAUFORT COUNTY, SOUTH CAROLINA." Said plat is recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 115 at Page 173.

### EXHIBIT "E"

# SCHEDULE OF ASSIGNED VALUES AND PERCENTAGE INTERESTS

## PHASES 1 and 2

NO. OF APARTMENTS	<u>APARTMENT TYPE</u>	ASSIGNED VALUE	PERCENTAGE INTEREST IN COMMON ELEMENTS
Thirty-Four (34)	Hampton (2BR)	\$176,000.00 Each	2.0018% Each
Twelve (12)	Allendale (3BR)	\$234,000.00 Each	2.6615% Each
Totals:			
46 Apartments		\$8,792,000.00	100.00%

The Assigned Value of each Hampton Type (2 BR) Unit in the Regime for Phases 1 and 2 and in all future phases for purposes of this Exhibit is \$176,000.00, and the Assigned Value of each Allendale Type Unit (3BR) in the Regime in Phases 1 and 2 and in all future phases is \$234,000.00.

The Percentage Interest in the Common Elements appurtenant to each Condominium Apartment of the Regime shall, thereafter, be established in accordance with the following formula:

$$\frac{V}{E+A} = P$$

P = Percentage Interest of each Condominium Apartment

V = Assigned Value of such Condominium Apartment as set forth in this Exhibit "E"

A = Aggregate Assigned Value of all Condominium Apartments added to the Regime as provided in Article II of this Master Deed

E = Aggregate Assigned Value of existing Condominium Apartments in Regime