

STATE OF SOUTH CAROLINA )  
COUNTY OF BEAUFORT )

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TENNIS MASTER ASSOCIATES )  
TO )  
TENNIS MASTER VILLAS )  
HORIZONTAL PROPERTY REGIME )

MASTER DEED  
ANNEXATION DECLARATION OF PHASE I

WHEREAS, on the 17<sup>th</sup> day of November, 1978, Tennis Master Associates, hereafter referred to as Grantor, established Tennis Master Villas Horizontal Property Regime by Master Deed filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 273 at Page 713, which said Master Deed and the Exhibits attached thereto are incorporated herein by this reference thereto; and

WHEREAS, the above referred to Master Deed contained the plan of development and other matters necessary for a Twelve (12) Phased condominium regime as required by Title 27, Chapter 31 of the Code of Laws of South Carolina, 1976, as amended; and

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

WHEREAS, in Article 1 Section 2 in the said Master Deed, Grantor reserved "...the right in its sole discretion to develop and to submit to condominium ownership all or any of the phases, either in whole or in part or not at all, and further reserves the right to determine in its sole discretion to develop and submit the subsequent phases to condominium ownership without regard to any other phase development and submission, should it, the said Grantor, so decide;" and

WHEREAS, it is the intention of the Grantor herein

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Beaufort County Tax Map Reference  
Map 15 Parcel 268 Bk Dist 060

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to add to the previously established Phase I, the within described Phase II of Tennis Masters Villas Horizontal Property Regime, containing Units 201A, 202A, 203B, 204B, 205A, and 206A; and

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WHEREAS, Grantor continues to reserve the right to develop and submit Phases III through XII inclusive of said Tennis Master Villas to condominium ownership as provided in the Master Deed;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Grantor does hereby state and declare;

1. The above "WHEREAS" clauses are hereby incorporated herein as an integral portion hereof.

2. That Grantor, by the execution and filing for record of this document, does hereby elect to exercise and does hereby exercise the option and right heretofore referred to and more particularly set forth in the Master Deed as above described and as described and provided for under the Laws of the State of South Carolina to amend said Master Deed and to include the herein described Phase II of Tennis Master Villas Horizontal Property Regime to the plan of development in accordance with and subject to all of the provisions of the Master Deed for Tennis Master Villas Horizontal Property Regime recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 273 at Page 712. Effective upon the filing of this document, the property included in Tennis Master Villas Horizontal Property Regime shall henceforth be that property described as Phases I and II, in the above referred to Master Deed of record and the new percentage of ownership for the inclusion of the said two (2) phases shall be as set forth in Exhibit "B" as attached thereto.

3. The property herein added to the plan of development by the recording of this document shall be as described

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in Exhibit "A" hereto and shall be henceforth and herein referred to as the "Property".

4. That Grantor is the sole owner of the land described in Exhibit "A" herein, which said land is shown on a plat thereof, said plat being designated Exhibit "B" and attached hereto and made a part hereof which said plat is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Book 27 at Page 85. Said land is identified thereon as Phase II, .569 ACRES of said Regime. 750

5. That Grantor does hereby, by executing and recording this document, submit the Property referred to herein, together with the buildings and improvements erected thereon, and all easements, rights, and appurtenances belonging thereto (hereafter referred to as the "Property") to the provisions of the said Master Deed for Tennis Master Villas Horizontal Property Regime and also according to the provisions of the Horizontal Property Act of the State of South Carolina, and does hereby assert that it proposes to make the property a part of that Horizontal Property Regime known as Tennis Master Villas Horizontal Property Regime.

6. That this conveyance shall be subject to all of the terms, provisions, restrictions, declarations, covenants, warranties, and provisions of the Master Deed for Tennis Master Villas Horizontal Property Regime recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 273 at Page 712.

7. That the within referred to Master Deed of record contains a general description of the nature and purpose of any additional common elements which the Grantor herein hereby annexes to the Property described in the Master Deed if such common elements might substantially increase the proportionate amount of the common expenses payable

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by the existing unit owners.

8. That the above referred to Master Deed contains a chart showing the percentage of interest in the common elements of each original and subsequent unit owner at various stages of development. Now that the owner has elected <sup>751</sup> to submit Phase II of said Regime to condominium ownership, the said applicable portions of said chart are now in full force and effect and should the Grantor elect to proceed with the further stage of development, the original chart shall be deemed to continue in full force and effect.

9. That the Property within Phase II which is being added to and combined with Phase I of said Regime includes six (6) additional condominium units identified as Units 201A, 202A, 203B, 204B, 205A, and 206A and consist of \_\_\_\_\_ square feet, with a total of \_\_\_\_\_ square feet total under roof and with \_\_\_\_\_ square feet of limited common elements and \_\_\_\_\_ square feet of general common elements and \_\_\_\_\_ square feet of paving and parking all as may be shown by reference to the plat of record identified above and incorporated herein as Exhibit "B" hereto. The apartments are capable of individual utilization on account of having their own exits to the common elements of Property, all as set forth in the above referred to Master Deed.

10. That the percentage of title and interest appurtenant to each apartment in Phases I and II of said Regime are properly shown and designated in the Master Deed for Tennis Master Villas Horizontal Property Regime recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 213 at Page 712 and this Annexation Declaration.

11. That the purpose of this document is to add Phase II property to Tennis Master Villas Horizontal Property Regime so as to make it an integral part of said Regime, or provisions of the Master Deed establishing

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Tennis Master Villas Horizontal Property Regime as re-  
corded in the Office of the Clerk of Court for Beaufort  
County, South Carolina in Deed Book 273 at Page 112,  
which are now modified herein are expressly incorporated  
into and re-affirmed by this document in the same manner  
as if the same were expressly set forth herein and to re-  
compute the percentage of ownership recognizing the ded-  
ication of Phase I before Phase II. This document is in-  
tended to comply with the provisions of the aforementioned  
Master Deed and the Horizontal Property Act of the State  
of South Carolina. In case any of the provisions stated  
above conflict with the provisions of said Statute, the provi-  
sions of Statute shall be deemed controlling. The provisions  
hereof shall be deemed independent and severable, and the  
invalidity in whole or in part of any section, sub-section,  
sentence, clause, phase or work, or other provision hereof  
shall not affect the validity or enforceability of the  
remaining portions hereof and in such event, all of the  
other provisions of this document shall continue in full  
force and effect as if such invalid provision has never  
been included herein.

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12. IN WITNESS WHEREOF, Tennis Master Associates,  
a New Jersey General Partnership, by its General Partners  
has this 17th day of November, 1978, signed, sealed, and  
delivered for recording the within document in Beaufort  
County, South Carolina.

WITNESSES:

Karen J. Hill  
Kathryn D. Brunson

TENNIS MASTER ASSOCIATES,  
A New Jersey General Partnership

By: Lawrence Stern, Partner  
By: Victor H. Kasper, Partner  
By: Warren Silverman, Partner

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By: Gerald Jentis  
Gerald Jentis, Partner

By: Frederick Gordon 753  
Frederick Gordon, Partner

By: Carol Slater  
Carol Slater, Partner

By: Eric Metzger  
Eric Metzger, Partner

Sheldon Schoen  
Schoen by Eric Metzger  
Sheldon Schoen, Partner

By: Alan Kaplan  
Alan Kaplan, Partner

By: Allan J. Naishuler  
Allan J. Naishuler, Partner

By: Marc H. Slater  
Marc H. Slater, Partner

STATE OF NEW JERSEY }  
COUNTY OF ESSEX } PROBATE

PERSONALLY appeared before me, Karen J. Hill,  
who on oath says that s/he saw the within named Tennis  
Master Associates, a New Jersey General Partnership, by  
and thru its partners Lawrence Stern, Victor H. Kasner,  
Warren Silverman, Gerald Jentis, Frederick Gordon,  
Carol Slater, Eric Metzger, Marc H. Slater, Alan Kaplan,  
Allan J. Naishuler, and Sheldon Schoen,  
as their act and deed, deliver the within written instru-  
ment and that s/he with Kathryn D. Brusler wit-  
nesses the execution thereof.

Karen J. Hill

SWORN to before me this 17  
day of November, 1978.

Edgar Seidenzahl  
Notary Public for New Jersey  
My Commission expires  
EDGAR W. SEIDENZAHL  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires January 1, 1982

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FILED AT BEANFORD COUNTY, S. C. RECORDED IN BOOK 278 PAGE 748  
NOV 22 1978  
Roxanne W. Buehler  
CLERK OF COURT OF COMMON PLEAS

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