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 Hilton Head, SC 29938
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BEAUFORT COUNTY SC - ROD
 BK 02478 PGS 2432-2441
 FILE NUM 2006093511
 11/22/2006 11:01:53 AM
 REC'D BY A WILLIAMS RCPT# 456741
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 2007 Jan -22 08:36 AM
 Sharon O. Bunn
 BEAUFORT COUNTY AUDITOR

STATE OF SOUTH CAROLINA)
) SECOND ANNEXATION AMENDMENT TO MASTER
 COUNTY OF BEAUFORT) DEED FOR BRIDGEPOINTE

THIS SECOND ANNEXATION AMENDMENT TO MASTER DEED FOR BRIDGEPOINTE (the "First Annexation Amendment") is made this 15th day of November, 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, which was amended by that certain First Annexation Amendment to Master Deed for Bridgepointe dated September 5, 2006, and recorded on September 11, 2006, in Book 2440 at Page 2410; 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 3 (as described in this Amendment) to the Regime, and the Phase 3 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 3 as described in Exhibit A-1 to this Amendment.

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ADD DMP Record 1/18/2007 09:55:59 AM
 BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R601	039	000	0130	0000	00

3. Article II of the Master Deed, as amended, is hereby amended to include Phase 3 of the Property, which consists of: (a) twenty-four (24) condominium Apartments, which are numbered: 20-101, 20-102, 20-103, 20-104, 20-105, 20-106, 20-107, 20-108, 20-201, 20-202, 20-203, 20-204, 20-205, 20-206, 20-207, 20-208, 20-301, 20-302, 20-303, 20-304, 20-305, 20-306, 20-307, and 20-308.

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 November 2, 2006, entitled "AS BUILT SURVEY FOR BRIDGEPOINTE CONDOMINIUMS, INC., BRIDGEPOINTE CONDOMINIUMS PHASE 3, 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 117 at Page 35.

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 CONDOMINIUM 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 116 AT PAGES 1 - 14A.

THE FLOOR PLANS FOR BUILDING 20 CONTAINING THE TWENTY-FOUR (24) APARTMENTS IN PHASE 3 OF THE REGIME ARE ATTACHED HERETO AS EXHIBIT "D" PAGES A1.2A(a), A1.2A(b), and A1.2A(c).

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 3 Units so that the Percentage Interests in the Common Elements will include Phases 1, 2, and 3 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, 2 and 3) is incorporated herein by reference, and intended to replace the existing Exhibit E to the Master Deed, as amended.

7. Exhibit G to the Master Deed is hereby supplemented by adding the attached Exhibits G-1 and G-2 thereto regarding Phases 2 and 3 of the Regime.

8. 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 Second Annexation Amendment on the day and year first above written.

WITNESSES:

BRIDGEPOINTE CONDOMINIUMS, INC.

Mark Wheatley Jr.
[Signature]

By: *[Signature]*
Name: Roger Allen
Its: President

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

ACKNOWLEDGMENT

I HEREBY CERTIFY, that on this 15th day of November, 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.

[Signature]
Notary Public for Kentucky
My Commission Expires: *May 7th, 2007*

EXHIBIT A-1

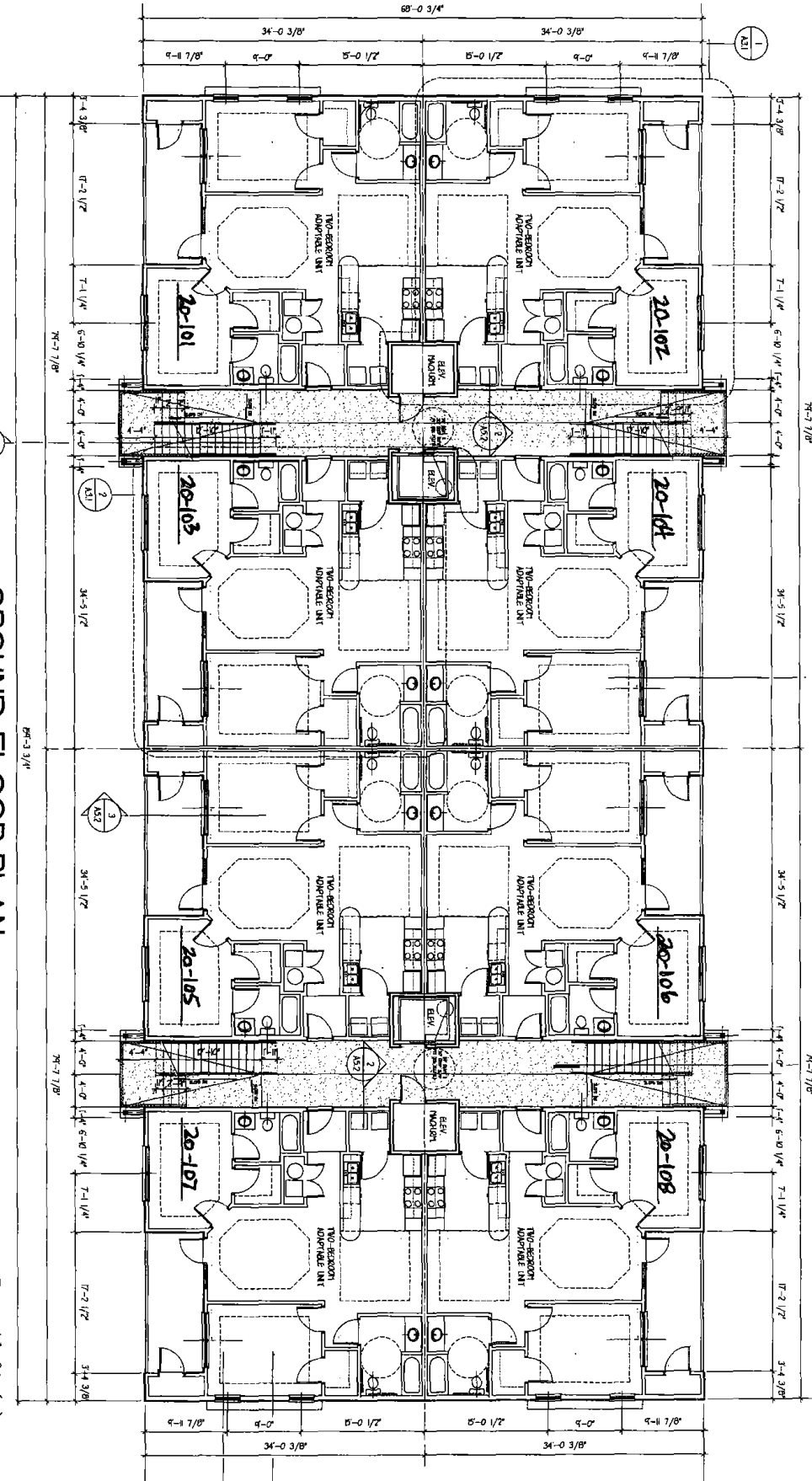
DESCRIPTION OF ADDITIONAL REAL PROPERTY

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 3, 0.617 Acres, 26,889 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 November 2, 2006, entitled "AS BUILT SURVEY FOR BRIDGEPOINTE CONDOMINIUMS, INC., BRIDGEPOINTE CONDOMINIUMS PHASE 3, 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 117 at Page 35.

BRIDGEPOINTE

EXHIBIT ¹⁴D

4024 Bluffton Parkway



GROUND FLOOR PLAN
 TWO-BR (24)-UNIT BUILDING TYPE 'D'

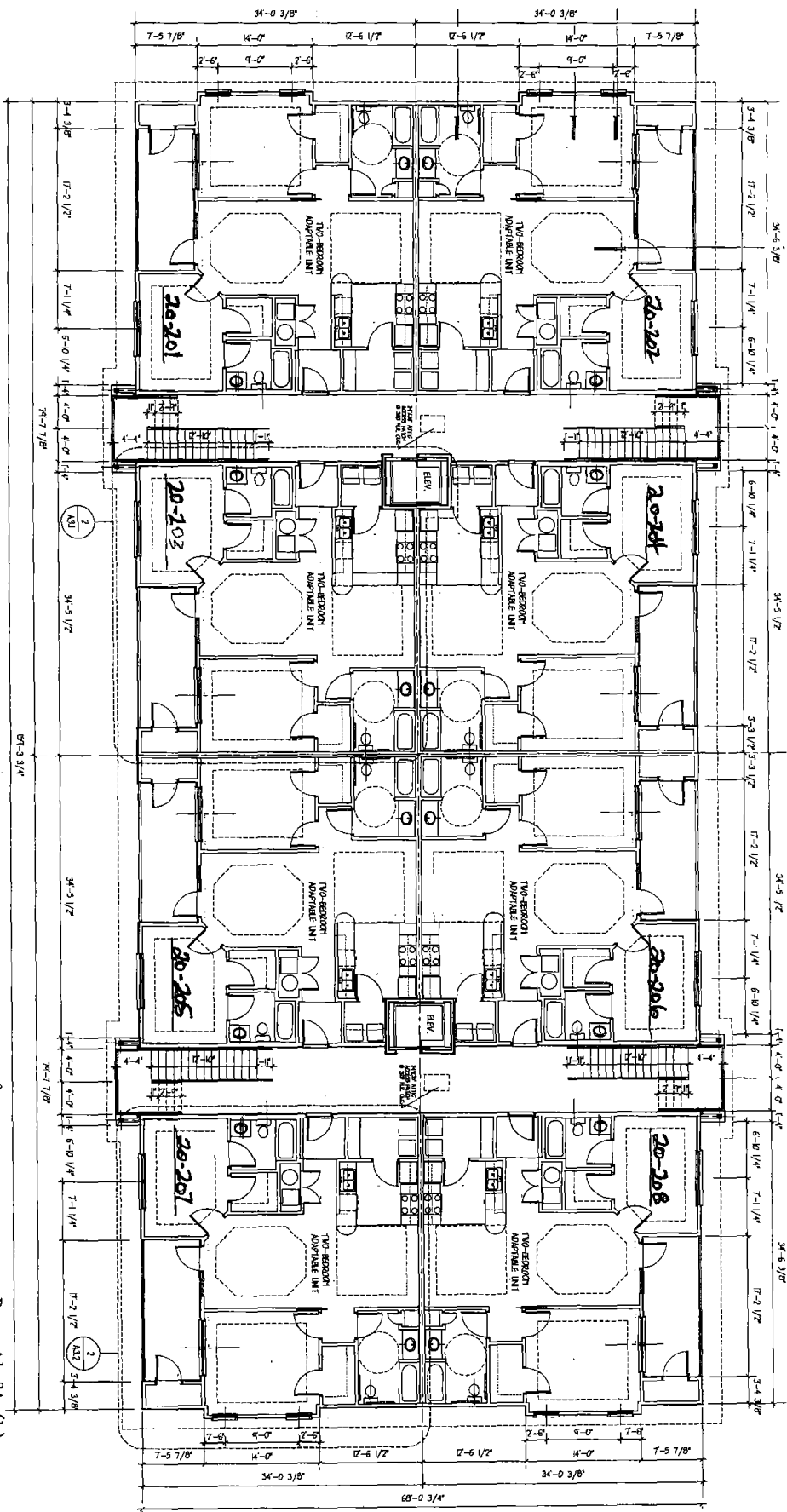
SCALE: 1/8" = 1'-0"

BLDG. #20

Page A1.2A (a)

EXHIBIT ¹⁴D

EXHIBIT D



SECOND FLOOR PLAN
TWO-BR (24)-UNIT BUILDING TYPE 'D'

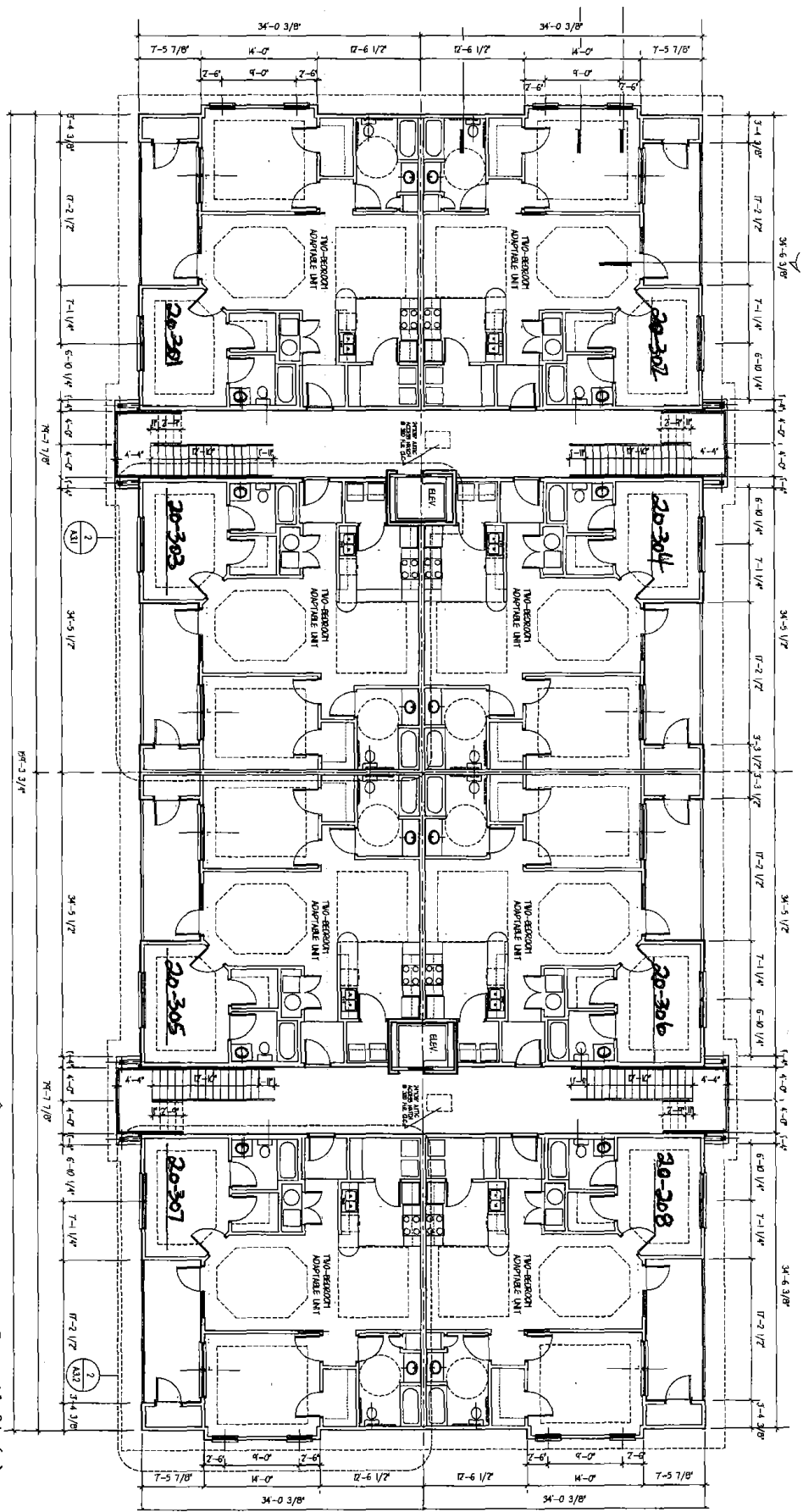


Page A1.2A (b)

BLDG. #20

EXHIBIT D

EXHIBIT 4 D



THIRD FLOOR PLAN
TWO-BR (24)-UNIT BUILDING TYPE 'D'



Page A1.2A (c)

BLDG. #20

EXHIBIT 4 D

EXHIBIT "E"

SCHEDULE OF ASSIGNED VALUES AND PERCENTAGE INTERESTS

PHASES 1 and 2

<u>NO. OF APARTMENTS</u>	<u>APARTMENT TYPE</u>	<u>ASSIGNED VALUE</u>	<u>PERCENTAGE INTEREST IN COMMON ELEMENTS</u>
<i>Fifty-Eight (58)</i>	<i>Hampton (2BR)</i>	<i>\$176,000.00 Each</i>	<i>1.3522% Each</i>
<i>Twelve (12)</i>	<i>Allendale (3BR)</i>	<i>\$234,000.00 Each</i>	<i>1.7978% Each</i>
<i>Totals:</i>			
<i>70 Apartments</i>		<i>\$13,016,000.00</i>	<i>100.00%</i>

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

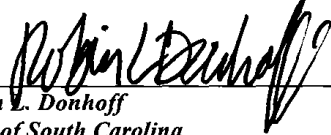
E = Aggregate Assigned Value of existing Condominium Apartments in Regime

EXHIBIT G-1

ARCHITECT'S CERTIFICATE

The undersigned, Robin L. Donhoff, a licensed architect, hereby attest to the best of my knowledge, information and belief that the floor plans of Bridgepointe Horizontal Property Regime attached at EXHIBIT "D" to the First Annexation Amendment to Master Deed for Bridgepointe fully and accurately, within reasonable construction tolerances, depict the dimensions, area and location of each Unit contained within Building 19 of the Regime and the dimensions, area and location of the General and Limited Common Elements providing access to each Unit in Building 19.

Signed this 5th day of September, 2006.



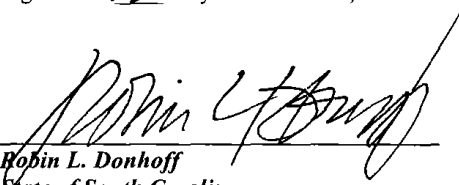
Robin L. Donhoff
State of South Carolina
Licensed Architect No. 6292

EXHIBIT G-2

ARCHITECT'S CERTIFICATE

The undersigned, Robin L, Donhoff, a licensed architect, hereby attest to the best of my knowledge, information and belief that the floor plans of Bridgepointe Horizontal Property Regime attached as EXHIBIT "D" to the Second Annexation Amendment to Master Deed for Bridgepointe fully and accurately, within reasonable construction tolerances, depict the dimensions, area and location of each of the twenty-four condominium Apartments contained within Building 20 of the Regime and the dimensions, area and location of the General and Limited Common Elements providing access to each Unit in Building 20.

Signed this 16 day of November, 2006.



Robin L. Donhoff
State of South Carolina
Licensed Architect No. 6292