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BEAUFORT COUNTY SC - ROD  
BK 02743 PGS 0718-0726  
FILE NUM 2008043263  
07/08/2008 12:26:10 PM  
REC'D BY F FRANKLIN RCPT# 551530  
RECORDING FEES 15.00

ADD DMP Record 8/4/2008 03:27:20 PM  
BEAUFORT COUNTY TAX MAP REFERENCE  
Dist Map SMap Parcel Block Week  
R614 029 000 1269 0000 00

**SEVENTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM OF  
LAKE ESTATES HPR  
ADDING PHASE VIII**

THIS SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF LAKE ESTATES HPR (the "Seventh Amendment"), is made as of July 1, 2008, by Lake Estates, LLC, A South Carolina Limited Liability Company, its successors and assigns ("Lake Estates").

**WITNESSETH:**

**WHEREAS**, Lake Estates is the Grantor (the "Grantor") described in that certain Declaration of Condominium of Lake Estates HPR recorded July 31, 2007, in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2605 at Page 429 (the "Condominium Declaration"); and

**WHEREAS**, Lake Estates amended the Condominium Declaration to add Phase II by First Amendment to Declaration of Condominium of Lake Estates HPR adding Phase II dated September 13, 2007 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2628 at Page 887 ("First Amendment")

**WHEREAS**, Lake Estates amended the Condominium Declaration to add Phase III by Second Amendment to Declaration of Condominium of Lake Estates HPR adding Phase III dated October 31, 2007 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2648 at Page 1012 ("Second Amendment")

**WHEREAS**, Lake Estates amended the Condominium Declaration to add Phase IV by Third Amendment to Declaration of Condominium of Lake Estates HPR adding Phase IV dated November 7, 2007 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2648 at Page 1020 ("Third Amendment")

**WHEREAS**, Lake Estates amended the Condominium Declaration to add Phase V by Fourth Amendment to Declaration of Condominium of Lake Estates HPR adding Phase V dated January 25, 2008 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2687 at Page 2483 ("Fourth Amendment")

**WHEREAS**, Lake Estates amended the Condominium Declaration to add Phase VI by Fifth Amendment to Declaration of Condominium of Lake Estates HPR adding Phase VI dated March 3, 2008 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2070 at Page 58 ("Fifth Amendment")

**WHEREAS**, Lake Estates amended the Condominium Declaration to add Phase VII by Sixth Amendment to Declaration of Condominium of Lake Estates HPR adding Phase VII dated April 17, 2008 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2712 at Page 1288 and re-recorded in Book 2729 Page 2534 ("Sixth Amendment")

**WHEREAS**, Grantor is the owner of the Property described as Phase 8 of Parcel 2, a portion of Tract 6, Hampton Lake, on a survey prepared by Mack W. Thomas, III, SCPLS No. 14531 of Coastal Surveying Company, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 121 at Page 74; and

**WHEREAS**, Grantor wishes to submit all of Phase VIII to condominium ownership and to be added to the Condominium in accordance with the provisions of Article III, Section 3.6.1 and 3.6.2 of the Declaration of Condominium.

NOW THEREFORE, in consideration of the foregoing, the Declaration of Condominium is hereby amended as set forth herein.

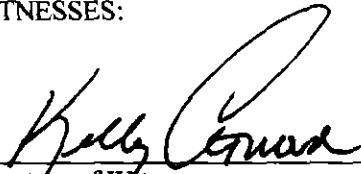
1. **Recitals.** The foregoing recitals are true and correct and are incorporate by this reference.
2. **Effective Date.** The Effective Date of this Amendment shall be the date of recording.
3. **Amendment.**
  - a. Developer does hereby declare and submit to condominium ownership the Property described as Phase VIII on Exhibit "A", (including, without limitations, Units 1460, 1461, 1462 and 1463), as set forth in Exhibit "A", consisting of the legal description, and survey for Phase VIII attached hereto and incorporated herein, making said Phase VIII, a part of the Condominium and of the Condominium Property of Lake Estates HPR a copy of the asbuilt survey attached as Exhibit "C".
  - b. The ownership in Common Elements, Common Surplus and Common Expenses attributable to each Unit on the addition of Phase VIII is reflected on Exhibit "B" to this Seventh Amendment. When Phase VIII is completed and declared a part of this Condominium, each Unit's share, together with all Units previously declared to be a part of this Condominium, will be calculated in accordance with each Unit's ownership interest, as provided in said page of Exhibit "B".
  - c. Verification that the Units were construction according to the Floor Plans attached to the Master Deed as shown on the Architect's Certificate attached hereto as Exhibit "D".
4. **Capitalized Terms.** All capitalized terms shall have the same meanings as defined in the Condominium Declaration unless otherwise defined herein.
5. **No Other Changes.** Except as expressly modified herein, all other provisions of the condominium Declaration are hereby ratified and confirmed.
6. **Owner Acceptance and Ratification.** By acquisition of title to a Unit or Units subject

to the Condominium Declaration as amended by this Seventh Amendment, each Unit Owner thereby irrevocably ratifies, approves and affirms all provision of the Condominium Declaration, as modified by this Seventh Amendment.

IN WITNESS WHEREOF, the Grantor has caused the foregoing Seventh Amendment to Declaration of Condominium to be executed by its undersigned, duly authorized signatories on the date set forth above.

WITNESSES:

LAKE ESTATES, LLC,  
A South Carolina Limited Liability Company

  
\_\_\_\_\_  
Signature of Witness

  
\_\_\_\_\_  
By: Warren Flick, Manager

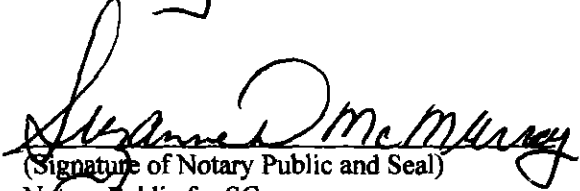
  
\_\_\_\_\_  
Signature of Notary Public

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF BEAUFORT                )

**ACKNOWLEDGMENT**

I, Suzanne D. McMurray, a Notary Public for the aforesaid State, do hereby certify that **Warren Flick, Manager of Lake Estates, LLC, a South Carolina Limited Liability Company**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 1 day of July, 2008.

  
(Signature of Notary Public and Seal)  
Notary Public for SC  
My Commission Expires: may 31, 2012

SUZANNE D. McMURRAY  
NOTARY PUBLIC - State of SC  
Beaufort County  
My commission expires May 31, 2012

EXHIBIT "A"

DESCRIPTION OF PROPERTY

All that certain piece, parcel or tract of land situate, lying and being in Beaufort County, Bluffton Township, Town of Bluffton, State of South Carolina known as Phase 8 of Tract 6 Parcel 2 Hampton Lake as more particularly shown on the plat prepared by Coastal Surveying Co., Inc., Mack W. Thomas III, S.C.P.L.S #14531 and recorded in Record Plat Book 121 at Page 74 Office of the Register of Deeds for Beaufort County, South Carolina.

EXHIBIT "B"

DESCRIPTION OF PERCENTAGE INTEREST IN COMMON ELEMENTS

PHASE VIII:

<u>Residence NUMBER</u> <u>ELEMENTS</u>	<u>STATUTORY VALUE</u>	<u>PERCENTAGE INTEREST IN COMMON</u>
1400	\$699,000	0.034735%
1401	\$849,000	0.042189%
1402	\$699,000	0.034735%
1403	\$849,000	0.042189%
1404	\$699,000	0.034735%
1405	\$849,000	0.042189%
1406	\$699,000	0.034735%
1407	\$849,000	0.042189%
1408	\$699,000	0.034735%
1409	\$849,000	0.042189%
1410	\$699,000	0.034735%
1411	\$849,000	0.042189%
1460	\$699,000	0.034735%
1461	\$849,000	0.042189%
1462	\$699,000	0.034735%
1463	\$849,000	0.042189%
1464	\$699,000	0.0034735%

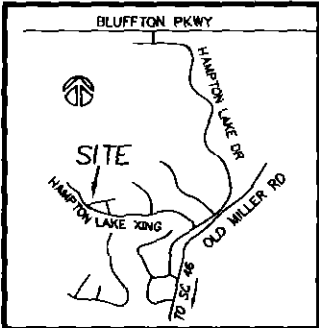
1465	\$849,000	0.042189%
1466	\$699,000	0.034735%
1467	\$849,000	0.042189%
1468	\$699,000	0.034735%
1469	\$849,000	0.042189%
1470	\$699,000	0.034735%
1471	\$849,000	0.042189%
1472	\$699,000	0.034735%
1473	\$849,000	0.042189%
Total	\$20,124,000	100%

EXHIBIT "C"

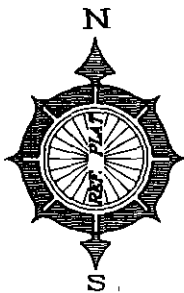
As Built survey prepared by Coastal Surveying Co., Inc. by Mack W. Thomas III, S.C.P.L.S.  
#14531 dated June 4, 2008 and recorded in Plat Book 125 at Page 123 office of the Register of  
Deeds for Beaufort County, South Carolina a copy of which is attached.

REFERENCE PLAT:  
 A SUBDIVISION PLAT OF PARCEL 2, TRACT 6,  
 HAMPTON LAKE BY COASTAL SURVEYING CO.  
 RECORDED IN PLAT BOOK 121, PAGE 74

N/F  
 HAMPTON LAKE, LLC  
 R614 037 000 0214  
 (LAKE)

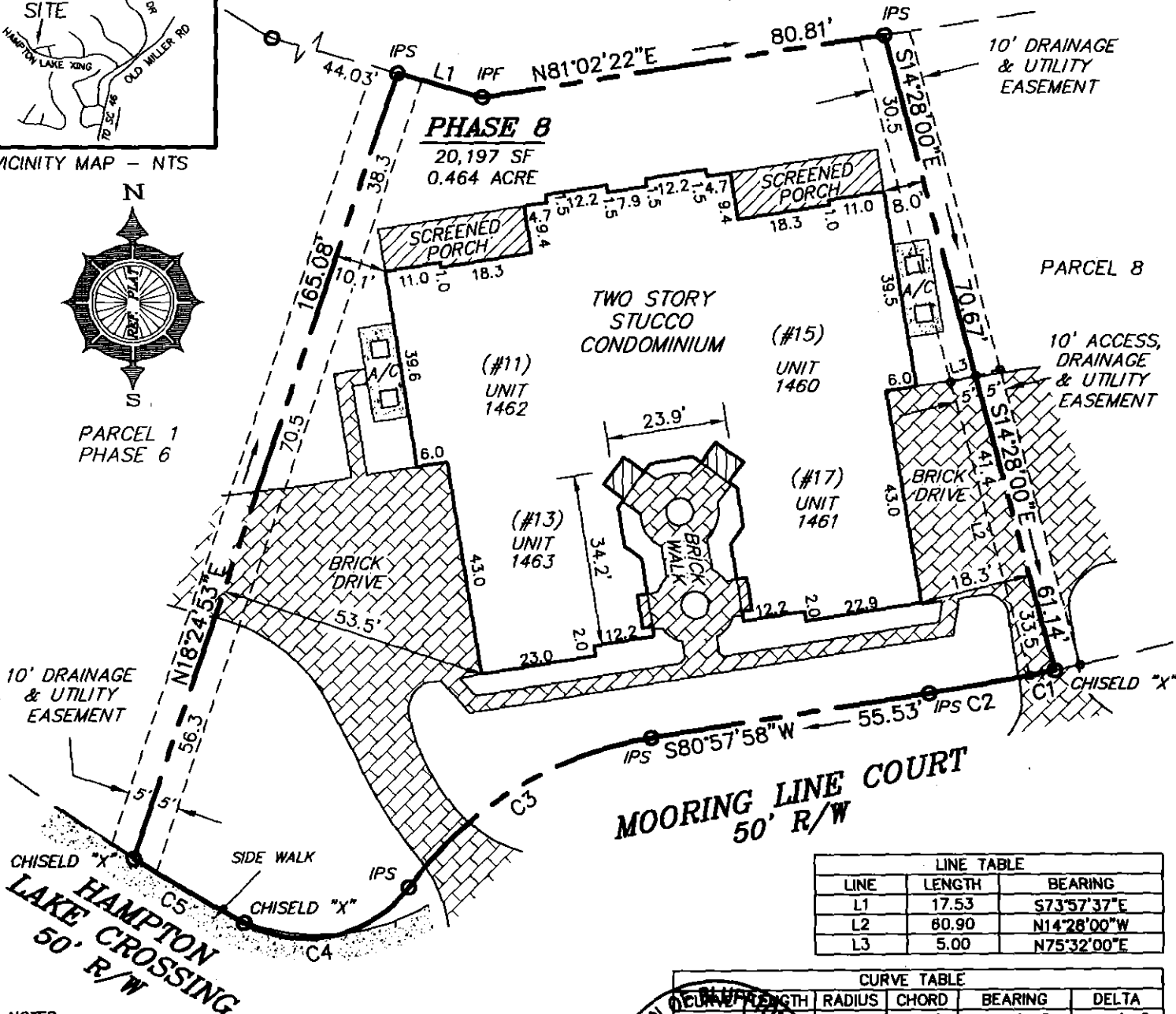


VICINITY MAP - NTS



PARCEL 1  
 PHASE 6

F:\SUBDIVISIONS\BLUFFTON AREA\HAMPTON LAKE\TRACTS\Tract 6\141404-PH8-P2-T6\_FD.dwg 9/11/2007 3:08:43 PM EDT

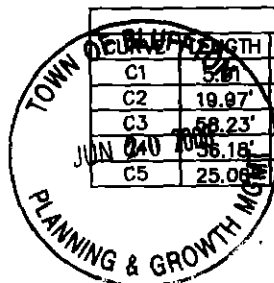


LINE TABLE		
LINE	LENGTH	BEARING
L1	17.53	S73°57'37"E
L2	60.90	N14°28'00"W
L3	5.00	N75°32'00"E

CURVE TABLE					
LINE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	5.01	475.00'	5.01'	S78°15'22"W	0°36'14"
C2	19.97'	475.00'	19.96'	S79°45'44"W	2°24'30"
C3	58.23'	75.00'	56.78'	S58°43'24"W	44°29'09"
C4	56.18'	25.00'	33.10'	S77°58'13"W	82°54'46"
C5	25.06'	425.00'	25.05'	N58°55'04"W	3°22'40"

NOTES :

1. THIS PROPERTY LIES IN FLOOD ZONE C, NO B.F.E. REQUIRED PER FIRM PANEL 450025 0080-D DATED 9/29/86
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SAID PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, AND/OR ANY OTHER FACTS OF RECORD THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. HORIZONTAL DATUM: NAD-83
4. ALL SETBACKS ARE GOVERNED SOLELY BY PRIVATE COVENANTS PURSUANT TO THE COMMUNITY CHARTER OF HAMPTON LAKE COMMUNITY ASSOCIATION, INC.
5. ALL LAKES/LAGOONS HAVE A 15' MAINTENANCE EASEMENT ALONG THE PERIMETER OF THE EDGE OF WATER.
6. THIS SURVEY IS INTENDED ONLY FOR WHOM IT WAS PREPARED AND IS NOT TRANSFERABLE TO ANYONE, INCLUDING WITHOUT LIMITATION, SUBSEQUENT OWNERS OF THIS PROPERTY.
7. THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.

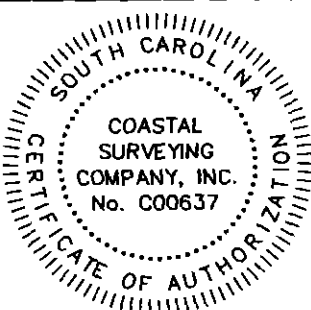
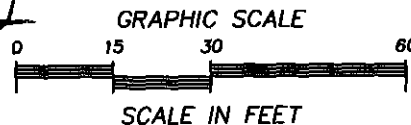


Town of Bluffton  
 Approved

*John Woodruff*

P.I.D.# R614-029-000-1269

LEGEND  
 IPF OLD IRON PIN FOUND  
 (XXX) MAILING ADDRESS  
 IPS NEW IRON PIN SET



SCALE: 1"=30'  
 DATE: 6/04/08  
 FIELD CK: RB  
 DRAWN BY: MT  
 OFFICE CK: EI  
 JOB# : 41404-T6-P2-PH8

PREPARED FOR:  
LAKE ESTATES, LLC

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; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

*Mack W. Thomas*  
 MACK W. THOMAS III  
 S.C.P.L.S. 14531

A CLOSING PLAT OF  
LAKE ESTATES HPR  
PHASE 8, BUILDING 16

A PORTION OF  
 PARCEL 2, TRACT 6  
 HAMPTON LAKE  
 TOWN OF BLUFFTON, BEAUFORT COUNTY  
 SOUTH CAROLINA

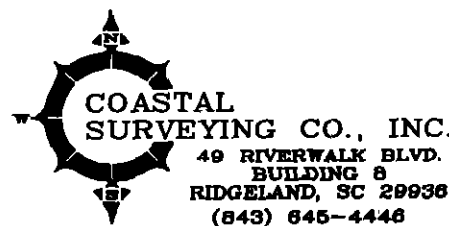
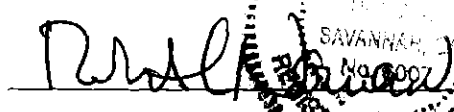
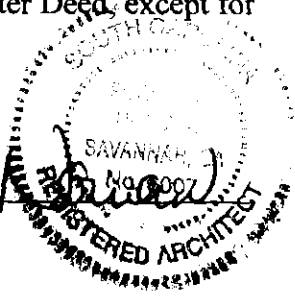




EXHIBIT "D"

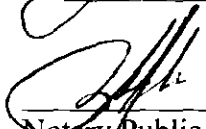
ARCHITECT'S CERTIFICATE

This is to certify that, to the best of the knowledge of the undersigned, Phase VIII of Lake Estates Horizontal Property Regime, consisting of four (4) residences number as follows: 1460, 1461, 1462 and 1463, have been built substantially in accordance with the Floor Plans more particularly described in Exhibit "B" attached to this Master Deed, except for minor variations which are customary in projects of this nature.

Robert L. Norman, AIA  
21 West Park Avenue  
Savannah, GA 31401  
S.C. Registered Architect

SWORN, to before me this 13<sup>th</sup> day  
Of June, 2008

  
\_\_\_\_\_  
Notary Public for the State of Georgia  
My Commission Expires: \_\_\_\_\_

**Rikana Andonie**  
Notary Public, Chatham County, Georgia  
My Commission Expires April 25, 2009