

STATE OF SOUTH CAROLINA )  
COUNTY OF BEAUFORT )

COURTSIDE ASSOCIATES, A SOUTH CAROLINA )  
LIMITED PARTNERSHIP )  
TO )  
COURTSIDE VILLAS HORIZONTAL PROPERTY )  
REGIME )

SECOND  
AMENDMENT TO  
MASTER DEED TO  
HORIZONTAL PROPERTY  
REGIME

This is the Second Amendment to the Master Deed of Courtside Villas Horizontal Property Regime which was recorded February 21, 1980 in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 296, at Page 1673. This Second Amendment is made pursuant to paragraph "Eighth" on pages four and five of said Master Deed, wherein it was reserved by the undersigned Developer, Courtside Associates, a South Carolina Limited Partnership, to submit the property described and shown as a plat of Phase III and IV, designated as Exhibit "A" and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Book 29, at Page 88 and being attached hereto and incorporated herein by reference. Further, said Master Deed provided in paragraph "Eighth" (J) that Courtside Associates, a South Carolina Limited Partnership has the right to reallocate the percentage interest in voting rights appurtenant to each unit.

That the Master Deed was first amended by Amendment to Master Deed to Horizontal Property Regime recorded July 16, 1980 in Deed Book 303, at Page 1466. The first Amendment amended the allocation of percentage of interest in voting rights appurtenant to each unit. Exhibit "F" of the Master Deed was thereby amended by Exhibit "F-1" of the Amendment to Master Deed. Exhibit "F" of the Master Deed and Exhibit "F" of the Master Deed and Exhibit "F-1" of the Amendment to the Master Deed are hereby amended by Exhibit "F-1-A"

Beaufort County Tax Map Reference  
Map 18 Parcel 148 Blk Dist 060

attached hereto and made a part hereof and the percentage of shares of ownership of Phase I, Phase II, Phase III and Phase IV shall be shown on Exhibit "F-1-A".

WHEREAS, it is the intention of Courtside Associates, a South Carolina Limited Partnership, to submit said Phase III and Phase IV property to the Courtside Horizontal Property Regime;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, Courtside Associates, a South Carolina Limited Partnership hereby amends the Master Deed and Amendment to Master Deed, both as recorded aforesaid and hereby declares and submits the real property known as Phase III and Phase IV hereinafter described, with improvements thereon, to the condominium form of ownership and use provided by the South Carolina Horizontal Property Regime Act, Chapter 31, Volume 10, South Carolina Code of Laws, 1976, Cum. Supp. and to the use, conditions, and restrictions embodied in the aforesaid Master Deed and Amendment to Master Deed and all documents referenced and attached thereto as the same, have been and will be amended from time to time, and further declares, grants and covenants that Phase I and Phase II co-owners and Phase III and Phase IV purchasers that said property is to be held and shall be conveyed subject to the provisions of said Master Deed, the Amendment thereto, the Exhibits thereto; and it is hereby granted, covenanted and agreed that this Second Amendment shall inure to the benefit of and be binding upon Courtside Associates, a South Carolina Limited Partnership, its successors and assigns, and upon the co-owners of Phase I, Phase II, Phase III and Phase IV of Courtside Villas Horizontal Property Regime, their heirs, successors and assigns, respectively, and that such shall be binding upon and run with said property hereinafter described and all property of and included in said Regime.

WITNESSES:

Edward M. Hayden  
John E. Lee

COURTSIDE ASSOCIATES, a South Carolina Limited Partnership

By: Jerry Whilton

1988

STATE OF SOUTH CAROLINA )  
 ) PROBATE  
COUNTY OF BEAUFORT )

PERSONALLY appeared before me EDWARD M. HUGHES  
who on oath, says that he saw the within named COURTSIDE ASSOCIATES,  
a South Carolina Limited Partnership by its general partner sign the  
within Amendment, and the said Partnership, by said general partner,  
seal said Amendment, and, as its act and deed, deliver the same, and  
that he with Joy E. Lee witnessed the execution  
thereof.

Edward M. Hughes

SWORN to before me, this  
day of March,  
1981.

Joy E. Lee (SEAL)  
Notary Public for South Carolina

JOY E. LEE  
My Commission Expires: Notary Public, South Carolina  
My Commission Expires Oct. 16, 1989

RECORDED THIS 14th DAY  
OF April 1981  
IN BOOK M PAGE 341  
FEES \$  
Mary Ann Brant  
AUDITOR, BEAUFORT COUNTY, S.C.

Hughes  
FILED BEAUFORT COUNTY S. C. RECORDED IN BOOK 319 PAGE 181  
AT 8:00 O'CLOCK MAR 31 1981  
P. M.  
Dep. Marian H. Fender  
CLERK OF COURT OF COMMON PLEAS

EXHIBIT F-1-A  
 Phases I, II, III and IV  
 Percentages of Title  
 Common Elements

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	UNIT NUMBER	VALUE	PERCENTAGE OF OWNERSHIP
Bldg. A	1	\$66,500	.008375
	2	\$65,500	.008250
	3	\$64,500	.008123
	4	\$65,900	.008300
	5	\$64,500	.008123
	6	\$64,500	.008123
	7	\$65,900	.008300
	8	\$64,500	.008123
	9	\$64,500	.008123
	10	\$66,500	.008375
	11	\$64,500	.008123
	12	\$65,500	.008250
	Bldg. B	13	\$66,500
14		\$65,500	.008250
15		\$64,500	.008123
16		\$65,900	.008300
17		\$64,500	.008123
18		\$64,500	.008123
19		\$65,900	.008300
20		\$64,500	.008123
21		\$64,500	.008123
22		\$66,500	.008375
23		\$64,500	.008123
24		\$65,500	.008250
Bldg. C		25	\$66,500
	26	\$65,500	.008250
	27	\$64,500	.008123
	28	\$65,900	.008300
	29	\$64,500	.008123
	30	\$64,500	.008123
	31	\$65,900	.008300
	32	\$64,500	.008123
	33	\$64,500	.008123
	34	\$66,500	.008375
	35	\$64,500	.008123
	36	\$73,500	.009257
	Bldg. D	37	\$66,500
38		\$65,500	.008250
39		\$64,500	.008123
40		\$65,900	.008300
41		\$64,500	.008123
42		\$64,500	.008123
43		\$65,900	.008300
44		\$64,500	.008123
45		\$64,500	.008123
46		\$66,500	.008375
47		\$64,500	.008123
48		\$73,500	.009257
Bldg. E		49	\$66,500
	50	\$73,500	.009257
	51	\$54,500	.008123
	52	\$65,900	.008300
	53	\$64,500	.008123
	54	\$64,500	.008123
	55	\$65,900	.008300

EXHIBIT F-1-A  
CONTINUED

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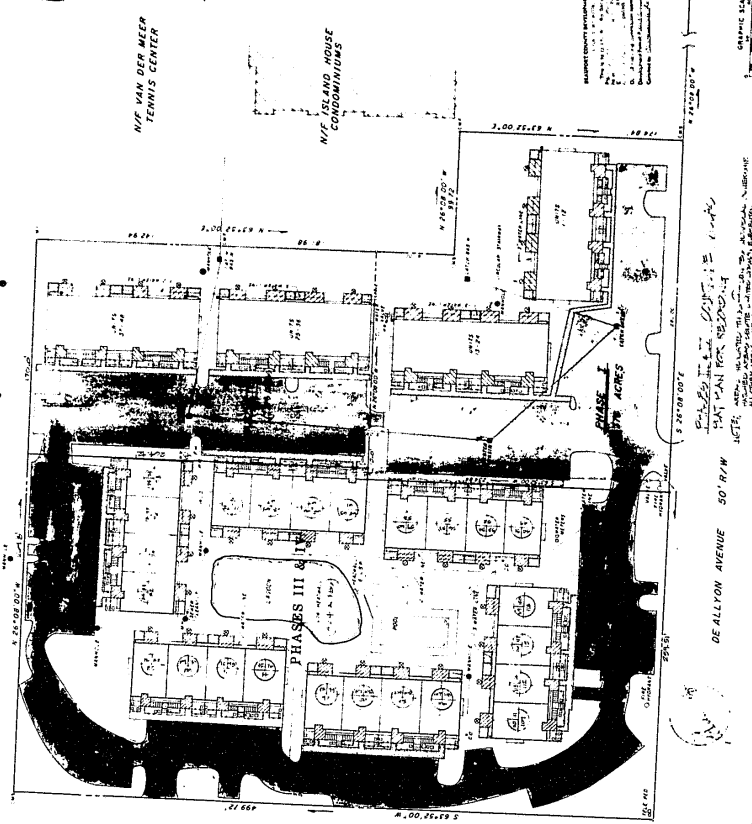
	56	\$64,500	.008123
	57	\$64,500	.008123
	58	\$66,500	.008375
	59	\$64,500	.008123
	60	\$73,500	.009257
	61	\$66,500	.008375
	62	\$73,500	.009257
Bldg. F	63	\$64,500	.008123
	64	\$65,900	.009300
	65	\$64,500	.008123
	66	\$64,500	.008123
	67	\$65,900	.008300
	68	\$64,500	.008123
	69	\$64,500	.008123
	70	\$66,500	.008375
	71	\$64,500	.008123
	72	\$73,500	.009257
	73	\$66,500	.008375
	74	\$73,500	.009257
Bldg. G	75	\$64,500	.008123
	76	\$65,900	.008300
	77	\$64,500	.008123
	78	\$64,500	.008123
	79	\$65,900	.008300
	80	\$64,500	.008123
	81	\$64,500	.008123
	82	\$66,500	.008375
	83	\$64,500	.008123
	84	\$73,500	.009257
	85	\$66,500	.008375
	86	\$73,500	.009257
	87	\$64,500	.008123
	88	\$65,900	.008300
Bldg. H	89	\$64,500	.008123
	90	\$64,500	.008123
	91	\$65,900	.008300
	92	\$64,500	.008123
	93	\$64,500	.008123
	94	\$66,500	.008375
	95	\$64,500	.008123
	96	\$73,500	.009257
	97	\$66,500	.008375
	98	\$73,500	.009257
Bldg. I	99	\$64,500	.008123
	100	\$65,900	.008300
	101	\$64,500	.008123
	102	\$64,500	.008123
	103	\$65,900	.008300
	104	\$64,500	.008123
	105	\$64,500	.008123
	106	\$66,500	.008375
	107	\$64,500	.008123
	108	\$73,500	.009257
	109	\$66,500	.008375
	110	\$73,500	.009257
Bldg. J	111	\$64,500	.008123
	112	\$65,900	.008300
	113	\$64,500	.008123
	114	\$64,500	.008123
	115	\$65,900	.008300
	116	\$64,500	.008123
	117	\$64,500	.008123
	118	\$66,500	.008375
	119	\$64,500	.008123
	120	\$73,500	.009257
	120 Units	\$7,940,000	.999998

NOTE: The values assigned to units are assigned for the establishment of the percentage of ownership only and no warranties are intended to be made that the values are related to Market Value or Market Price of any unit.

FILED BEAUFORT RECORDS  
 AT COUNTY IN  
 8:10 O'CLOCK S. C. BOOK  
 MAR 31 1981 PAGE  
 d m 186

*Manning & Zander*  
 OF COURT COMMON PLEAS

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Beaufort County Tax Map Katererick  
 Map 18 Parcel 146 Blk Dist 060