

87/23-22

12258

1906

STATE OF SOUTH CAROLINA	)	
	)	
COUNTY OF BEAUFORT	)	
RONALD LI	)	
	)	AMENDMENT
TO	)	TO MASTER DEED OF
	)	THE GATHERINGS HORIZONTAL
THE GATHERINGS HORIZONTAL	)	PROPERTY REGIME I
PROPERTY REGIME I	)	PHASE LVI (56)
	)	(Units 91 and 92 Black Watch Drive)

WHEREAS, on the 27th day of September, 1984, The Gatherings, Inc. executed a Master Deed establishing The Gatherings Horizontal Property Regime I (hereinafter sometimes referred to as the "Regime"), which Master Deed was recorded on September 27, 1984, in Deed Book 404 at Page 622 in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina (hereinafter referred to as "Master Deed"); and

WHEREAS, the said Master Deed reserved the right in favor of its Grantor, its successors, grantees or assigns, that the project be divided into a number of phases being activated by the original Master Deed with the provision that future phases of the property could be made a part of The Gatherings Horizontal Property Regime I at the election of the Grantor, and upon the filing of amendments submitting the properties to said Regime; and,

WHEREAS, subsequent to the original Master Deed, numerous Amendments to Master Deed have been filed by the original Grantor, the purpose of which were to add additional phases to the Regime, the most recent such Amendment of said original Grantor being filed for Phase XLVII (47), said Annexation Declaration being dated January 12, 1988, and being recorded in the RMC Office for Beaufort County, South Carolina, in Deed Book 494 at Page 1386 as modified by Correction to Master Deed Amendment dated February 4, 1988, and recorded in Deed Book 495 at Page 2124; and,

WHEREAS, the future phase property was described in the original Master Deed on Exhibit "A" thereto as the "Land-Master Plan Land for The Gatherings Horizontal Property Regime I," and,

WHEREAS, on or about September 29, 1988, the original Grantor conveyed a portion of said future phase property unto The Gatherings Associates, L. P., a South Carolina Limited Partnership, by virtue of a Deed dated September 29, 1988, and recorded in the RMC Office for Beaufort County, South Carolina, in Deed Book 512 at Page 355, and,

WHEREAS, as part of said conveyance, the original Grantor, under the original Master Deed, assigned all of its rights possessed by virtue of the original Master Deed unto The Gatherings Associates, L.P. by virtue of the aforementioned Deed, by virtue of that document entitled

1907

"Termination and Abandonment of Rights," recorded in Deed Book 512 at Page 375, and by virtue of the Absolute Assignment recorded in Deed Book 512 at Page 386, said rights including privileges, permits, easements, licenses, approvals, and all reserved rights under the aforementioned Master Deed; and,

WHEREAS, The Gatherings Associates, L.P. has filed Amendments to Master Deed which have had the effect of adding Phases XLVIII (48) through LV (55), the last Amendment having been recorded in the RMC Office for Beaufort County, South Carolina on October 6, 1995 in Book 808 at Page 328; and

WHEREAS, The Gatherings Associates, L. P., had previously conveyed to RONALD LI (the Declarant herein) a portion of the future phase property described in the original Master Deed on Exhibit "A" thereto as the "Land-Master Plan Land for The Gatherings Horizontal Property Regime I," by virtue of a Deed dated August 28, 1995 and recorded in the RMC Office for Beaufort County, South Carolina, on September 15, 1995 in Deed Book 803 at Page 531; and,

WHEREAS, as part of said conveyance, The Gatherings Associates, L. P., assigned to Declarant herein certain of its Declarant rights by virtue of the aforementioned Deed (Deed Book 803 at Page 531), and by virtue of that document entitled, "Assignment of Reserved Rights - The Gatherings Horizontal Property Regime," recorded on September 15, 1995 in the RMC Office for Beaufort County, South Carolina, in Record Book 803 at Page 539; and,

WHEREAS, the Declarant herein is the successor in interest to The Gatherings Associates, L.P. for that property conveyed to it by The Gatherings Associates, L.P., as it relates to the condominium reserved rights for the Regime and the future phase property; and

WHEREAS, it is the intent and desire of Declarant herein to further amend the Master Deed pursuant to his reserved rights, so as to add Phase LVI (56) to The Gatherings Horizontal Property Regime I.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that RONALD LI, as successor in title to The Gatherings, Inc. and The Gatherings Associates, L.P., with respect to the portion of the future phase property as hereinafter described, and as Declarant herein, does hereby declare:

1. Recitals. The hereinabove recitals are hereby incorporated by reference in this Amendment.

2. Definition of Declarant. For purposes of this Amendment, RONALD LI is referred to as the "Declarant." Declarant shall have the same meaning as "Grantor" as set forth in the original Master Deed.

3. General Narrative. As noted above in the recitals, the Declarant herein is an assignee of Grantor under The Gatherings Horizontal Property Regime I. The Declarant has engaged in site redesign and land planning with respect to the development of the real property which was conveyed by Grantor as referenced above. Declarant has also modified the building type, construction techniques, and floor plans. The architectural drawings for the within Phase LVI (56), have also been modified as to building type and floor plans. Said floor plans were prepared by HRT Design Concepts. A full set of the floor plans is attached to this Amendment as hereinafter described. Any further modifications will be noted in subsequent Amendments. Despite the change in floor plans and site layout so as to provide for single-unit buildings as shown for this Phase, the Declarant herein is maintaining the original intent of the Grantor that all units within the Regime shall bear the common expenses equally so that the percentage interest of each unit is identical. As reserved in the original Master Deed, the above floor plans and other design criteria may be modified by Declarant, or its successors, for future phases.

4. Creation Phase LVI (56). Declarant does hereby elect to exercise and does hereby exercise the options and rights hereinabove referred to and more particularly set forth in the Master Deed of The Gatherings Horizontal Property Regime I recorded in the RMC Office for Beaufort County, South Carolina in Deed Book 404 at Page 622, et seq., to amend said Master Deed to include Phase LVI (56) property more particularly described and set forth in Exhibit "A" hereto as a part of the Regime in such a way that, effective upon the filing of this Amendment, the property included in The Gatherings Horizontal Property Regime I shall be as described in Exhibit "B" hereto, which description includes the Phase I through Phase LVI (56) properties. Further, Exhibit "B-1" reflects the remaining acreage owned by Declarant which may be the subject of future phases and subsequent Amendments.

5. Land. Declarant is the sole owner of the land described in Exhibit "A" herein, which land is shown on plats prepared by Horizon Surveying Associates, which are shown as Exhibit "C" to this Amendment, attached hereto and incorporated herein.

6. Phase LVI (56) Property Submission to Regime. Declarant, by duly executing this Amendment to Master Deed, does hereby submit the land referred to in Paragraph 5, together with the building and improvements erected thereon, and all easements, rights and appurtenances belonging thereto (hereinafter referred to as the "Property") to the provisions of the Master Deed, as amended, and the provisions of the Horizontal Property Act of the State of South Carolina (hereinafter the "Act"), and does hereby state that it proposes to make the property a part of The Gatherings Horizontal Property Regime I, to be governed by the provisions of the aforementioned Master Deed, as amended, and the provisions of the Horizontal Property Act of South Carolina.

7. Improvements. The improvements constructed on and forming a part of the Property are constructed in accordance with the floor plans identified as Exhibit "D" to this Amendment for Phase LVI (56), which floor plans are incorporated herein by reference. Said plans were prepared by HRT Design Concepts. Also attached to this Amendment as Exhibit "E" is a Certificate by an engineer or architect that the buildings constructed on the Phase LVI (56) property were constructed substantially in accordance with said plans.

8. Units.

8.1 General Description. The property within Phase LVI (56) which is being added to and combined with Phase I through LV (55) of the Regime includes two (2) two story buildings each containing one (1) individual dwelling unit (hereinafter referred to as "unit") which is to be used for residential purposes. The units were built in a wood frame construction method, with a composition shingle roof. All interior and exterior walls are constructed of wood studs with sheathing and horizontal wood siding exterior and gypsum board interior. The Unit is capable of individual utilization on account of having its own exits to the common elements of the property, and a particular and exclusive property right thereto, and also an undivided interest in the general and limited common elements of the property, as set forth in the Master Deed to said Regime as described above, and as hereinafter set forth, necessary for their adequate use and enjoyment (hereinafter referred to as "Common Elements"), all of the above in accordance with the Horizontal Property Act of South Carolina.

8.2 Unit Numbers. Said Units are numbered 91 and 92 and are also known as 91 Black Watch Drive, Bluffton, SC 29910; and 92 Black Watch Drive, Bluffton, SC 29910; respectively.

8.3 Walk Through Description. A "walk through" description of the unit is as follows:

Each Unit is a single family dwelling raised to an elevation of approximately twenty (20) feet above mean sea level with parking below the first floor. The parking area has a concrete floor and over seven (7) feet of headroom.

Each Unit has two floors, Unit 91 having approximately 980 square feet on the first floor and approximately 528 square feet on the second floor, totaling 1608 square feet; Unit 92 having approximately 787.5 square feet on the first floor and approximately 787.5 square feet on the second floor totaling 1575 square feet.

Unit 91 has two floors and contains a total gross heated area of approximately 1608 square feet. The first floor consists of a foyer-stairway, a great room, adjacent a powder room, with a door to the exterior deck, and the kitchen wrapping around the rear of the unit leading to a utility room with pantry. The front master bedroom

provides a full bath that leads to a large walk-in closet. The second floor contains a hallway leading to a bathroom and two single bedrooms, with closets and large dormer areas that are insulated, and each containing access to storage at the front of the unit.

Access to the unit is gained from an external stairway leading from a front sidewalk to an entry porch, as well as an internal stairway from the garage area. A stairway leads to the second floor from the first level entry foyer.

Unit 92 contains a total gross heated area of approximately 1575 square feet that is equally distributed on two (2) floors. The first floor arrangement consists of a foyer-closet-stairway, a great room with a door to the exterior deck, a breakfast eating area, a kitchen leading to a combination utility room with a pantry closet and a powder room. The second floor contains a hallway leading to the master bedroom and bathroom with a tub and separate shower, two single bedrooms with closets and a hall bathroom to service the single bedrooms. A pull down bedroom ceiling ladder allows access to the attic. Access to the unit is gained from an external stairway leading from a front sidewalk to an entry porch.

The Unit is equipped with a dishwasher, range, and refrigerator, and is built to meet the specifications of Palmetto Electric's "Good Cents Program."

8.4 Owners' Responsibilities for Maintenance and Repair. In the event that the Association determines that any Owner has failed or refused to discharge properly his obligations with respect to the maintenance, cleaning, repair or replacement of items for which he is responsible under the Master Deed, as amended, then, in that event, except in the event of an emergency situation, the Association shall give such Owner written notice of the Association's intent to provide such necessary maintenance, cleaning repair or replacement at such Owner's sole cost and expense, and setting forth with reasonable particularity the maintenance, cleaning, repair or replacement deemed necessary.

Except in the event of an emergency situation, such Owner shall have fifteen (15) days in which to complete said maintenance, cleaning, repair or replacement in a good and workmanlike manner or, in the event that such maintenance, cleaning, repair or replacement is not capable of completion within said fifteen (15) day period, to commence said maintenance, cleaning, repair or replacement and diligently proceed to complete said maintenance, cleaning, repair or replacement in a good and workmanlike manner.

In the event of emergency situations or the failure of any Owner to comply with the provisions hereof after such notice, the Association may provide any such maintenance, cleaning, repair or replacement at such Owner's sole cost and expense, and said cost shall be added to and become a part of the assessment to which such Owner and his Unit are subject

and shall become a lien against such Unit as provided in the Master Deed and By-Laws of The Gatherings Horizontal Property Regime I.

By virtue of the above, the Association in no way accepts any duty or obligation to perform items of maintenance and repair which are the responsibility of owners, and any actions taken pursuant to this policy shall be the discretion of the Association and its Board.

9. Acreage (This Phase). The Property comprising Phase LVI (56) and being hereby added to the property of the Regime has a total of 0.395 acres.

10. Total Property (Combined). The Gatherings Horizontal Property Regime I, subsequent to the filing of this Amendment and including the Phase I through Phase LVI (56) properties, will consist of a total of 72 Units on property which has been heretofore defined in the original Master Deed, previous Amendments, and in this Amendment.

11. Common Elements. The common elements of the Phase LVI (56) property will be generally as defined in the Act and in the original Master Deed and will include the following:

11.1 The General Common Elements.

11.1.1 The Property, excluding the limited common elements and the Unit, and including, but not limited to, the land on which the Unit is constructed, the foundations, roofs, gutters, exterior siding, and finish, fascia, sheathing, perimeter walls, walls and partitions separating units, foundation cross beams, external stair towers, and landings, service yard gates, walls separating Unit, load-bearing interior walls, slabs, concrete floors, mechanical chases, pipes, flues, wires, conduits, air ducts, and public utility lines located within floor or elsewhere in the building other than within the Unit, including the space actually occupied by the above.

11.1.2 The security gazebo, recreational area and facilities, all parking areas, street signs, storm drainage, retention ponds, gutters, mailbox receptacles and area, and retaining walls located on the Property.

11.1.3 All roads, ramps, walkways, paths, trees, shrubs, yards, service yards (except such parts as are designated as limited common elements), irrigation systems, gardens, etc.

11.1.4 All installations, and area occupying same, outside of the Unit for services such as power, light, telephone, television, water and other similar utilities.

11.1.5 All sewer, drainage and irrigation pipes, excluding those which are the property of the utility company.

11.1.6 Such easements as described in Exhibit "A" to this Amendment and those easements through the Unit for conduits, pipes, ducts, plumbing, wiring and other facilities for

the furnishing of utility services to the Unit, general common elements and limited common elements and easements for access, maintenance, repair, reconstruction or replacement of structural members, equipment, installations and appurtenances, and for all other service necessary or convenient to the existence, maintenance, safety and use of the property, whether or not such easements are erected during the construction of the condominium property or during reconstruction of all or any part thereof, except such easements as may be defined as "Limited Common Elements."

11.1.7 All areas not designated as a limited common element and not lying within the boundary of a Unit and all other elements of the Property constructed or to be constructed on the Property, rationally of common use or necessary to the existence, upkeep and safety of the Property, and in general all other devices or installations existing for common use.

11.2 Combined Common Elements. The Common Elements of the Property, both General and Limited, and including the Phase I through Phase LVI (56) properties, shall be as set forth in the Master Deed, the provisions of which are incorporated herein and made a part hereof in the same manner as if the same were expressly set forth herein except as herein modified or amended.

12. Percentage of Interest in Units. The percentage of title and interest appurtenant to each Unit and the Unit Owner's title and interest in the Common Elements (both General and Limited) of the Property (Phase I through Phase LVI (56)) of the Regime and their share in the profits and common monthly expenses, as well as proportionate representation for voting purposes in the meetings of The Gatherings Homeowners' Associations, Inc. (herein usually referred to as "Association") of the Regime is based upon the proportionate value of each Unit to the value of the total Property (all Phases) as set forth in Exhibit "D" to the original Master Deed, shall be 1.388%, determined by dividing 72 Units into one hundred (100%) percent. The proportionate representation for voting purposes and the percentage of the undivided interests in the Common Elements (both General and Limited) provided in this paragraph shall not be altered without the acquiescence of the co-owners representing the Unit expressed in a duly recorded amendment to the Master Deed for said Regime or by an amendment filed by the Declarant in accordance with the reservations set forth in the Master Deed.

13. Reaffirmation of Master Deed Provisions. As the sole purpose of this Amendment is to add the Phase LVI (56) Property to The Gatherings Horizontal Property Regime I so as to make it an integral part of said Regime, all provisions of the Master Deed, as recorded in the RMC Office for Beaufort County, South Carolina, which are not modified herein, are expressly incorporated into and reaffirmed by this Amendment in the same manner as if the same were expressly set forth herein. Specifically referenced are the reservation of rights of the Declarant to add additional Units to the Regime pursuant to said Master Deed and any amendments to said Master Deed. This Amendment is intended to comply with the provisions of the aforementioned Master Deed, as amended, and the Horizontal Property Act of South Carolina. In case any of the provisions stated above conflict with the provisions of said statute, the provisions of said statute shall control. The provisions hereof shall be deemed independent and severable, and the invalidity in whole or in part of any section, subsection, sentence, clause, phrase or word, or other provision of this Amendment shall not affect the

1913

validity or enforceability of the remaining portions thereof and in such event, all of the other provisions of the Amendment shall continue in full force and effect as if such invalid provision had never been included therein.

14. Exhibits. All Exhibits to this Amendment to Master Deed shall be an integral part of this instrument.

IN WITNESS WHEREOF, RONALD LI has caused these presents to be executed this 27 day of March, 1996.

WITNESS:

(2) Julie Keems SW

(1) Ronald LI
RONALD LI, Declarant

(3) Mark Miller TM

STATE OF GEORGIA)
COUNTY OF BALDWIN)

PROBATE

PERSONALLY appeared before me, the undersigned witness, and made oath that s/he saw the within named **RONALD LI**, Declarant, sign, seal and, as his act and deed, deliver the within written instrument for the uses and purposes therein mentioned and that s/he, with the other witness subscribed above, witnessed the execution thereof.

Julie Keems
(Witness #1)

SWORN to before me this 27th day of March, 1996.

(5) Mark Miller (SEAL)

NOTARY PUBLIC FOR Notary Public, Baldwin County, Georgia
MY COMMISSION EXPIRES My Commission Expires March 30, 1997

SCHEDULE OF EXHIBITS
TO AMENDMENT TO MASTER DEED
THE GATHERINGS HORIZONTAL PROPERTY REGIME I

<u>Exhibit</u>	<u>Description</u>
"A"	Legal Description Phase LVI (56) Lands
"B"	Legal Description (Phase I Through Phase LVI (56) Land) and Future Phase Property
"C"	As Built Survey of Phase LVI (56) Lands
"D"	Floor Plans for Phase LVI (56) Units
"E"	Engineer's Certificate

EXHIBIT "A"
TO AMENDMENT TO MASTER DEED
OF
THE GATHERINGS HORIZONTAL PROPERTY REGIME I

LEGAL DESCRIPTION OF LAND

ALL those certain pieces, parcels or tracts of land situated, lying and being in Bluffton Township, Beaufort County, South Carolina, containing 0.19 acres and 0.20 acres, more or less, and being more particularly shown and described as Unit 91 Black Watch Drive and Unit 92 Black Watch Drive, respectively, comprising Phase LVI (56) of the Gatherings Horizontal Property Regime I, on two separate plats, the first entitled "Unit 91 Black Watch Drive, The Gatherings, Horizontal Property Regime, Phase 56, Bluffton, Beaufort County, South Carolina," said plat prepared by Horizon Surveying Associates, Michael A. Mack, P.L.S. #12244, which plat is dated March 25, 1996 and recorded in the RMC Office for Beaufort County, South Carolina in Plat Book 55 at Page 189; the second which is entitled "Unit 92 Black Watch Drive, The Gatherings, Horizontal Property Regime, Phase 56, Bluffton, Beaufort County, South Carolina," said plat prepared by Horizon Surveying Associates, Michael A. Mack, P.L.S. #12244, which plat is dated March 25, 1996 and recorded in the RMC Office for Beaufort County, South Carolina, in Plat Book 55 at Page 190. Said property is described as to the courses and distances, metes and bounds, as follows:

The Point of Beginning for the 0.19 acre parcel shall be the iron pin found on the northeasternmost corner of the property where the property intersects with Lot 92 and a lagoon; proceeding from said Point of Beginning S33°00'00"W for a distance of 126.66 feet; thence proceeding N59°40'25"W for a distance of 58.06 feet; thence proceeding N32°59'57"E for a distance of 168.28 feet to a concrete monument; thence proceeding S56°33'11"E for a distance of 14.56 feet to a concrete monument; thence proceeding S30°36'25"W for a distance of 24.80 feet to an iron pin; thence proceeding S34°47'40"E for a distance of 32.74 feet to an iron pin; thence proceeding S49°16'24"E for a distance of 12.20 feet to an iron pin, which iron pin marks the **Point of Beginning**.

The Point of Beginning for the 0.20 acre parcel shall be the iron pin on the northeasternmost corner of the property where the property intersects with Lot 93 and a lagoon; proceeding from said Point of Beginning S33°00'00"W for a distance of 119.62 feet; thence proceeding N84°45'00"W for a distance of 21.88 feet; thence proceeding on a curve N72°01'38"W for a distance of 34.98 feet; thence proceeding N59°40'25"W for a distance of 5.12 feet; thence proceeding N33°00'00"E for a distance of 126.66 feet to an iron pin; thence proceeding S49°02'59"E for a distance of 20.45 feet to an iron pin; thence proceeding S84°11'02"E for a distance of 28.17

feet to an iron pin, thence proceeding S67°28'09"E for a distance of 12.90 feet to an iron pin, which iron pin marks the **Point of Beginning**.

If there be any discrepancies between the above courses and distances description and the aforementioned plats of record, said plats shall be controlling.

The property intended to be described herein is a portion of the same property conveyed to the within Grantor by deed of The Gatherings Associates, L.P. dated August 28, 1995, and recorded in the RMC Office for Beaufort County, South Carolina in Deed Book 803 at Page 531.

The above property is submitted to The Gatherings Horizontal Property Regime I subject to all existing utility easements and other matters of record in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina.

EXHIBIT "B"
TO AMENDMENT TO MASTER DEED
OF
THE GATHERINGS HORIZONTAL PROPERTY REGIME I

LEGAL DESCRIPTION OF PHASE I
THROUGH PHASE LVI (56) LAND

All those certain pieces, parcels or lots of land with all improvements thereon situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being more particularly shown and described as Phases I through XLVII (47) as shown on that plat surveyed for The Gatherings, Inc. By Sea Island Engineering, Inc., Benjamin Wilson, S.C.R.L.S. #5424 dated September 14, 1984, and last revised August 15, 1988, said plat having been recorded in the RMC Office for Beaufort County, South Carolina in Plat Book 33 at Page 202; and

ALSO, ALL that certain piece, parcel or tract of land comprising Phases XLVII (48), XLIX (49) and L (50) with all improvements thereon, lying and being in Bluffton Township, Beaufort County, South Carolina as shown on that plat surveyed for The Gatherings, Inc. By Sea Island Engineering, Inc., M.A. Dunham, S.C.R.L.S. #11590 dated July 20, 1989, and last revised July 31, 1989, said plat having been recorded in the RMC Office for Beaufort County, South Carolina in Plat Book 37 at Page 178.

ALSO, ALL that certain piece, parcel or tract of land comprising Phases LI (51), LII (52), LIII (53), and LIV (54) with all improvements thereon, lying and being in Bluffton Township, Beaufort County, South Carolina as shown on those plats recorded in the RMC Office for Beaufort County, South Carolina in Plat Book 42 at Page 2, Plat Book 43 at Page 76, Plat Book 46 at Page 40, and Plat Book 49 at Page 119.

ALSO, ALL that certain piece, parcel or tract of land comprising Phase LV (55), with all improvements thereon, lying and being in Bluffton Township, Beaufort County, South Carolina, as shown on that plat recorded in the RMC Office for Beaufort County, South Carolina in Plat Book 54 at Pages 47 and 48.

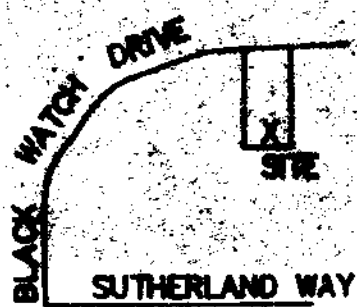
ALSO, ALL that certain piece, parcel or tract of land comprising Phase LVI (56), with all improvements thereon, said property being more fully described with reference to the plats attached hereto and incorporated herein as Exhibit "C", which plats are recorded in the RMC Office for Beaufort County, South Carolina in Plat Book 55 at Pages 189 and 190.

For a more detailed description as to metes and bounds, courses and distances of said phases, reference is made to the above mentioned plats of record.

EXHIBIT "B-1"
FUTURE PHASE PROPERTY

The future phase property of Declarant referenced in this Amendment is more particularly described with reference to that certain deed from The Gatherings Associates, L.P. in favor of Declarant, said deed dated August 28, 1995, and recorded September 15, 1995, in the RMC Office for Beaufort County, South Carolina, in Deed Book 803 at Page 531, said property being described as Parcel 83 containing 0.234 acres; Parcel 84 containing 0.216 acres; Parcel 85 containing 0.160 acres; Parcel 94 containing 0.164 acres, and Parcel "C" containing 0.175 acres.

EXHIBIT "C"



VICINITY MAP
NOT TO SCALE

BLACKWATCH DRIVE 40' R/W



SCALE 1" = 20'

1919

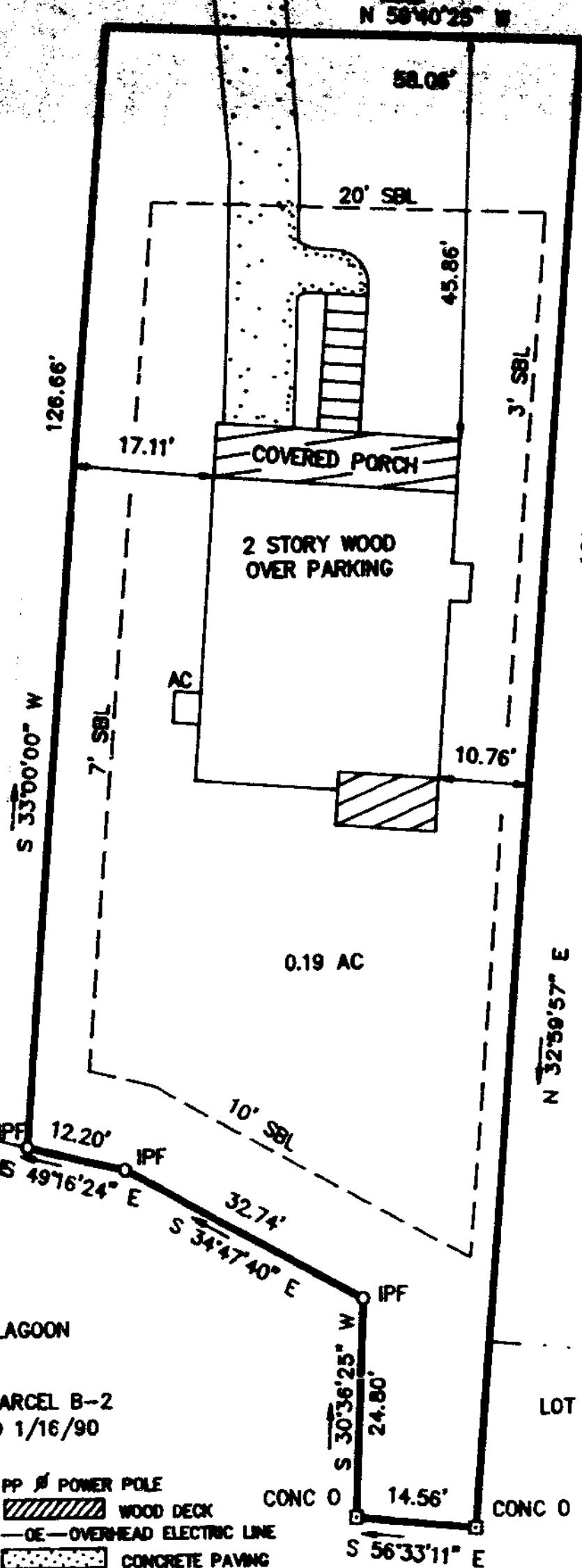
from
ment
of

2.2.2

2

BEFORE THE COURT OF COMMONS & DEVELOPMENT
PLANNING & DEVELOPMENT
DATE: 5/10/95
2802
Bluffton Station

LOT 92



LOT 90

N 32°59'57" E

LOT 99



REFERENCE:
THE GATHERINGS PARCEL 'B' SUB PARCEL B-2
BY SEA ISLAND ENGINEERING, DATED 1/16/90

IPS ● IRON PIN SET
IPF ○ IRON PIN FOUND
CONC. O. □ CONCRETE MONUMENT FOUND
CONC. M. ■ CONCRETE MONUMENT SET
TEL ○ TELEPHONE BOX
SBL SETBACK LINE

PP / POWER POLE
WOOD DECK
—OE— OVERHEAD ELECTRIC LINE
CONCRETE PAVING
EP EDGE OF PAVEMENT
SEWER LATERAL

CONC O 14.56' CONC O
S 56°33'11" E
LOT 98

ELEC ■ ELECTRIC TRANSFORMER
— X — X — FENCE
TV △ CABLE TV BOX
WV ◇ WATER VALVE
FH ✕ FIRE HYDRANT
— ■ — WATER LATERAL

MARCH 25, 1996

AS-BUILT/CLOSING SURVEY OF:
UNIT 91 BLACK WATCH DRIVE
THE GATHERINGS, HORIZONTAL PROPERTY REGIME, PHASE 56
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA
FOR: KEVIN KEYSER

THIS PROPERTY LIES IN FEDERAL FLOOD ZONE A-B
FLOOD INSURANCE RATE MAP COMM. # 450025 PANEL 115-D
DATED 9/29/86 MINIMUM ELEVATION 15.0'

ONLY EASEMENTS SHOWN ON REFERENCE PLAT ARE SHOWN HEREON.

THERE ARE NO ENCROACHMENTS APPARENT OR VISIBLE OTHER THAN SHOWN.

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.



MICHAEL A. MACK P.L.S. 12244

HORIZON SURVEYING ASSOCIATES

POST OFFICE BOX 834 BLUFFTON, S.C. 29910

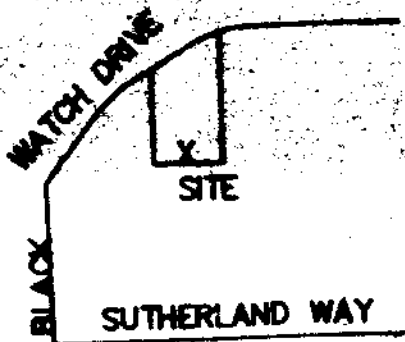
PHONE (803) 757-2380

PROJECT NO. 396064

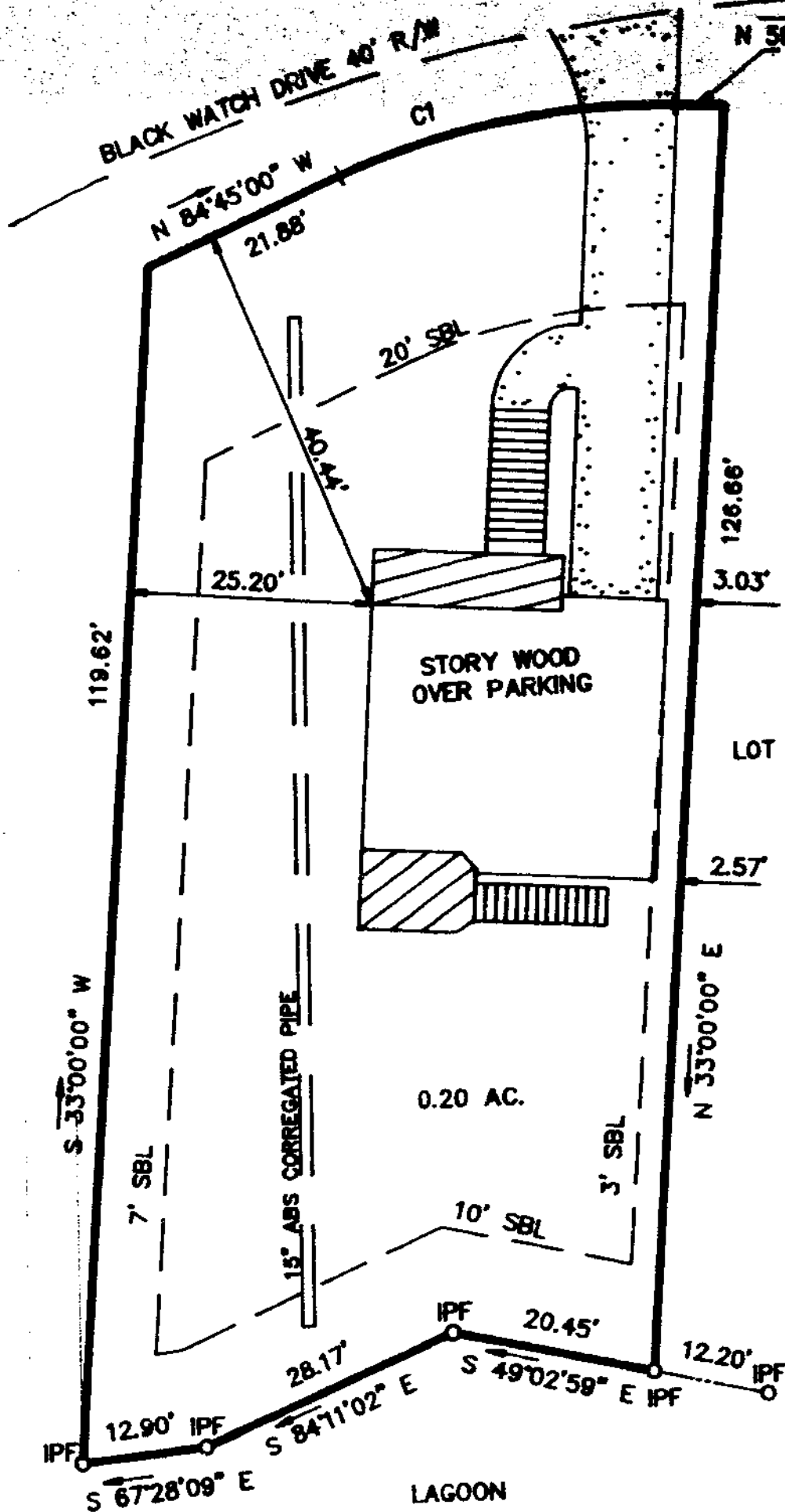
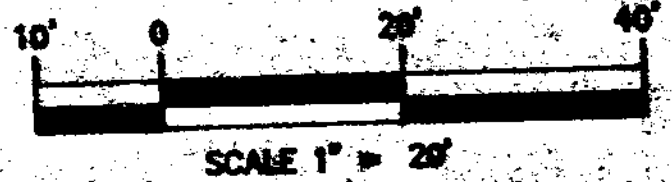
DISK 153

TAX MAP REFERENCE: R600 041 000 0199 0000

EXHIBIT "C"



VICINITY MAP
NOT TO SCALE



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	80.00'	34.98'	17.77'	34.70'	N 58°40'25" W	25°03'07"

2802
5/10/95
Bluffton
Bluffton

REFERENCE:
THE GATHERINGS, PARCEL B, SUB PARCEL B-2
BY SEA ISLAND ENGINEERING, DATED 1/16/90

IPS ● IRON PIN SET
IPF ○ IRON PIN FOUND
CONC. O. □ CONCRETE MONUMENT FOUND
CONC. N. ■ CONCRETE MONUMENT SET
TEL ○ TELEPHONE BOX
SBL SETBACK LINE

PP ● POWER POLE
WOOD DECK
OE OVERHEAD ELECTRIC LINE
CONCRETE PAVING
EP EDGE OF PAVEMENT
SEWER LATERAL

ELEC ■ ELECTRIC TRANSFORMER
FENCE
TV △ CABLE TV BOX
WV ◇ WATER VALVE
FH ✕ FIRE HYDRANT
WATER LATERAL



MARCH 25, 1996

AS-BUILT/CLOSING SURVEY OF:
UNIT 92 BLACK WATCH DRIVE
THE GATHERINGS, HORIZONTAL PROPERTY REGIME, PHASE 56
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA
FOR: PENNY D. HUNTER

THIS PROPERTY LIES IN FEDERAL FLOOD ZONE A-8
FLOOD INSURANCE RATE MAP COMM. # 450025 PANEL 115-D
DATED 9/29/86 MINIMUM ELEVATION 15.0

ONLY EASEMENTS SHOWN ON REFERENCE PLAT ARE SHOWN HEREON.

THERE ARE NO ENCROACHMENTS APPARENT OR VISIBLE OTHER THAN SHOWN.

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.



MICHAEL A. MACK P.L.S. 12244

HORIZON SURVEYING ASSOCIATES
POST OFFICE BOX 834 BLUFFTON, S.C. 29910
PHONE (803) 757-2380

PROJECT NO. 396065

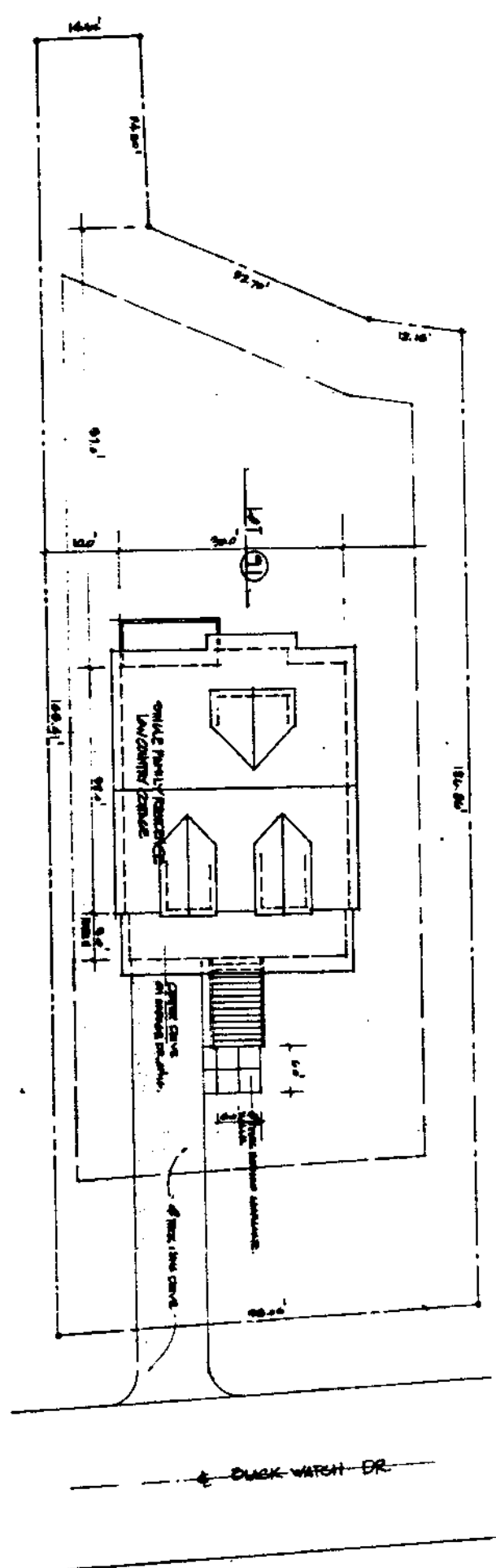
DISK 153

AX MAP REFERENCE: R600 041 000 0200 0000

EXHIBIT "D"
TO AMENDMENT TO MASTER DEED
OF
THE GATHERINGS HORIZONTAL PROPERTY REGIME I
FLOOR PLANS FOR PHASE LVI (56) UNITS

Attached hereto and incorporated herein are floor plans and elevations for The gatherings Phase LVI (56) Units as prepared by H.R.T. Design Concepts. The following sheets are attached:

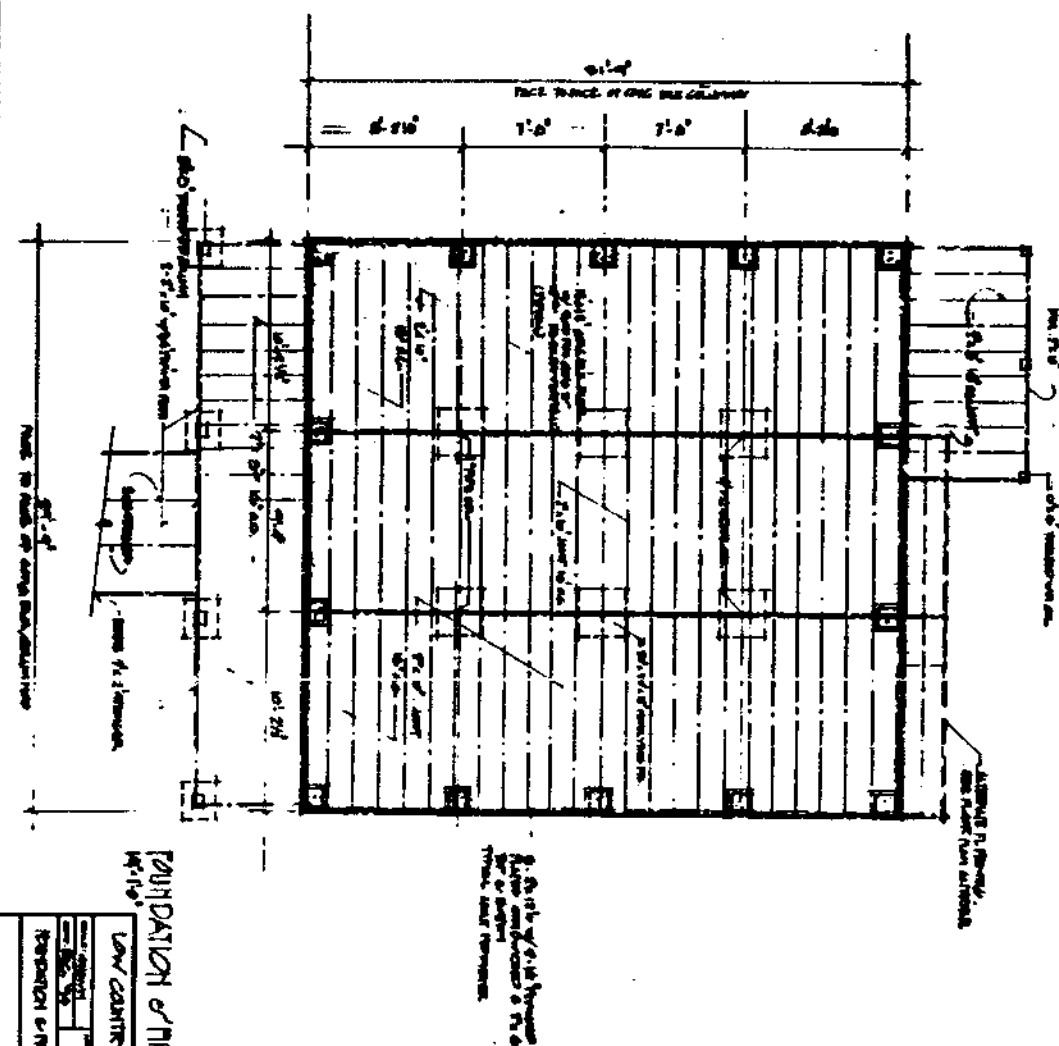
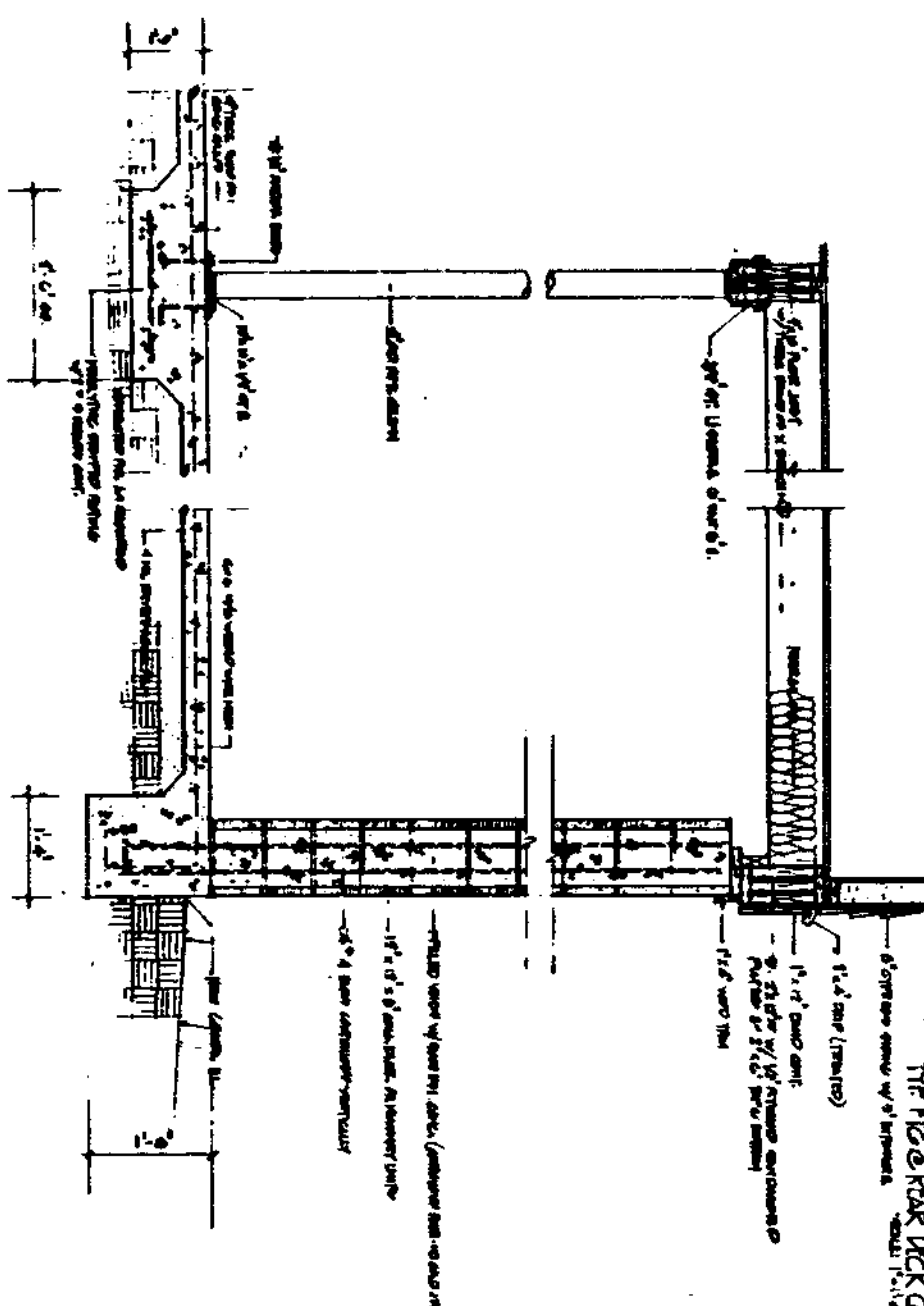
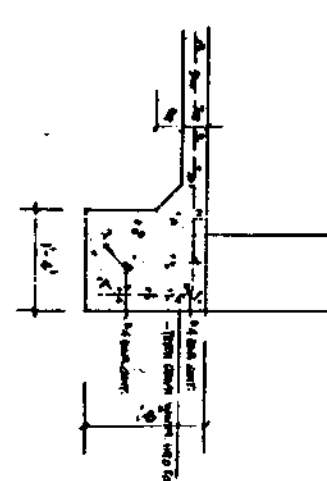
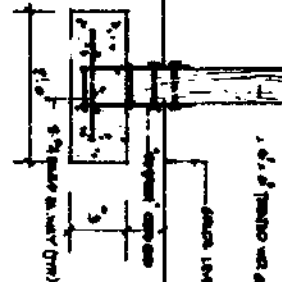
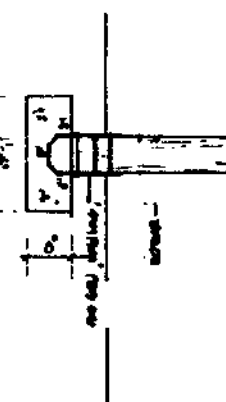
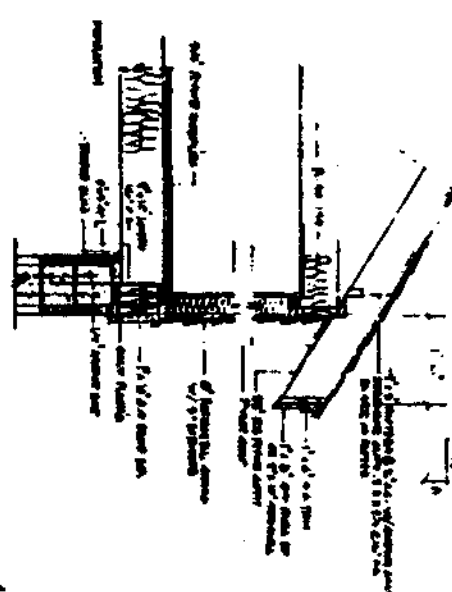
<u>Sheet Nos.</u>	<u>Description</u>
---	Unit 91 - Site Plan
A-1	Unit 91 - Foundation and First Floor Framing Plans
A-2	Unit 91 - Front and Right Side Elevations/First and Second Living Level Floor Plans
A-3	Unit 91 - Rear and Left Side Elevations
A-4	Unit 91 - Elevations and Electrical Plans
---	Unit 92 - Site Plan
1	Unit 92 - Foundation and First Floor Framing Plans
2	Unit 92 - Front Elevation and First and Upper Level Living Plans
3	Unit 92 - Rear, Left and Right Side Elevations
4	Unit 92 - First and Second Floor Electrical Plans



SITE PLAN

[illegible]

0-6 Months
7 months old
8 months
9 months
10 months
11 months
12 months

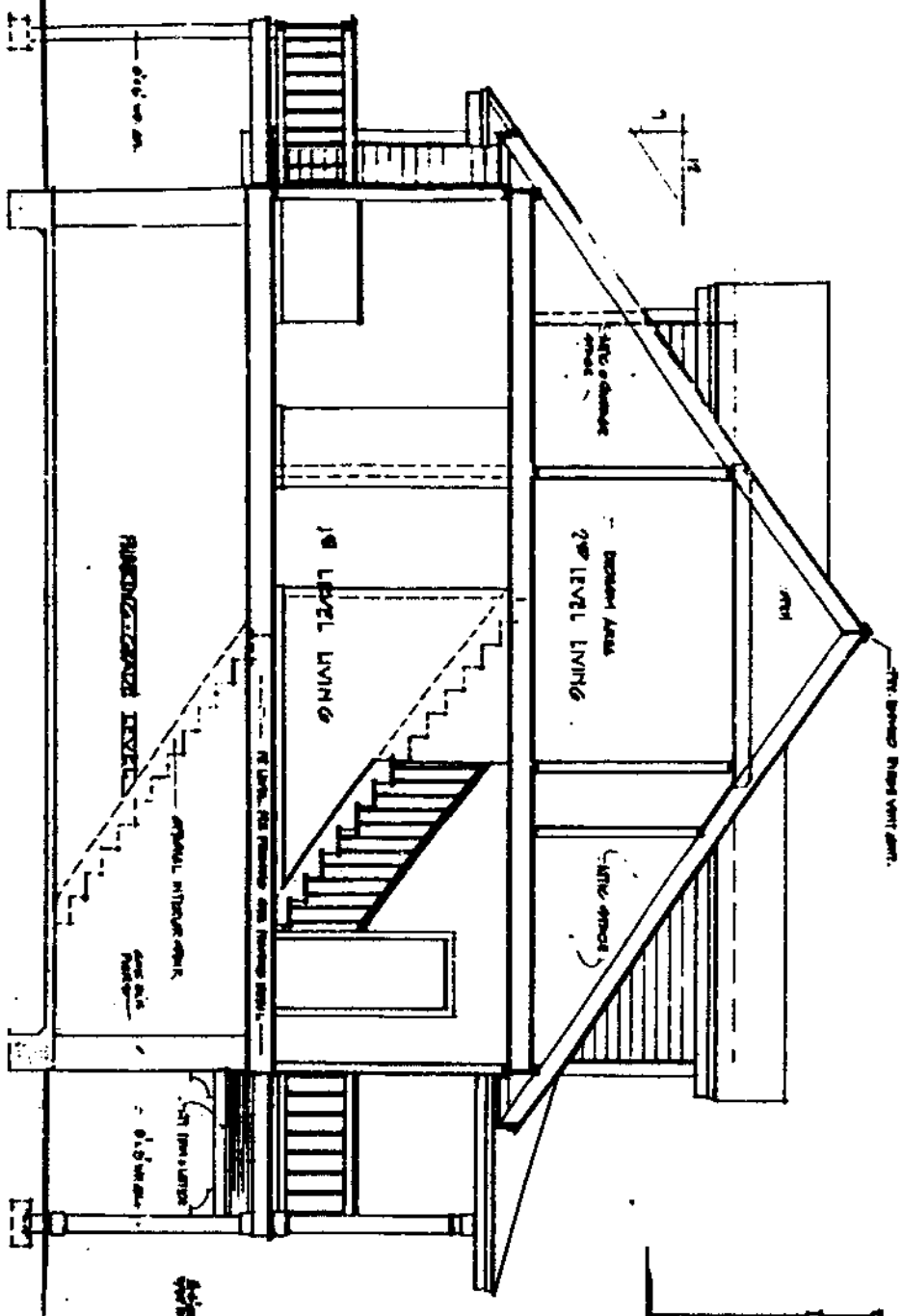


TYPICAL FOUNDATION & COLUMN DETAILS

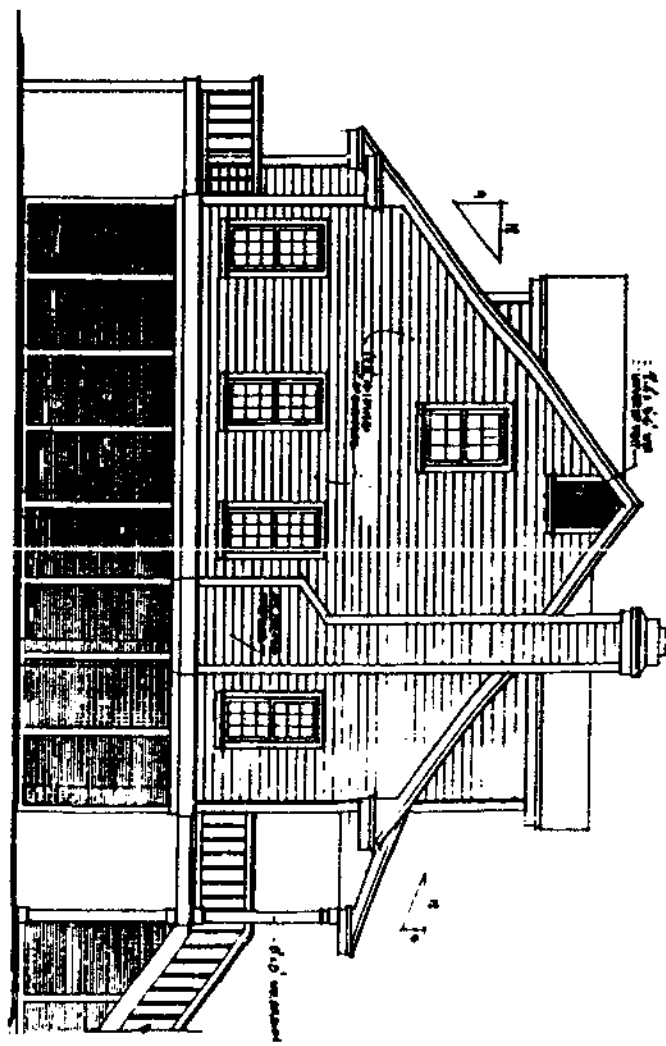
MR. PORTER: CORRECTION.

PHOTOGRAPHIC TIE-DOWN FASTENING. THE ABOUT PERIMETER.
SCALE: 1" = 1'-0"

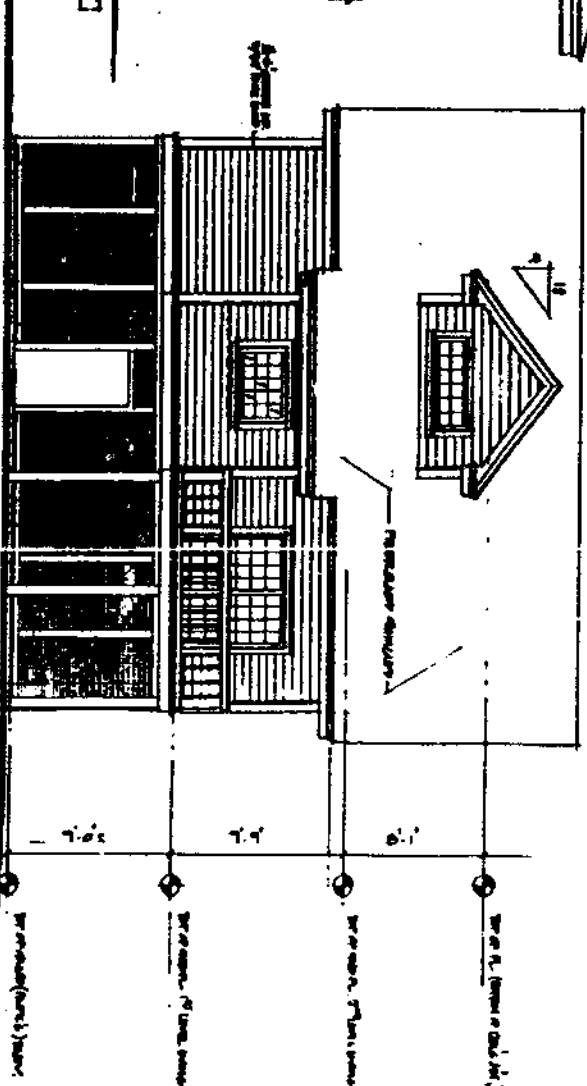
FOUNDATION of first floor framing FURN
inf-100



FRAMING CROSS SECTION "A-A"



LEFT SIDE ELEVATION



REAR ELEVATION

PROJECT	LOW COUNTRY COTTAGE
DATE	10/1/00
SCALE	1/4" = 1'-0"
BY	CONCEPT

LOW COUNTRY COTTAGE I



RESIDENTIAL PLANNING & DESIGN
LAND PLANNING & DEVELOPMENT
CONSTRUCTION ANALYSIS & MANAGEMENT
P.O. BOX 24873 • HUNTER HEAD ISLAND, NC 29928 • (803) 686-8333

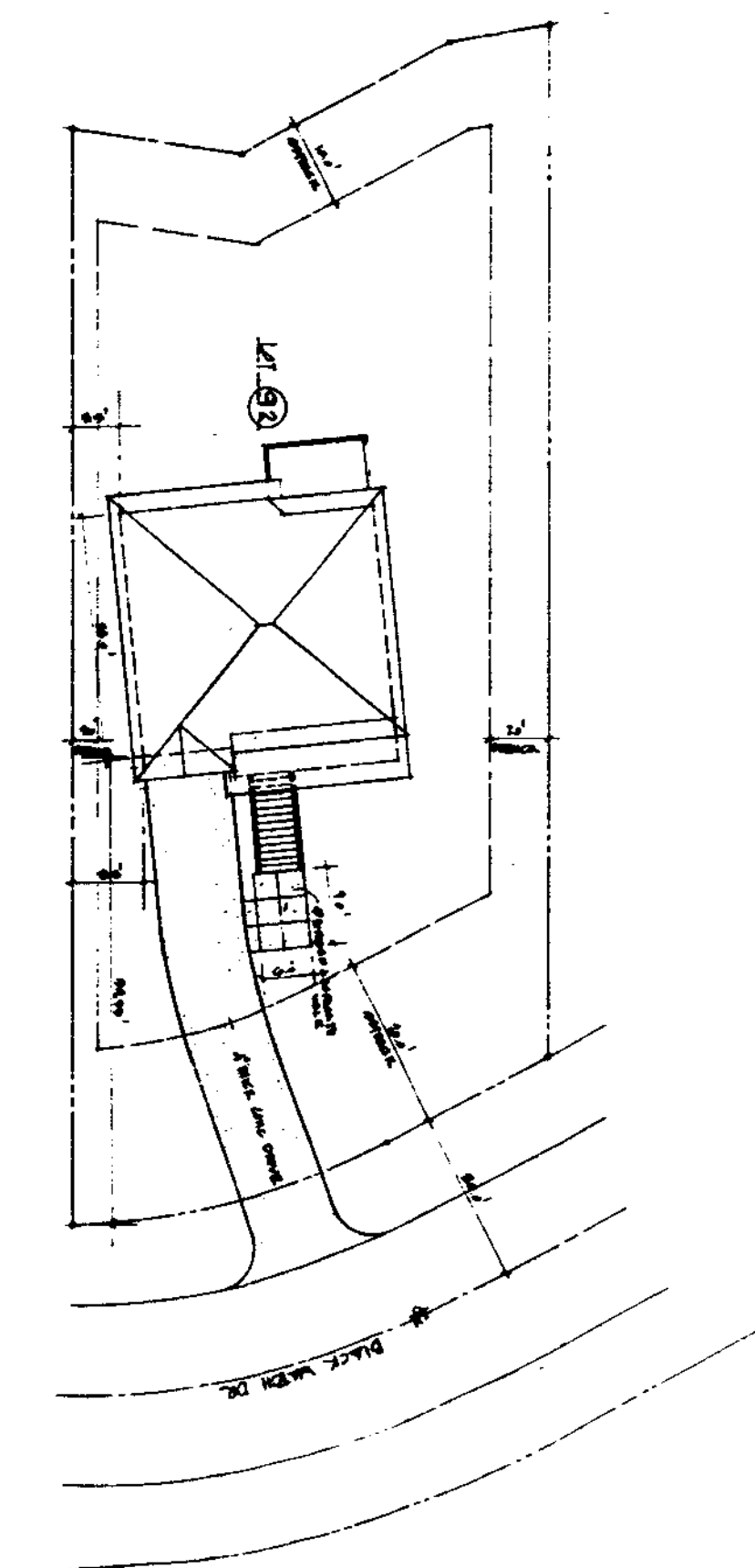
NO.	1
DATE	10/1/00
BY	CONCEPT

WINDOW SCHEDULE				
DATE	TIME	LOCATION AND ACTIVITY	REMARKS	ACTIVITY
11-1-6	9-10	FIELD AND ROAD SIDE OBS.		
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4	FIELD AND ROAD SIDE OBS.		
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10			
11-1-6	11-12			
11-1-6	1-2			
11-1-6	3-4			
11-1-6	5-6			
11-1-6	7-8			
11-1-6	9-10</			

=DOOR SCHEDULE			
WT	Wdth. (in)	SPACING (in. MIN)	INCL (DEG. MAX)
2	2' 0" to 2' 6"	SPACING = 6 in. MIN.	
3	2' 6" to 3' 0"	"	
4	3' 0" to 3' 6"	"	
5	3' 6" to 4' 0"	SP. = 6" to 8 in. MIN.	
6	4' 0" to 4' 6"	SPACING = 8 in. MIN.	
7	4' 6" to 5' 0"	SP. = 8 in. to 10 in. MIN.	
8	5' 0" to 5' 6"	SP. = 10 in. to 12 in. MIN.	

ELECTRICAL PLAN
(SECOND FLOOR)

ELECTRICAL PLAN

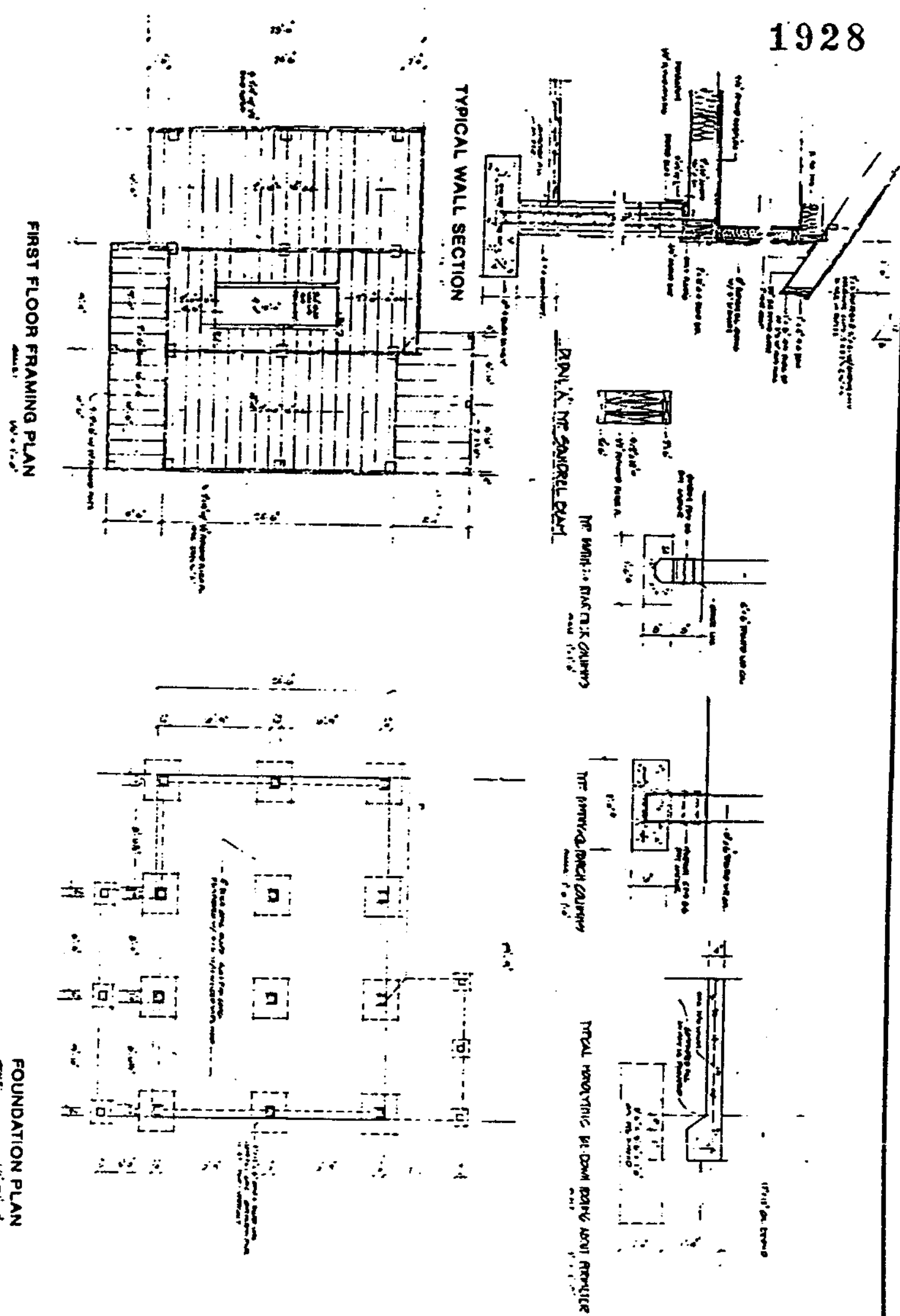


SITE PLAN

[illegible]

[illegible]

1928



1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

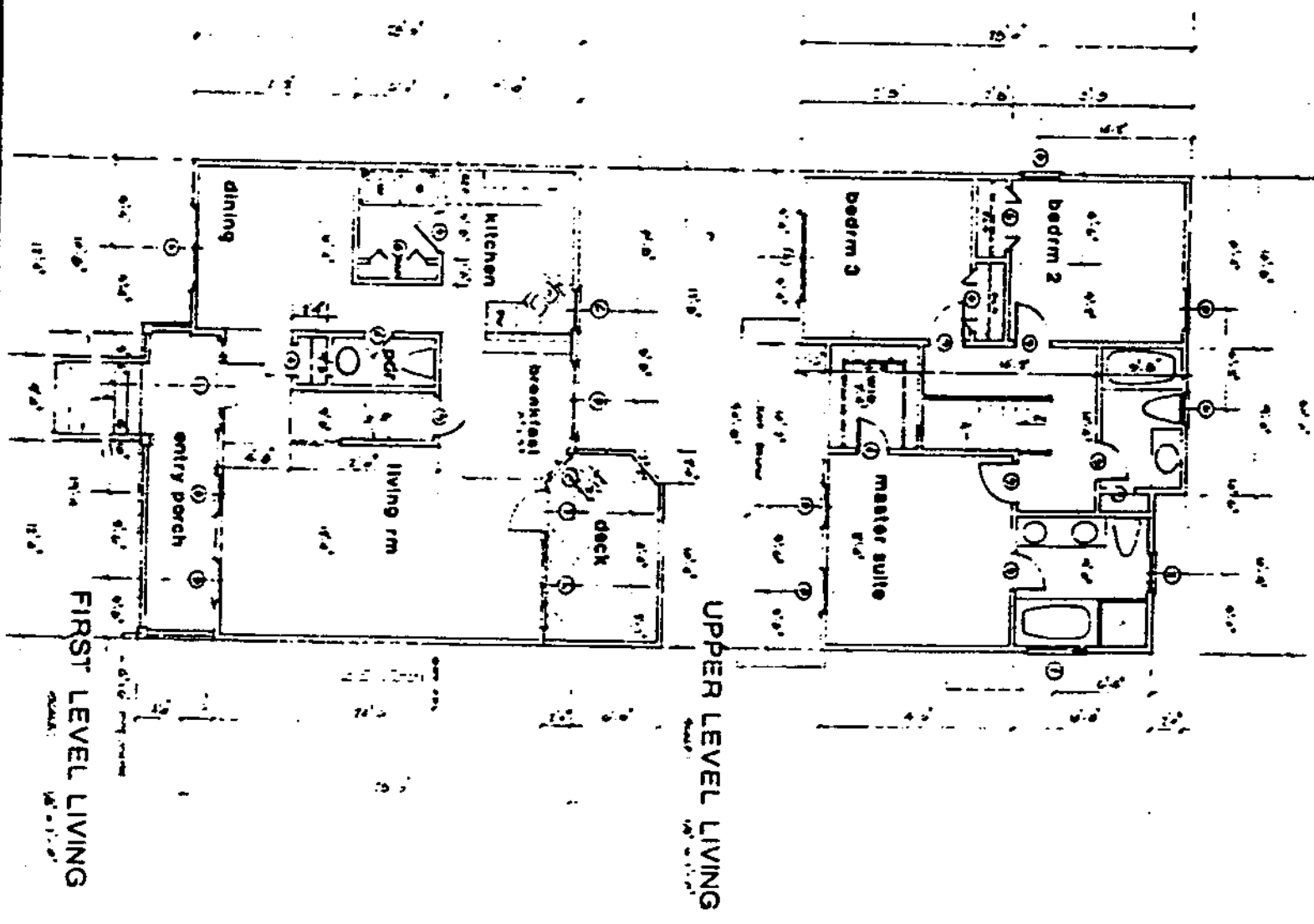
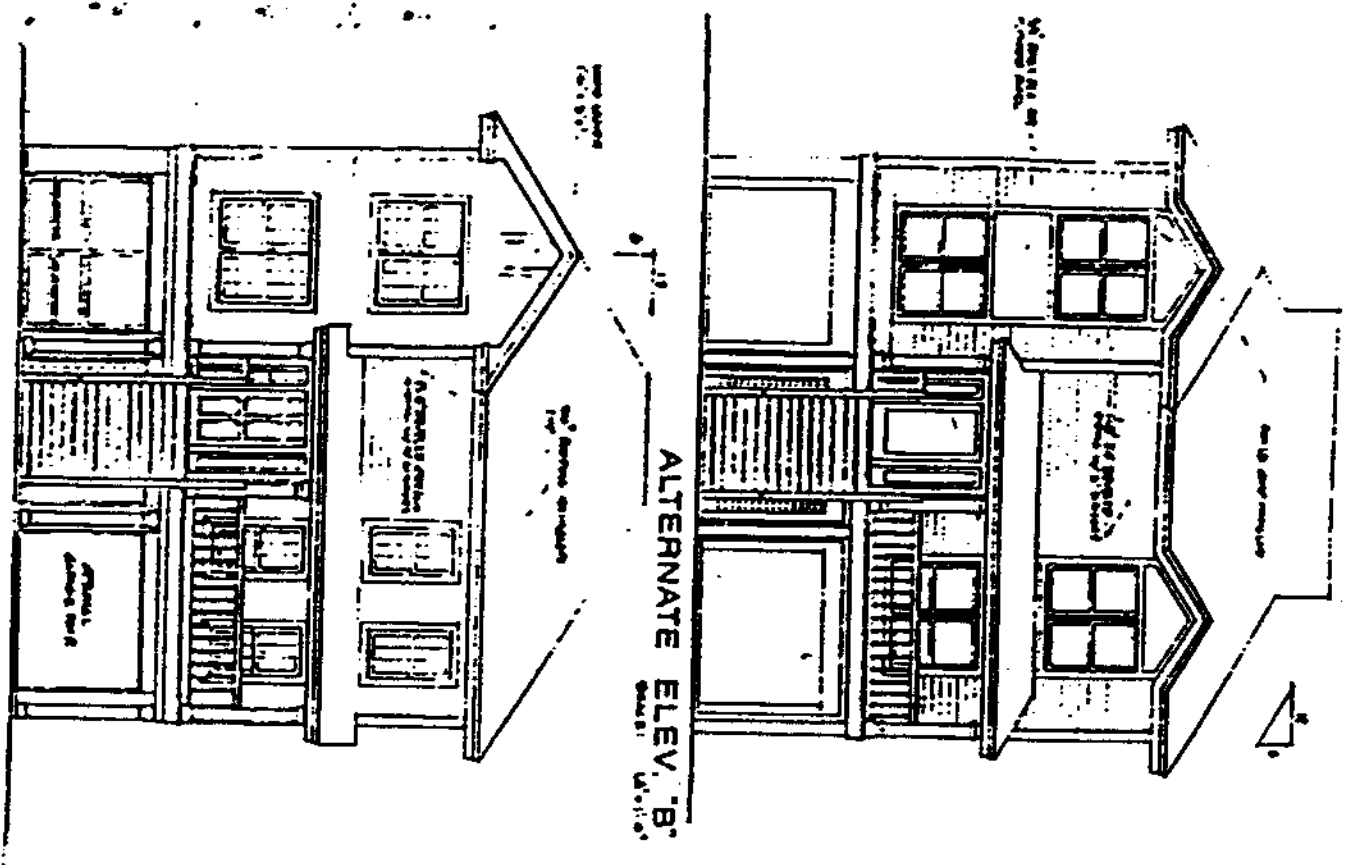
THE "CHARLESTON II"

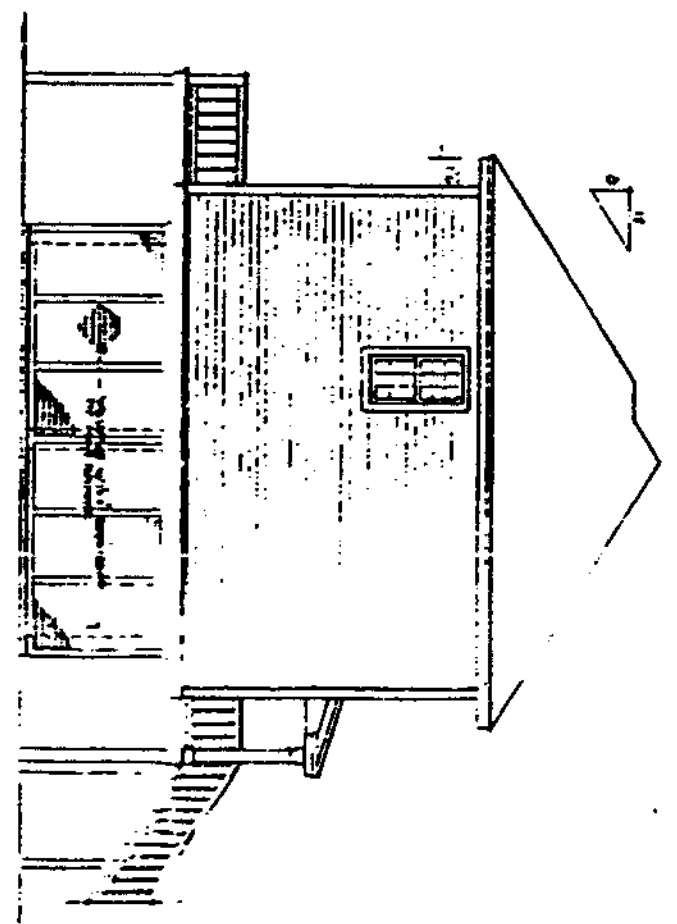
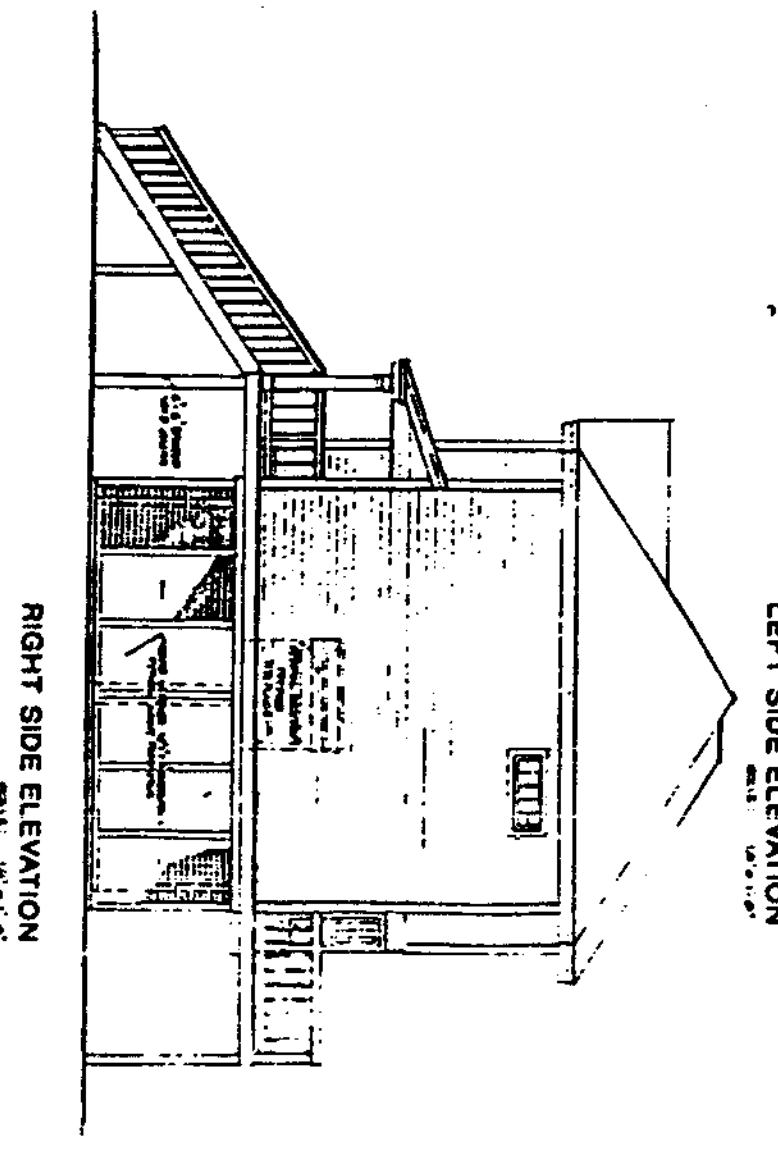
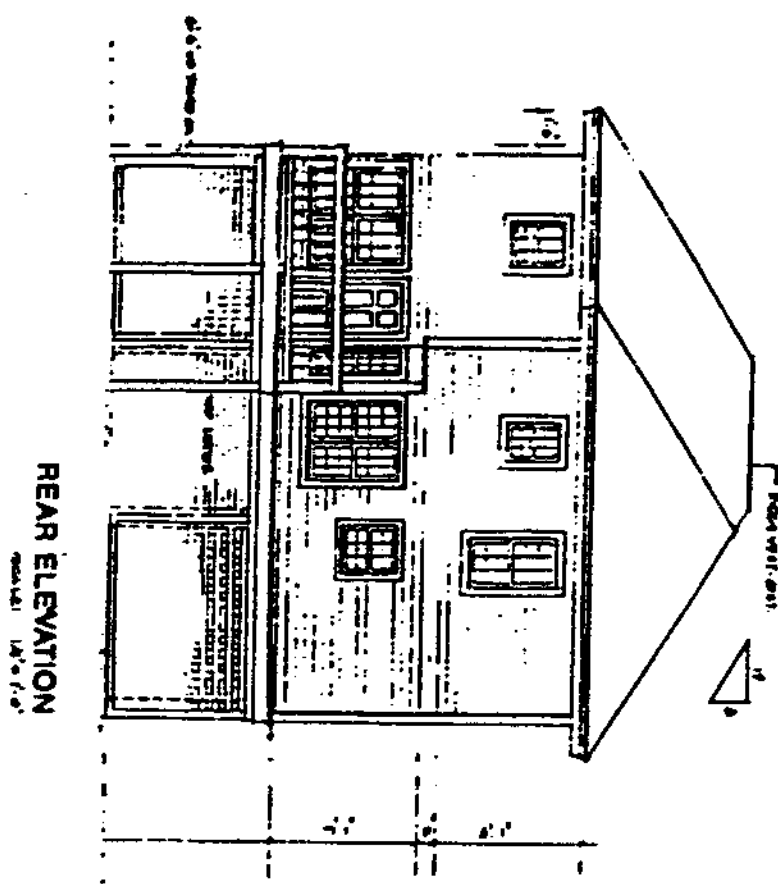
RESIDENTIAL PLANNING & DESIGN
LAND PLANNING & DEVELOPMENT
CONSTRUCTION ANALYSIS & MANAGEMENT

PO BOX 2000 • HILTON HEAD BEACH, SC 29928 • TEL 301-300-1000

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

1929





NO.	DATE	BY	CHKD.
3			

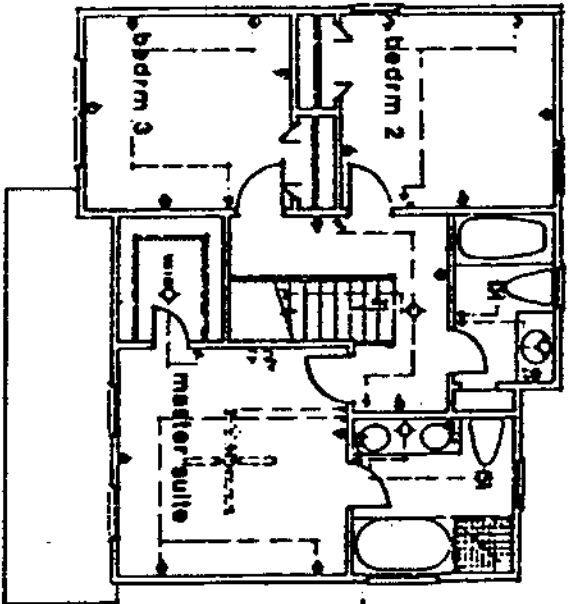
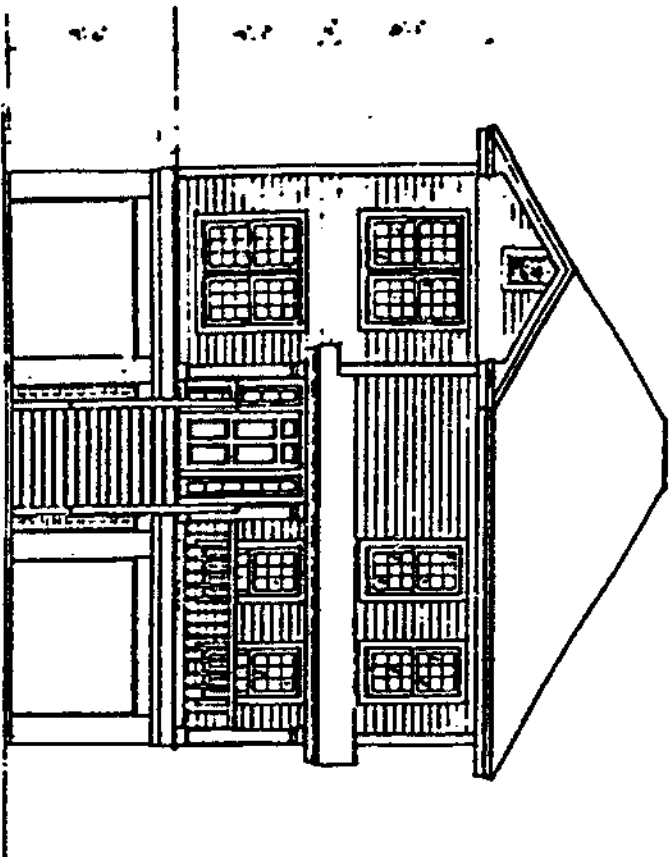
THE "CHARLESTON II"



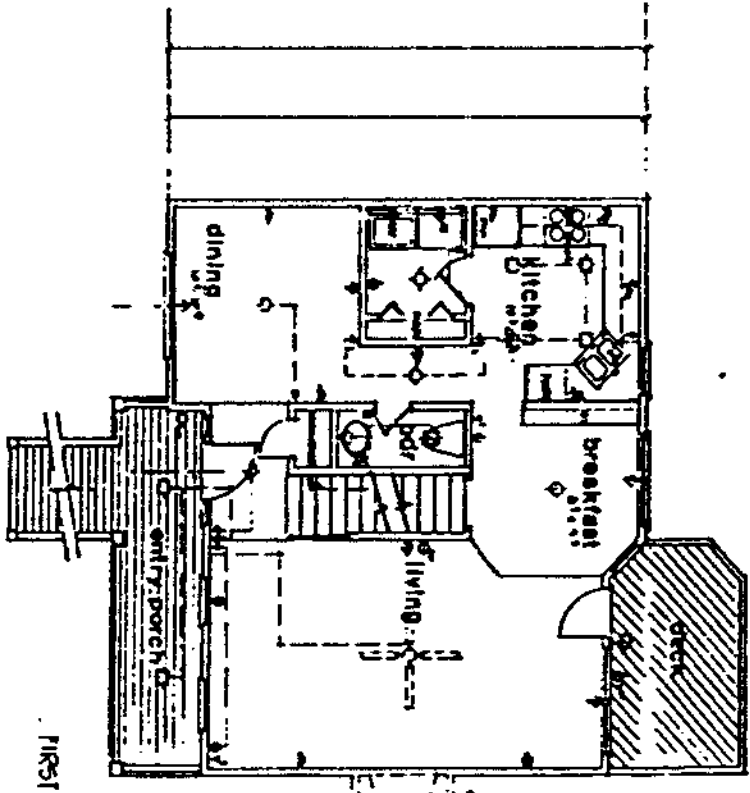
RESIDENTIAL PLANNING & DESIGN
LAND PLANNING & DEVELOPMENT
CONSTRUCTION ANALYSIS & MANAGEMENT
P.O. BOX 2070 • HUNTERDON, NJ 07001 • 908-281-2070

NO.	DATE	BY	CHKD.

DOOR SCHEDULE				WINDOW SCHEDULE			
NO.	SIZE	DESCRIPTION	FINISH	NO.	SIZE	DESCRIPTION	FINISH
1	6'0" x 7'0"	Living Room Door	White Pine	1	12'0" x 6'0"	Front Porch Window	White Pine
2	6'0" x 7'0"	Dining Room Door	White Pine	2	12'0" x 6'0"	Side Porch Window	White Pine
3	6'0" x 7'0"	Kitchen Door	White Pine	3	12'0" x 6'0"	Back Porch Window	White Pine
4	6'0" x 7'0"	Breakfast Room Door	White Pine	4	12'0" x 6'0"	Bedroom Window	White Pine
5	6'0" x 7'0"	Living Room Door	White Pine	5	12'0" x 6'0"	Bedroom Window	White Pine
6	6'0" x 7'0"	Dining Room Door	White Pine	6	12'0" x 6'0"	Bedroom Window	White Pine
7	6'0" x 7'0"	Kitchen Door	White Pine	7	12'0" x 6'0"	Bedroom Window	White Pine
8	6'0" x 7'0"	Breakfast Room Door	White Pine	8	12'0" x 6'0"	Bedroom Window	White Pine
9	6'0" x 7'0"	Living Room Door	White Pine	9	12'0" x 6'0"	Bedroom Window	White Pine
10	6'0" x 7'0"	Dining Room Door	White Pine	10	12'0" x 6'0"	Bedroom Window	White Pine
11	6'0" x 7'0"	Kitchen Door	White Pine	11	12'0" x 6'0"	Bedroom Window	White Pine
12	6'0" x 7'0"	Breakfast Room Door	White Pine	12	12'0" x 6'0"	Bedroom Window	White Pine



SECOND FLOOR ELECTRICAL



FIRST FLOOR ELECTRICAL

NO.	1
DATE	10/1/11
BY	10/1/11
4	

THE "CHARLESTON II"

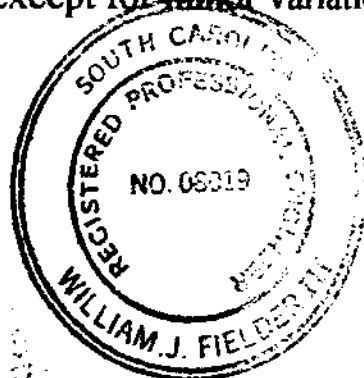
RESIDENTIAL PLANNING & DESIGN
LAND PLANNING & DEVELOPMENT
CONSTRUCTION ANALYSIS & MANAGEMENT
P.O. BOX 3488 • HUNTERDON, NJ 07033 • (908) 444-4444

NO.	1
DATE	10/1/11
BY	10/1/11
4	

1932

EXHIBIT "E"
TO AMENDMENT OF MASTER DEED
OF
THE GATHERINGS HORIZONTAL PROPERTY REGIME I
ENGINEER'S CERTIFICATE

This is to certify that PHASE LVI (56) of THE GATHERINGS HORIZONTAL PROPERTY REGIME, consisting of two (2) two (2) story buildings each containing one (1) individual dwelling unit numbered Units 91 and 92, are built in substantial compliance with the Floor Plans and specifications attached to the Master Deed Amendment submitting the units to the overall Regime to which said Master Deed Amendment this Certificate is attached, except for minor variations which are customary in projects of this nature.



By: _____

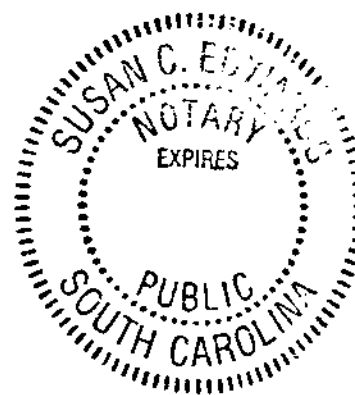
Certificate No. _____

Certified to this 27 day of
MARCH, 1996.

Susan C. Edwards (L.S.)
Notary Public for South Carolina

My Commission Expires:

Notary Public, South Carolina, State at Large
My Commission Expires Feb. 8, 2005



Westmoreland
FILED 2458
JOHN A. SULLIVAN, JR.
R.M.C.
BEAUFORT COUNTY, S.C. /mal
95 MAR 29 PM 4:09
BK 846 PG 1906
FOLDER #

1933