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11/9/08

BEAUFORT COUNTY SC - ROD
BK 02712 PGS 1288-1295
FILE NUM 2008024698
04/22/2008 02:56:24 PM
REC'D BY R WEBB RCPT# 540837
RECORDING FEES 14.00

**SIXTH AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
LAKE ESTATES HPR
ADDING PHASE VII**

THIS SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF LAKE ESTATES HPR (the "**Sixth Amendment**"), is made as of April 17th, 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, Grantor is the owner of the Property described as Phase 7 of Parcel 4, 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 75; and

WHEREAS, Grantor wishes to submit all of Phase VII 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 VII on Exhibit "A", (including, without limitations, Units 1408, 1409, 1410 and 1411), as set forth in Exhibit "A", consisting of the legal description, and survey for Phase VII attached hereto and incorporated herein, making said Phase VII, 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 VII is reflected on Exhibit "B" to this Sixth Amendment. When Phase VII 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 Sixth Amendment, each Unit Owner thereby irrevocably ratifies, approves and affirms all provision of the Condominium Declaration, as modified by this Sixth Amendment.

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 7 of Tract 6 Parcel 4 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 75 Office of the Register of Deeds for Beaufort County, South Carolina.

EXHIBIT "B"

DESCRIPTION OF PERCENTAGE INTEREST IN COMMON ELEMENTS

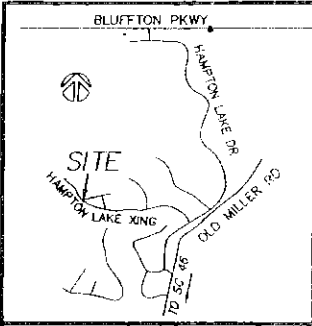
PHASE VII:

<u>Residence NUMBER</u> <u>ELEMENTS</u>	<u>STATUTORY VALUE</u>	<u>PERCENTAGE INTEREST IN COMMON</u>
1400	\$699,000	0.041050%
1401	\$849,000	0.049859%
1402	\$699,000	0.041050%
1403	\$849,000	0.049859%
1404	\$699,000	0.041050%
1405	\$849,000	0.0049859%
1406	\$699,000	0.041050%
1407	\$849,000	0.0049859%
1408	\$699,000	0.041050%
1409	\$849,000	0.049859%
1410	\$699,000	0.041050%
1411	\$849,000	0.049859%
1464	\$699,000	0.041050%
1465	\$849,000	0.049859%
1466	\$699,000	0.041050%
1467	\$849,000	0.049859%
1468	\$699,000	0.041050%

1469	\$849,000	0.049859%
1470	\$699,000	0.041050%
1471	\$849,000	0.049859%
1472	\$699,000	0.041050%
1473	\$849,000	0.049859%
Total	\$13,932,000	100%

EXHIBIT "C"

As Built survey prepared by Coastal Surveying Co., Inc. by Mack W. Thomas III, S.C.P.L.S.
#14531 dated March 13, 2008 and recorded in Plat Book 124 at Page 78 office of the Register of
Deeds for Beaufort County, South Carolina a copy of which is attached.



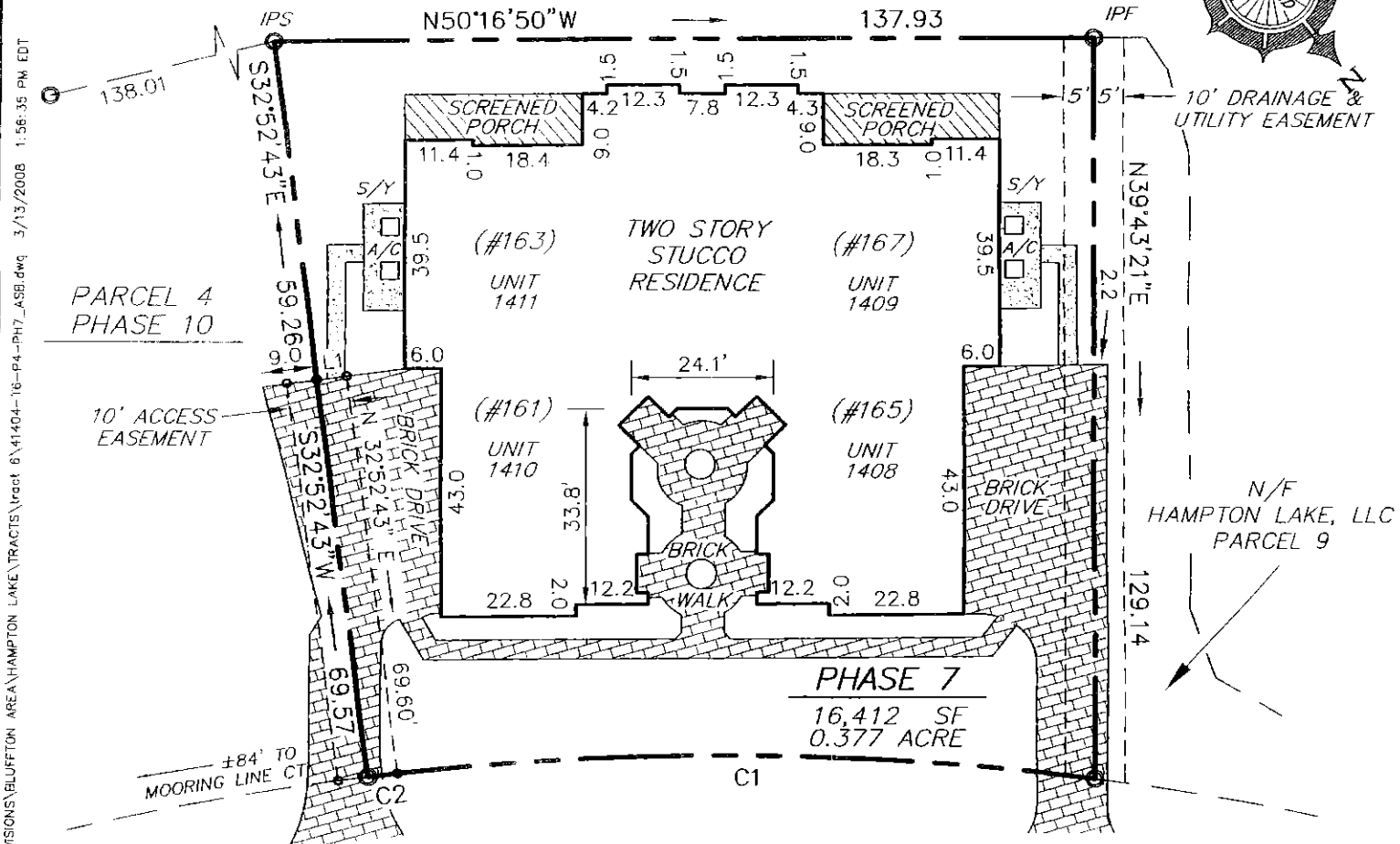
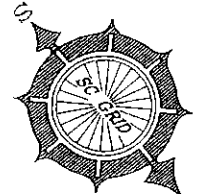
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	117.92'	475.00'	117.62'	S 49°24'22" E	14°13'28"
C2	5.00'	475.00'	5.00'	S 56°49'12" E	00°36'11"

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00	N 57°07'17" W

REFERENCE PLAT:
A SUBDIVISION PLAT OF PARCEL 4, TRACT 6,
HAMPTON LAKE BY COASTAL SURVEYING CO.
RECORDED IN PLAT BOOK 121, PAGE 75

VICINITY MAP -- NTS

N/F
HAMPTON LAKE, LLC
(LAKE)



HAMPTON LAKE CROSSING
50' R/W

BEAUFORT COUNTY SC- ROD

BK 00124 PG 0078

DATE: 04/04/2008 02:53:13 PM

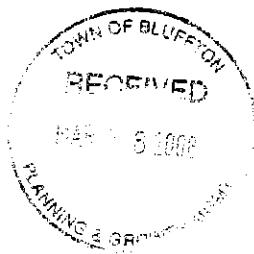
INST # 2008020603 RCPT# 538257

NOTES:

- THIS PARCEL IS LOCATED IN FLOOD ZONE "C", NO B.F.E. REQUIRED PER F.I.R.M. PANEL 0080--D, COMMUNITY NO. 450025, REVISED 9/29/86.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL SETBACKS ON LOTS ARE GOVERNED SOLELY BY PRIVATE COVENANTS PURSUANT TO THE COMMUNITY CHARTER OF HAMPTON LAKE COMMUNITY ASSOCIATION, INC.
- ALL LAKES/LAGOONS HAVE A 15' MAINTENANCE EASEMENT ALONG THE PERIMETER OF THE EDGE OF WATER.
- CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- PROPERTY CORNERS FALLING IN BRICK PAVERS ARE MARKED WITH A CHISELED "X".
- 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

Kate Woodruff

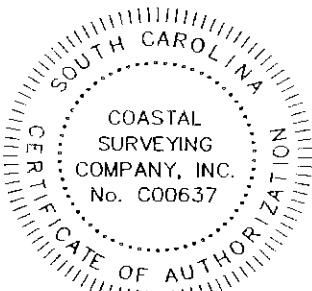


A.P.N. R614-029-000-1270

LEGEND

- IPF IRON PIN (OLD) FOUND
- (#XXX) MAILING ADDRESS
- S/Y SERVICE YARD

GRAPHIC SCALE



SCALE: 1"=30'
DATE: 03/13/08
FIELD CK: RB
DRAWN BY: JDB
OFFICE CK: MT
JOB#: 41404-T6-P4-PH7

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 3/13/08
MACK W. THOMAS III
S.C.P.L.S. 14531

A CLOSING PLAT OF
LAKE ESTATES HPR
PHASE 7, BUILDING 3

A PORTION OF
PARCEL 4, TRACT 6
HAMPTON LAKE
TOWN OF BLUFFTON, BEAUFORT COUNTY
SOUTH CAROLINA

