

STATE OF SOUTH CAROLINA )  
 ) SECOND AMENDMENT TO THE MASTER  
 COUNTY OF BEAUFORT ) DEED OF SEA CABIN CLUB HORIZONTAL  
 ) PROPERTY REGIME

KNOW ALL MEN BY THESE PRESENTS, that this Second Amendment to the Master Deed of Sea Cabin Club Horizontal Property Regime is made on the day hereinafter set forth by Sea Cabin Corporation, hereinafter called "Developer":

WITNESSETH:

WHEREAS, Developer has heretofore committed certain real property to Sea Cabin Club Horizontal Property Regime by Master Deed of Sea Cabin Club Horizontal Property Regime, which Master Deed is recorded in the office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 257 at page 1379, and has included certain other real property and improvements within said horizontal property regime by First Amendment to the Master Deed of Sea Cabin Club Horizontal Property Regime, which First Amendment is recorded in said Clerk's office in Deed Book 257 at page 1474; and

WHEREAS, said Master Deed provides for the inclusion of additional phases in said Horizontal Property Regime; and

WHEREAS, Developer now wishes to annex additional property and improvements and apartments and amend said Master Deed and the foregoing Amendment thereto for the purpose of creating Phase C of the Regime;

NOW, THEREFORE, Developer does hereby submit the property described as Phase C, being more particularly described hereinabove in this Amendment to the provisions of the Horizontal Property Act of South Carolina, Title 27, Chapter 31, Code of Laws of South Carolina, 1976, and does further submit said property to the provisions of the Master Deed of Sea Cabin Club Horizontal Property Regime and the Exhibits thereto, the same being recorded in the office of the Clerk of Court for Beaufort County, in Deed Book 257 at page 1379, said

Beaufort County Tax Map Reference  
 Map 2018 Parcel 38E Blk 001 Dist 060

Master Deed being amended by the First Amendment to the Master Deed of Sea Cabin Club Horizontal Property Regime, which First Amendment is recorded in said Clerk's Office in Deed Book 257 at page 1474 and to this Amendment.

ARTICLE I

THE PROPERTY

The property hereby committed by this Amendment to the aforesaid Master Deed means and includes that property shown as contained within Sea Cabin Club Horizontal Property Regime Phase C, as described in the Exhibits to this Amendment and includes the land, the buildings, all improvements and structures thereon, and all easements, rights and appurtenances belonging thereto as described in the Exhibits to this Amendment and is subject to all easements, rights-of-way, rights of use, restrictions, obligations and covenants as described in this Amendment, the aforesaid Master Deed, the Exhibits thereto, and hereto and/or of record. Therefore, the property committed to Sea Cabin Club Horizontal Property Regime consists of the property heretofore committed in the Master Deed (Phase A), in the First Amendment thereto (Phase B), and in addition thereto, that property described in said Master Deed and the Exhibits thereto and herein and in the Exhibits hereto as Phase C.

Further, the property hereby submitted and in addition thereto, Phase A and Phase B, is specifically subject to an easement for ingress and egress at all times and for all purposes across the paved portions of Phase A, Phase B and Phase C to the real property shown and designated in the Exhibits hereto as Phases D, E, F, G, H and J. There is further granted unto the Co-Owners of Phases A, B, and C, their

invitees, guests, lessees, and assigns an easement for ingress and egress at all times and for all purposes across the paved portions of the parcels designated as Phases D, E, and F. Furthermore, the easement heretofore granted unto the owners and occupants of Phase C for ingress and egress across the parcels designated as Phase A and Phase B is hereby terminated and ended by reason of Phase C having now become a part of the Horizontal Property Regime and all owners and occupants thereof having succeeded to the rights of Co-Owners as granted to the Co-Owners of Phase A and Phase B.

#### ARTICLE II

##### RIGHTS AND OBLIGATIONS

Each apartment in Phase A, Phase B, and Phase C has equal value with relation to the property committed as a whole; however, there is appurtenant to each apartment in Phase A, Phase B, and Phase C five (5) votes (the same being described in the Master Deed), which votes are voted collectively by the voting member of each apartment in all matters to come before the Council of Co-Owners. By reason of Phase C having now been included in Sea Cabin Club Horizontal Property Regime there is appurtenant to each apartment an undivided 6.25% ownership interest in the common elements of the property and share in the common expenses and assessments and common surplus. In addition, the five (5) votes appurtenant to each apartment constitutes 6.25% of the total vote of all apartments in the Regime.

#### ARTICLE III

##### APARTMENTS

The apartments hereby included within Sea Cabin Club Horizontal Property Regime are hereby numbered and

designated as Apartments numbered C-1, C-2, C-3, C-4, C-5, C-6, C-7 and C-8. The location, dimensions and approximate square footage of each apartment in Phase C are as shown and described in the Exhibits to this Amendment. All areas not included within the apartments as the term "apartment" is defined in the Master Deed constitute common elements.

ARTICLE IV

PROVISIONS OF MASTER DEED


All provisions of the Master Deed of Sea Cabin Club Horizontal Property Regime and of the aforescribed First Amendment thereto shall remain unchanged except as provided herein and shall be and hereby are binding upon all present and future Co-Owners in Phases A, B, and C, their mortgagees and lien holders and the Developer, except to the extent inclusion of Phase C within the Regime requires a necessary change. The foregoing Master Deed, the First Amendment thereto and this Second Amendment thereto shall be construed together so as to create one unified Horizontal Property Regime.

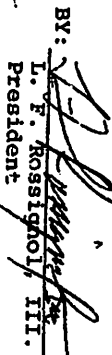
Nothing herein contained shall be construed to prevent the Developer from annexing and including additional phases within Sea Cabin Club Horizontal Property Regime as set forth and described in the Master Deed.

IN WITNESS WHEREOF, the Developer, on behalf of itself and to bind itself, and its successors in interest, including all Co-Owners who shall comprise the Council of Co-Owners (which is known as the Sea Cabin Club Horizontal Property Regime Council of Co-Owners, Inc.) has executed this Second Amendment of Sea Cabin Club Horizontal Property Regime as its act and deed and in witness whereof it, by and through its President, attested by its Secretary, has set its hand and seal this

10<sup>th</sup> day of January, 1978.

SIGNED, SEALED & DELIVERED: SEA CABIN CORPORATION  
In the Presence of:

  
\_\_\_\_\_  
L. F. ROSSIGNOL, III

BY:  (SEAL)  
L. F. ROSSIGNOL, III.  
President

ATTEST:

BY:   
PATRICK L. TOMLIN  
Secretary

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BEAUFORT ) PROBATE

PERSONALLY appeared before me the undersigned witness,  
who, being duly sworn, says that (s)he saw the within-named Sea  
Cabin Corporation, by and through its duly authorized officer,  
sign, seal and deliver the within Second Amendment to the Master  
Deed of Sea Cabin Club Horizontal Property Regime as its act  
and deed; and that (s)he with the other witness whose signature  
appears above witnessed the execution thereof.

  
\_\_\_\_\_  
Witness

SWORN and subscribed to before me  
this 10<sup>th</sup> day of January, 1978.


  
\_\_\_\_\_  
NOTARY PUBLIC FOR SOUTH CAROLINA (L.S.)  
My Commission Expires: 11-10-87

EXHIBIT "1" TO SECOND AMENDMENT TO THE MASTER DEED OF SEA CABIN CLUB HORIZONTAL PROPERTY REGIME

DESCRIPTION OF PROPERTY

The property herein committed as Phase C to be included within Sea Cabin Club Horizontal Property Regime consists of:

ALL that certain piece, parcel or tract of land, together with improvements thereon, situate, lying and being on the southeastern side of Cordillo Parkway, Hilton Head Island, Beaufort County, South Carolina, containing 0.38 acres, more or less, being shown and described as Phase C on a plot plan of Civil Engineering of Columbia, which is included as a page of Exhibit "1" to the Master Deed of Sea Cabin Club Horizontal Property Regime, and as a page to this Exhibit, having the following metes and bounds, to wit: Beginning at the northernmost corner of said tract whereon it adjoins Cordillo Parkway and proceeding from thence S 26° 16' E for a distance of 152.60 feet to an iron pin; from thence turning and running S 48° 42' W for a distance of 108.47 feet to a point; from thence turning and running N 36° 33' W for a distance of 123.29 feet to a point on the right-of-way of Cordillo Parkway; from thence turning and running N 38° 37' E for a distance of 140 feet along the right-of-way of Cordillo Parkway and back to the point of beginning, all measurements being a little more or less, reference being had to said plot plan for additional description.

The description of property given in the exhibits to the Master Deed of Sea Cabin Club Horizontal Property Regime and descriptions of property given in the foregoing described First Amendment to the Master Deed of Sea Cabin Club Horizontal Property Regime otherwise remain identical other than the non-exclusive right of-way easement for ingress and egress at all times and for all purposes, including access to contiguous property heretofore granted unto the owners and occupants of the parcel designated as Phase C across the parcel designated as Phase A and Phase B is hereby extinguished and ended, in that said real property and improvements and the owners and occupants thereof now share all the rights and privileges granted unto the Co-Owners, their lessees, assignees, licensees, invitees and guests of Phases A and B of Sea Cabin



EXHIBIT "1" TO SECOND AMENDMENT TO THE MASTER DEED OF SEA CABIN CLUB HORIZONTAL PROPERTY REGIME (Page Two)

Club Horizontal Property Regime, provided, however, the real property described as Phase A, Phase B, and Phase C is subject to a non-exclusive right-of-way easement for ingress and egress at all times and for all purposes, including access to contiguous property and particularly to those parcels designated as Phases D, E, F, G, H, and J. There is a non-exclusive right-of-way easement for ingress and egress at all times and for all purposes, including access to contiguous property across the paved portions of the Parcels designated as Phases D through J unto the Parcels designated as Phases A, B and C.

The aforesaid parcel comprising Phase C hereby committed to the Regime constitutes the property conveyed to Sea Cabin Corporation by deed dated <sup>1st Deed</sup> January 10, 1978, and recorded in the Office of the Clerk of Court for Beaufort County, in Deed Book 258 at Page 1672 from John B. Miller, et al.

The aforesaid real property and the particular improvements thereon, which are hereby committed and included within Sea Cabin Club Horizontal Property Regime (and the location of such improvements) are shown and described on the attached plot plans and building plans which are incorporated in this description by reference, which constitute, together with this description, Exhibit "1" to this Amendment to the Master Deed of Sea Cabin Club Horizontal Property Regime. Improvements consisting of the building within which apartments comprising Phase C are located and the location of individual apartments and common areas within the building are located as shown and described upon the aforesaid parts to this Exhibit, which locations and descriptions are also incorporated in this

EXHIBIT "1" TO SECOND AMENDMENT TO THE MASTER DEED OF SEA CABIN CLUB HORIZONTAL PROPERTY REGIME (Page Three)

description by reference. Each apartment has appurtenant to it an undivided interest in the common elements as shown and described in the attached surveys, plot plans and building plans and as described in the Master Deed, the First Amendment thereto and this Second Amendment thereto and the exhibits to each. All areas not contained within the apartments as the term "Apartment" is defined in the Master Deed constitute common elements.

Improvements included within Phase C which constitute common elements are the parking areas, walks and other paved areas and the steps and decks leading to the upstairs units in the building and other parts of the building excluded from the apartments.



EXHIBIT "1" TO SECOND AMENDMENT TO THE MASTER DEED OF SEA  
CABIN CLUB HORIZONTAL PROPERTY REGIME (Page Four)

Each Apartment Includes:

- (a) The space enclosed by the unfinished surfaces of perimeter and interior walls, ceilings and floors thereof including vents, doors, windows and such other structural elements that are ordinarily regarded as enclosures of space.
- (b) All interior dividing walls and partitions (including the space occupied by such walls and partitions).
- (c) The decorated inner surfaces of all interior walls (including the decorated surfaces of all interior load-bearing walls) and floors, ceilings, consisting as the case may be, of wallpaper, paint, plaster, carpeting, tile, and all other furnishings, materials and fixtures affixed or installed and for the sole and exclusive use of any dwelling space, commencing at the point of disconnection from the structural body of the building and from utility lines, pipes, or systems serving the dwelling space. No pipes, wires, conduits or other public utility lines or installation constituting a part of the overall system designed for the service of any particular dwelling space within a building nor any property of any kind, including fixtures and appliances within the unit which are not removable without jeopardizing the soundness, safety or usefulness of the remainder of the building shall be deemed to be part of any apartment.

Apartment C-1 and C-4 are identical, each apartment being on the first floor of Building C and each containing approximately 549 square feet. In each apartment, entrance is made from a walk into the living room and kitchen area of the apartment. Entrance is made from the living room area

EXHIBIT "1" TO SECOND AMENDMENT TO THE MASTER DEED OF SEA CABIN CLUB HORIZONTAL PROPERTY REGIME (Page Five)

into a bedroom and entrance is made from a bedroom into the bath area. Also a part of each apartment is the storage room which is immediately outside and next to the entrance into the apartment.

Apartment C-2 and Apartment C-3 are identical in area and configuration to Apartment C-1 and C-4 other than Apartment C-2 and Apartment C-3 are each reversed mirror image from one side to the other of Apartments C-1 and C-4. Apartment C-2 and Apartment C-3 are also located on the first floor of Building C.

Apartment C-5 and Apartment C-8 are each identical to Apartment C-1 and Apartment C-4 in area and configuration other than entrance is made into Apartment C-5 and into Apartment C-8 (each apartment being on the second floor of Building C) by steps and a deck which are part of the common elements. Apartment C-6 and Apartment C-7 are each identical to Apartment C-2 and Apartment C-3 respectively except that Apartment C-6 and Apartment C-7 are both located on the upper floor of Building C and access is made to each apartment by stairs and a deck, said stairs and deck being part of the common elements of the Regime.

NOTE: All square footage figures are approximate figures.

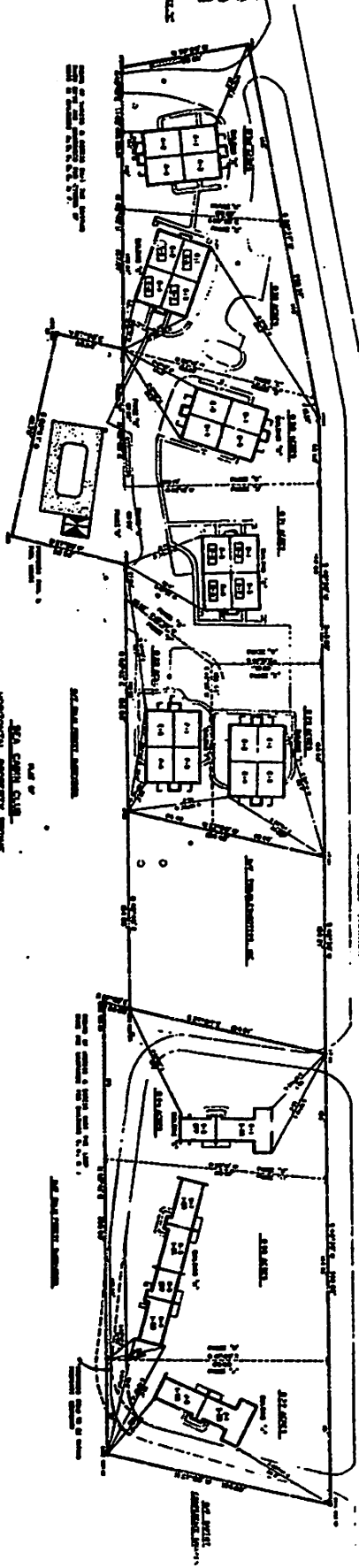
1636

CONSTRUCTION OF THIS PROJECT WAS  
FINANCED BY THE  
FEDERAL GOVERNMENT

U.S. CIVIL SERVICE  
GENERAL PROPERTY SERVICE  
WASHINGTON, D.C. 20540  
OFFICE NO. 4977

CIVIL ENGINEERS OF CALIFORNIA

SCALE  
1" = 100'

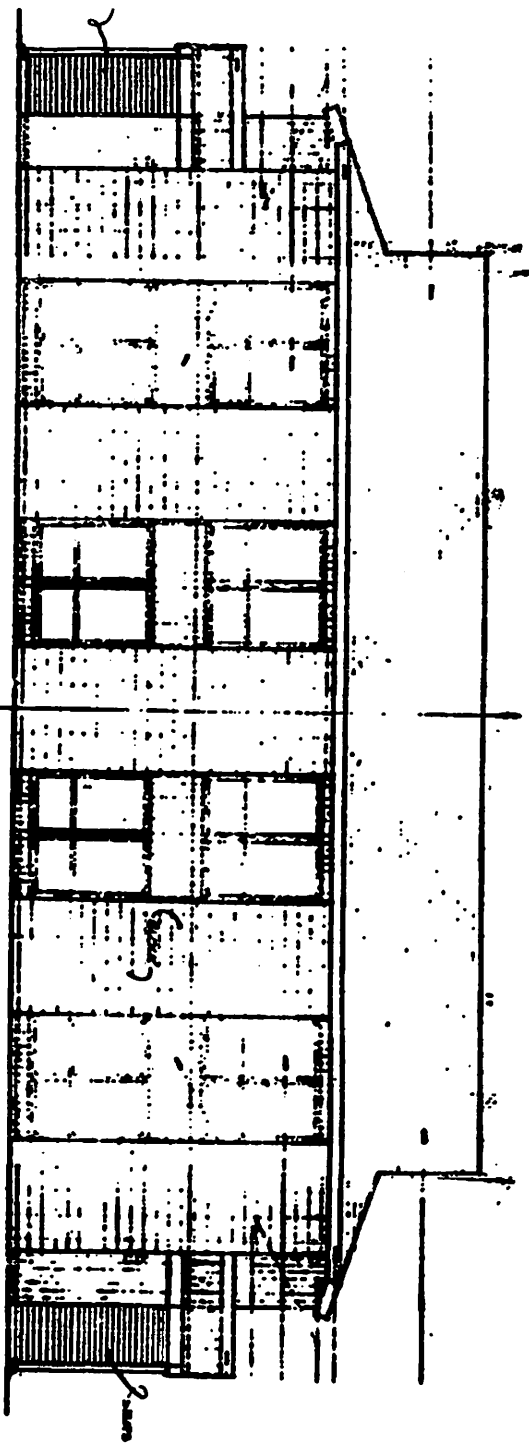


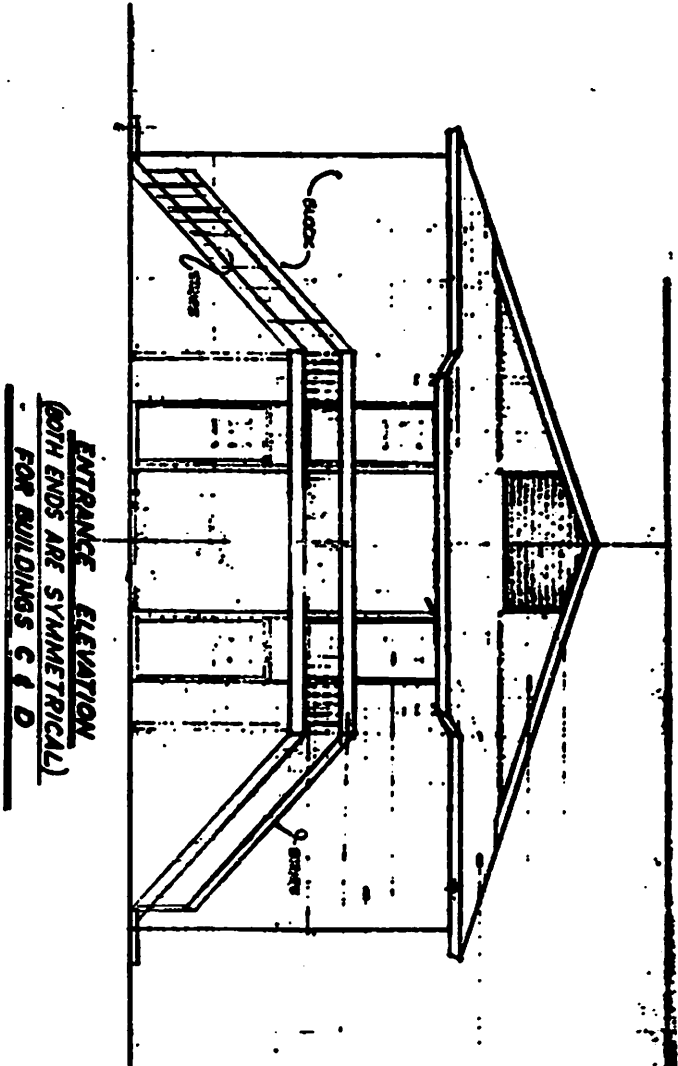
NOTES:  
 1. THIS PLAN IS FOR THE PROPOSED CONSTRUCTION OF THE  
 2. PROJECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
 3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL  
 4. NECESSARY PERMITS AND APPROVALS FROM THE  
 5. APPROPRIATE AGENCIES.

1697

Page Seven

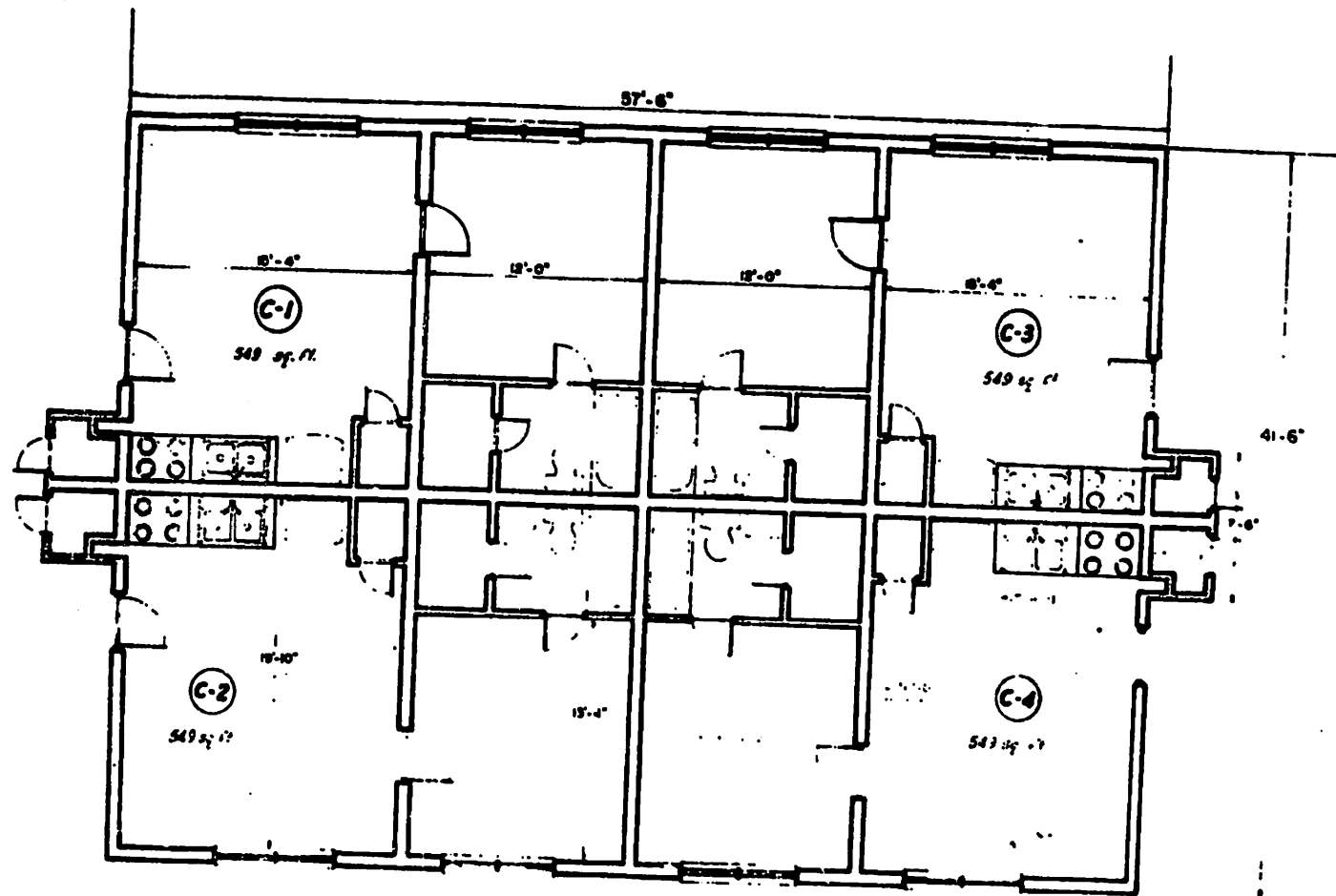
**SIDE ELEVATION**  
**BOTH SIDES ARE SYMMETRICAL**  
**FOR BUILDING C 1 D**





1089

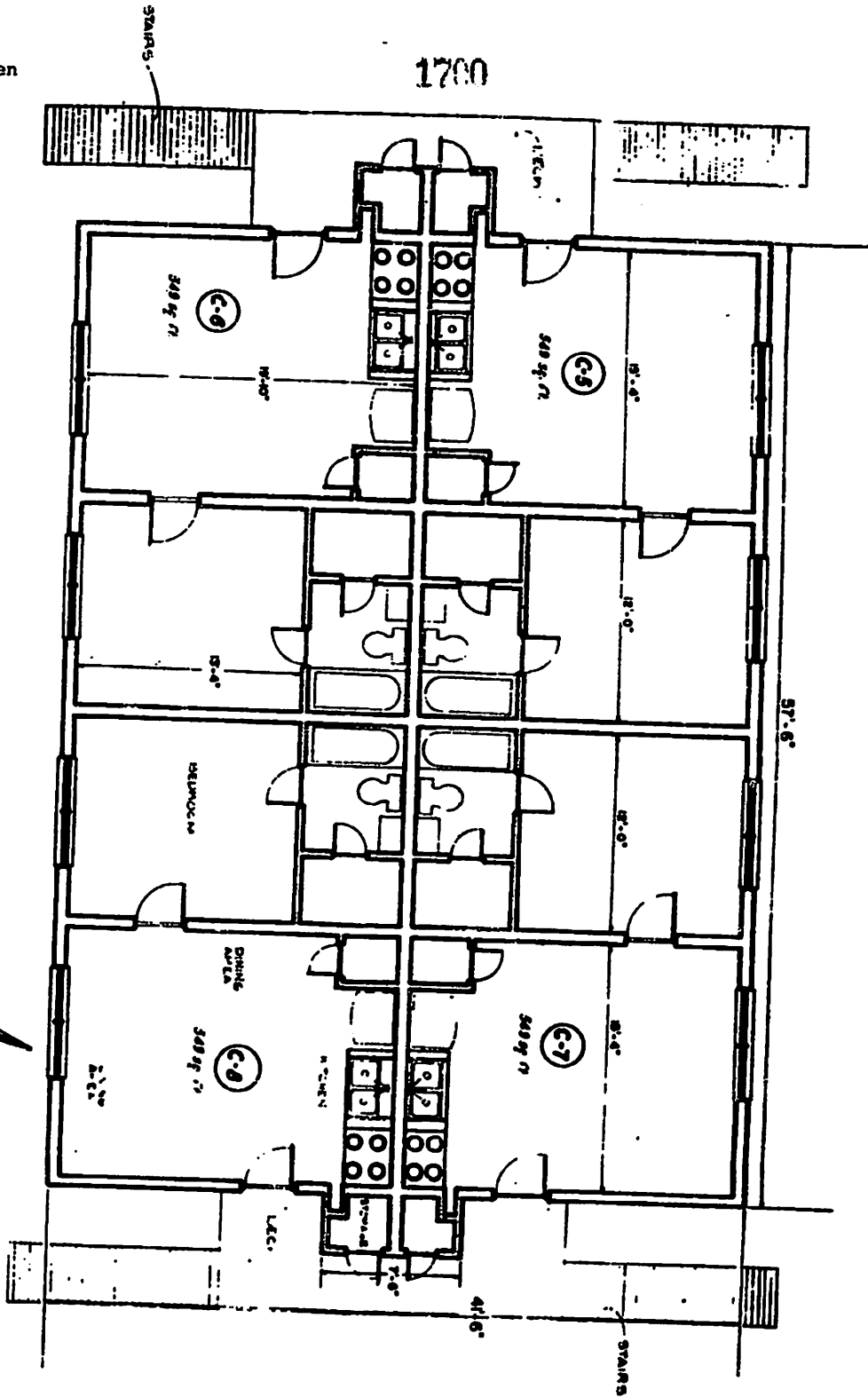
Page Nine



BUILDING C  
FIRST FLOOR  
*All dimensions and areas are approximate*



1700



**BUILDING C**  
**SECOND FLOOR**  
*All dimensions and areas are approximate*

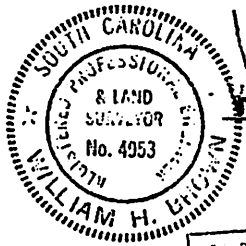
EXHIBIT "1"

1701

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF BEAUFORT )

ENGINEER'S CERTIFICATE

I certify that to the best of my knowledge, information and belief the pages numbered 6 through 10 to this Exhibit to the Second Amendment of the Master Deed of Sea Cabin Club Horizontal Property Regime accurately depict the buildings and elevations of Sea Cabin Club Horizontal Property Regime, Phase C, in accordance with the provisions of Section 27-31-110 of the Code of Laws of South Carolina, 1976, except as to what an accurate survey and plot plan of the premises would reveal.



*William H. Brown*  
WILLIAM H. BROWN  
S.C. Registration No. 4953

*Sea Cabin*

RECORDED
IN BOOK <i>258</i>
PAGE <i>1686</i>
JAN 13 1978

*Lia ...*  
CLERK OF COURT OF COMMON PLEAS

RECORDED THIS 25<sup>th</sup> DAY  
OF Jan 1978  
IN BOOK 9 PAGE 173  
FEES, \$ -  
*Mary Ann Gray*  
AUDITOR, BEAUFORT COUNTY, S.C.