

EXHIBIT "G" TO FIRST AMENDMENT TO MASTER DEED
WINDSOR COURT HORIZONTAL PROPERTY REGIME
PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON ELEMENTS
AND VALUE FOR SOUTH CAROLINA STATUTORY PURPOSES

(PHASES I AND II - WINDSOR COURT NORTH)

For purposes of the South Carolina Horizontal Property Act and pursuant to the terms of the Master Deed, the percentage interest appurtenant to each Unit of the Regime shall be established in accordance with the following formula:

$$\frac{V}{A} = P$$

- "P" - Percentage Interest of each Unit.
- "V" - Valuation of the respect Units as set forth in this Exhibit "H" and in the Amendment to Master Deed for Phase II.
- "A" - Aggregate Valuation of all Units existing in the Regime and added to the Regime as provided in Articles VIII and IX of the Master Deed.

UNIT TYPES/STATUTORY VALUES:

As set forth in Section 7 of Article V of the Master Deed and in Section 2 of Article FIFTH herein, there are six (6) basic types of Units in Phases I and II of Windsor Court. These Residence Types have the following statutory value for purposes of the South Carolina Horizontal Property Act:

Residence A (A.1)	= \$ 203,800	Residence C	= \$366,000
Residence A.2	= \$ 203,800	Residence D	= \$366,000
Residence B	= \$ 288,400	Residence E	= \$426,000

OVERALL SUMMARY - COMPOSITE CHART OF PERCENTAGE INTERESTS:

Subsequent to the filing of this Amendment to Master Deed the total number of Units by Type and Percentage Interest is as follows:

Residence Type	Individual % Interest	Total # of Residences		Total Percentage
		Phase I	Phase II	
1. A (A.1)	.75%	12	12	18.00%
2. A.2	.75%	2	2	3.00%
3. B	1.06%	20	20	42.5%
4. C	1.35%	5	5	13.5%
5. D	1.35%	5	5	13.5%
6. E	1.57%	1	1	2.12%
		47	47	100.00%

INDIVIDUAL UNIT STATUTORY PERCENTAGE INTERESTS:

Based upon the above values, the percentage of undivided interest in the common elements appurtenant to each Unit in Windsor Court Horizontal Property Regime is set forth below:

Unit No./Type Phase I	Statutory Value	Percentage
		Phases I & II
3101B	\$ 288,400	1.06
3102B	288,400	1.06
3103A	203,800	.75
3104A	203,800	.75
3105B	288,400	1.06
3106C	288,400	1.06
3107D	366,000	1.35
3108C	366,000	1.35
3109A	203,800	.75
3110A.2	203,800	.75
3201B	\$ 283,400	1.06
3202B	288,400	1.06
3203A	203,800	.75
3204A	203,800	.75
3205B	288,400	1.06
3206B	288,400	1.06
3207D	366,000	1.35
3208C	366,000	1.35
3209A	203,800	.75
3210A.2	203,800	.75

Unit No./Type	Statutory Value	Percentage
<u>Phase I</u>		
3301B	\$ 288,400	1.06
3302B	288,400	1.06
3303A	203,800	.75
3304A	203,800	.75
3305B	288,400	1.06
3306B	288,400	1.06
3307D	366,000	1.35
3308C	366,000	1.35
3309E	426,000	1.57
3401B	\$ 288,400	1.06
3402B	288,400	1.06
3403A	203,800	.75
3404A	203,800	.75
3405B	288,400	1.06
3406B	288,400	1.06
3407D	366,000	1.35
3408C	366,000	1.35
3409E	426,000	1.57
3501B	\$ 288,400	1.06
3502B	288,400	1.06
3503A	203,800	.75
3504A	203,800	.75
3505B	288,400	1.06
3506B	288,400	1.06
3507D	366,000	1.35
3508C	366,000	1.35
3509E	426,000	1.57
Phase I Totals	\$ 13,565,200	500
<u>Phase II</u>		
4101B	\$ 288,400	1.06
4102B	288,400	1.06
4103A	203,800	.75
4104A	203,800	.75
4105B	288,400	1.06
4106B	288,400	1.06
4107D	366,000	1.35
4108C	366,000	1.35
4109A	203,800	.75
4110A.2	203,800	.75

Unit No./Type Phase II	Statutory Value	Percentage Phases I & II
4201B	\$ 288,400	1.06
4202B	288,400	1.06
4203A	203,800	.75
4204A	203,800	.75
4205B	288,400	1.06
4206B	288,400	1.06
4207D	366,000	1.35
4208C	366,000	1.35
4209A	203,800	.75
4210A.2	203,800	.75
4301B	\$ 288,400	1.06
4302B	288,400	1.06
4303A	203,800	.75
4304A	203,800	.75
4305B	288,400	1.06
4306B	288,400	1.06
4307D	366,000	1.35
4308C	366,000	1.35
4309E	426,000	1.57
4401B	\$ 288,400	1.06
4402B	288,400	1.06
4403A	203,800	.75
4404A	203,800	.75
4405B	288,400	1.06
4406B	288,400	1.06
4407D	366,000	1.35
4408C	366,000	1.35
4409E	426,000	1.57
4501B	\$ 288,400	1.06
4502B	288,400	1.06
4503A	203,800	.75
4504A	203,800	.75
4505B	288,400	1.06
4506B	288,400	1.06
4507D	366,000	1.35
4508C	366,000	1.35
4509E	426,000	1.57
Phases I & II	\$ 27,118,400	50%
Totals		

RYAN, JORDAN & GRIFFIN, P.A. ATTORNEYS AND COUNSELLORS AT LAW

NOTE: The total statutory value of the Property in Phase II only is \$13,559,200. The total value for Phase I and Phase II combined is \$27,118,400.

THESE VALUATIONS ARE FOR PURPOSES OF THE SOUTH CAROLINA HORIZONTAL PROPERTY ACT.

CGG1Y1\WINDSOR COURT\ADOC\MG_ER02

BETHLA, JORDAN
& ORFITT, P.A.
ATTORNEYS AND
COUNSELLORS AT LAW

Exhibit "G" to First Amendment to Master Deed
Windsor Court Horizontal Property Regime - Page 5

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BEAUFORT COUNTY, S.C.

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James A. [Signature]
AUDITOR, BEAUFORT COUNTY, S.C.