

STATE OF SOUTH CAROLINA            ) AMENDMENT TO MASTER DEED  
  ) ESTABLISHING PORT O'CALL  
COUNTY OF BEAUFORT                ) HORIZONTAL PROPERTY REGIME

WHEREAS, PORT O'CALL LIMITED PARTNERSHIP, a South Carolina Limited Partnership, is the sole owner of the fee simple title to property located in the County and State aforesaid and desires to submit such of that property as specifically described herein to a Horizontal Property Regime according to the laws of the State aforesaid and subject to the conditions and restrictions contained herein; and

WHEREAS, PORT O'CALL LIMITED PARTNERSHIP has already established the Port O'Call Horizontal Property Regime by a Master Deed dated April 27, 1981, and recorded in the R.M.C. Office for Charleston County, South Carolina on May 13, 1981 in Book K 125 at Page 8; and

WHEREAS, Section 2 of said Master Deed contains provisions whereby PORT O'CALL LIMITED PARTNERSHIP ("Grantor") can elect to submit Phase II of Port O'Call Villas to the Port O'Call Horizontal Property Regime;

NOW THEREFORE, in consideration of the premises and the benefit expected to flow to it as a result of the submission of the property to the Port O'Call Horizontal Property Regime.

KNOW ALL MEN BY THESE PRESENTS that PORT O'CALL LIMITED PARTNERSHIP, for itself, its successors and assigns, hereby submits the land and all improvements thereon, and to be constructed thereon, described in Exhibit A, attached hereto and, by reference, incorporated herein, to the Port O'Call Horizontal Property Regime according and subject to the terms, provisions, covenants and restrictions contained in said Master Deed Establishing Port O'Call Horizontal Property Regime, and the S.C. Code Ann. (1976), ss 27-31-10 through 27-31-300, Horizontal Property Act (Act) as it is now constituted and as it may from

time to time be amended; provided, however, that such submission shall be and is further subject to the conditions, provisions and restrictions contained herein, all of which shall run with the land.

1. NAME: The property described herein shall hereafter be part of the Port O'Call Horizontal Property Regime (Regime).

2. DESCRIPTION OF PROPERTY AND BUILDING: The land is described in Exhibit A. The Building is described in the plans prepared by Wiggins & Associates, AIA, a copy of which is attached as Exhibit B of the Master Deed and, by reference, incorporated herein. The Building is a multi-unit structure containing three (3) floors of apartments and contains approximately 14,349 square feet divided into twelve (12) apartments and general and limited common elements.

3. DESCRIPTION OF GENERAL COMMON ELEMENTS: In addition to those defined in the Act, the following shall be general common elements:

(a) All lobbies, common storage areas, roads, driveways, parking areas, non-load bearing walls (except for those located entirely within an apartment), and decks (except for those portions of the decks hereinafter declared to be limited common elements);

(b) for, and installations of, common telephone, television and/or cable television, sewer and/or irrigation lines and equipment and/or heating and trash disposal facilities.

4. DESCRIPTION OF LIMITED COMMON ELEMENTS: The limited common elements appurtenant to each apartment are as follows:

- (a) the surface areas and railings of all decks accessible by normal means solely from the apartment;
- (b) all material, including but not limited to, studs, sheetrock and plywood, attached to or on the inside surface of perimeter walls, floors and ceilings of the apartment;
- (c) all doors, windows, screens, ventilation fans and vents located in the perimeter walls, floors or ceilings thereof;
- (d) all air-handling units, condensers, ducts and components and all water, power, telephone, television and cable television electricity, plumbing, gas and sewage lines located in the apartment; provided, however, that the portion of said lines located in a common compartment for, or installation of, such lines shall be general common elements as described above.

5. DESCRIPTION OF APARTMENTS: An apartment (as defined in the Act) is generally described and each type of apartment is specifically described in Exhibit C, attached to the Master Deed and, by reference, incorporated herein. The graphic description and area of each apartment is shown on Pages 2, 3 and 6 of Exhibit B. The location within the Building and number of each apartment is shown in Exhibit E, attached hereto and, by reference, incorporated herein.

6. PLOT PLANS AND FLOOR PLANS: The plot plan showing the location of the Building and other improvements is attached hereto and by reference incorporated herein. The floor plans showing the dimensions and area of each type of apartment are attached hereto as Pages 2, 3 and 6 of Exhibit B. The floor plans showing the dimensions, areas and locations of general

common elements affording access to each apartment are shown by Exhibit B.

7. PERCENTAGE OF OWNERSHIP: The value of each apartment, the value of all apartments and the percentage of ownership for purposes of ownership of the general common elements and liability for common expenses, assessments and voting are shown in Exhibit D, attached hereto and, by reference, incorporated herein. The stated individual value for each apartment indicated in Exhibit D shall not be deemed to establish or limit the price for which the Property or any apartment may be sold or exchanged. The attached Exhibit D replaces the Exhibit D which was attached to the Master Deed establishing Port O'Call Horizontal Property Regime. This corrective amendment to Exhibit D is made pursuant to Paragraph 22 of the said Master Deed.

8. This Amendment to the Master Deed establishing Port O'Call Horizontal Property Regime shall subject Phase II of Port O'Call Villas to all the rights, benefits and limitations of the covenants, restrictions and warranties contained in the Master Deed.

9. This Amendment shall also serve as the Declaration described in Section 2, paragraph "C" of the Master Deed establishing Port O'Call Horizontal Property Regime.

IN WITNESS WHEREOF, PORT O'CALL LIMITED PARTNERSHIP, a South Carolina Limited Partnership, by the Hands and Seals of its General Partner, E. R. Ginn & Associates, Inc., has set its Hand and Seal this 29<sup>th</sup> day of May, 1981.

PORT O'CALL LIMITED PARTNERSHIP  
a South Carolina Limited  
Partnership

BY: [Signature]  
EDWARD R. GINN, III

ATTEST: [Signature]

Its: Secretary

Margaret B. Lucey  
William S. [Signature]

STATE OF SOUTH CAROLINA  
COUNTY OF BEAUFORT

PROBATE

PERSONALLY APPEARED before me William S. Rose, Jr. and  
made oath that s/he saw the within-named PORT O'CALL LIMITED  
by E.R. Ginn & Associates, Inc.,  
PARTNERSHIP by Edward R. Ginn, III, its President and attested  
by J. Simon Fraser, its Secretary,  
sign, seal and, as its act and deed, deliver the within-written  
Master Deed for the uses and purposes therein mentioned and that  
s/he with Margaret B. Luckey, witnessed the execution  
thereof.

William S. Rose, Jr.

SWORN TO BEFORE ME THIS 29<sup>th</sup>  
day of May, 1980.

Margaret B. Luckey (SEAL)  
Notary Public for South Carolina  
My Commission Expires: 3/2/88

EXHIBIT "D"  
 PORT O'CALL  
 HORIZONTAL PROPERTY REGIME

PHASE	APARTMENT	VALUE	PHASE I	PHASE II	PHASE III
I	C-101	\$ 124,000	7.692%	4.0%	2.703%
I	C-102	\$ 124,000	7.692%	4.0%	2.703%
I	C-103	\$ 124,000	7.692%	4.0%	2.703%
I	C-104	\$ 124,000	7.692%	4.0%	2.703%
I	C-201	\$ 124,000	7.692%	4.0%	2.703%
I	C-202	\$ 124,000	7.692%	4.0%	2.703%
I	C-203	\$ 124,000	7.692%	4.0%	2.703%
I	C-204	\$ 124,000	7.692%	4.0%	2.703%
I	C-301	\$ 124,000	7.692%	4.0%	2.703%
I	C-302	\$ 124,000	7.692%	4.0%	2.703%
I	C-303	\$ 124,000	7.692%	4.0%	2.703%
I	C-304	\$ 124,000	7.692%	4.0%	2.703%
I	Conf. Room	\$ 124,000	7.692%	4.0%	2.703%
		<u>\$1,612,000</u>	<u>100.00%</u>		
II	D-101	\$ 124,000		4.0%	2.703%
II	D-102	\$ 124,000		4.0%	2.703%
II	D-103	\$ 124,000		4.0%	2.703%
II	D-104	\$ 124,000		4.0%	2.703%
II	D-201	\$ 124,000		4.0%	2.703%
II	D-202	\$ 124,000		4.0%	2.703%
II	D-203	\$ 124,000		4.0%	2.703%
II	D-204	\$ 124,000		4.0%	2.703%
II	D-301	\$ 124,000		4.0%	2.703%
II	D-302	\$ 124,000		4.0%	2.703%
II	D-303	\$ 124,000		4.0%	2.703%
II	D-304	\$ 124,000		4.0%	2.703%
		<u>\$1,488,000</u>		<u>100.00%</u>	
III	B-101	\$ 124,000			2.703%
III	B-102	\$ 124,000			2.703%
III	B-103	\$ 124,000			2.703%
III	B-104	\$ 124,000			2.703%
III	B-201	\$ 124,000			2.703%
III	B-202	\$ 124,000			2.703%
III	B-203	\$ 124,000			2.703%
III	B-204	\$ 124,000			2.703%
III	B-301	\$ 124,000			2.703%
III	B-302	\$ 124,000			2.703%
III	B-303	\$ 124,000			2.703%
III	B-304	\$ 124,000			2.703%
		<u>\$1,488,000</u>			<u>100.00%</u>
IV	A-101	\$ 124,000			
IV	A-102	\$ 124,000			
IV	A-103	\$ 124,000			
IV	A-104	\$ 124,000			
IV	A-201	\$ 124,000			
IV	A-202	\$ 124,000			
IV	A-203	\$ 124,000			
IV	A-204	\$ 124,000			
IV	A-301	\$ 124,000			
IV	A-302	\$ 124,000			
IV	A-303	\$ 124,000			
IV	A-304	\$ 124,000			
		<u>\$1,488,000</u>			

<u>PHASE</u>	<u>APARTMENT</u>	<u>VALUE</u>	<u>PHASE I</u>	<u>PHASE II</u>	<u>PHASE III</u>
V	F-101	\$ 124,000			
V	F-102	\$ 124,000			
V	F-103	\$ 124,000			
V	F-104	\$ 124,000			
V	F-201	\$ 124,000			
V	F-202	\$ 124,000			
V	F-203	\$ 124,000			
V	F-204	\$ 124,000			
V	F-301	\$ 124,000			
V	F-302	\$ 124,000			
V	F-303	\$ 124,000			
V	F-304	\$ 124,000			
		<u>\$1,488,000</u>			
VI	E-101	\$ 124,000			
VI	E-102	\$ 124,000			
VI	E-103	\$ 124,000			
VI	E-104	\$ 124,000			
VI	E-201	\$ 124,000			
VI	E-202	\$ 124,000			
VI	E-203	\$ 124,000			
VI	E-204	\$ 124,000			
VI	E-301	\$ 124,000			
VI	E-302	\$ 124,000			
VI	E-303	\$ 124,000			
VI	E-304	\$ 124,000			
		<u>\$1,488,000</u>			
VII	G-101	\$ 124,000			
VII	G-102	\$ 124,000			
VII	G-103	\$ 124,000			
VII	G-104	\$ 124,000			
VII	G-201	\$ 124,000			
VII	G-202	\$ 124,000			
VII	G-203	\$ 124,000			
VII	G-204	\$ 124,000			
VII	G-301	\$ 124,000			
VII	G-302	\$ 124,000			
VII	G-303	\$ 124,000			
VII	G-304	\$ 124,000			
		<u>\$1,488,000</u>			







EXHIBIT "E"  
AMENDMENT TO PORT O' CALL  
HORIZONTAL PROPERTY REGIME

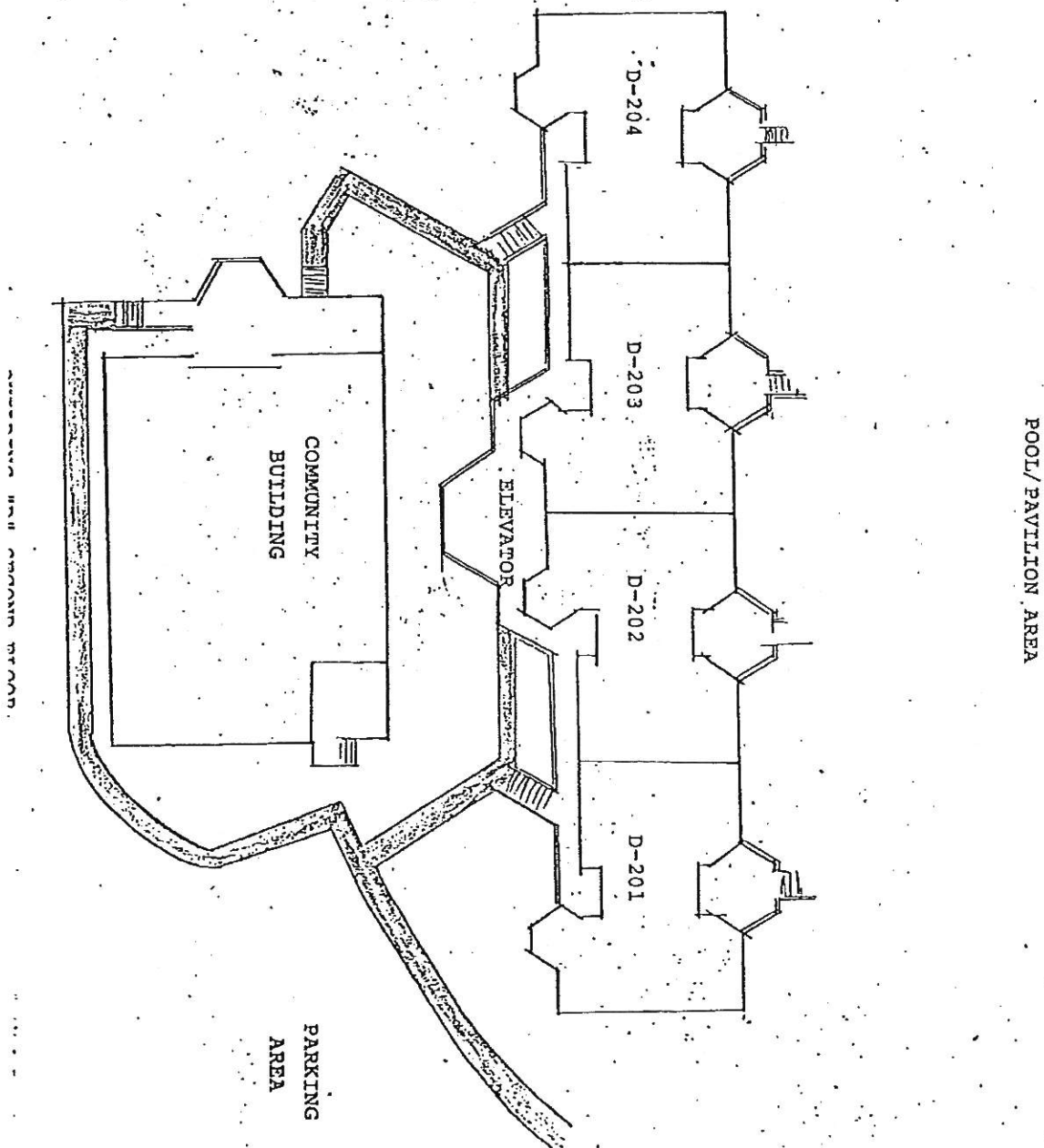
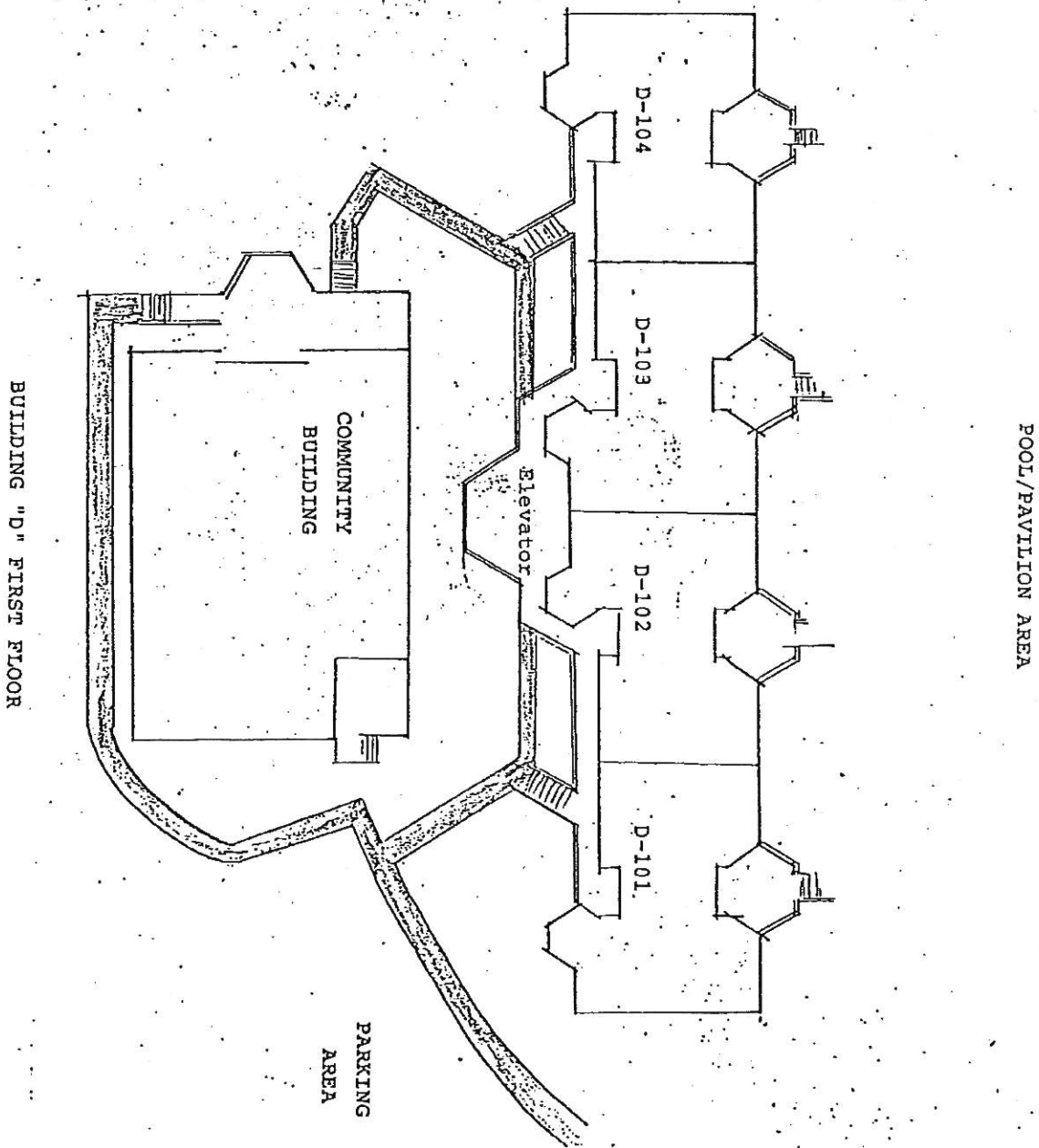


EXHIBIT "E"  
AMENDMENT TO PORT O'CALL  
HORIZONTAL PROPERTY REGIME

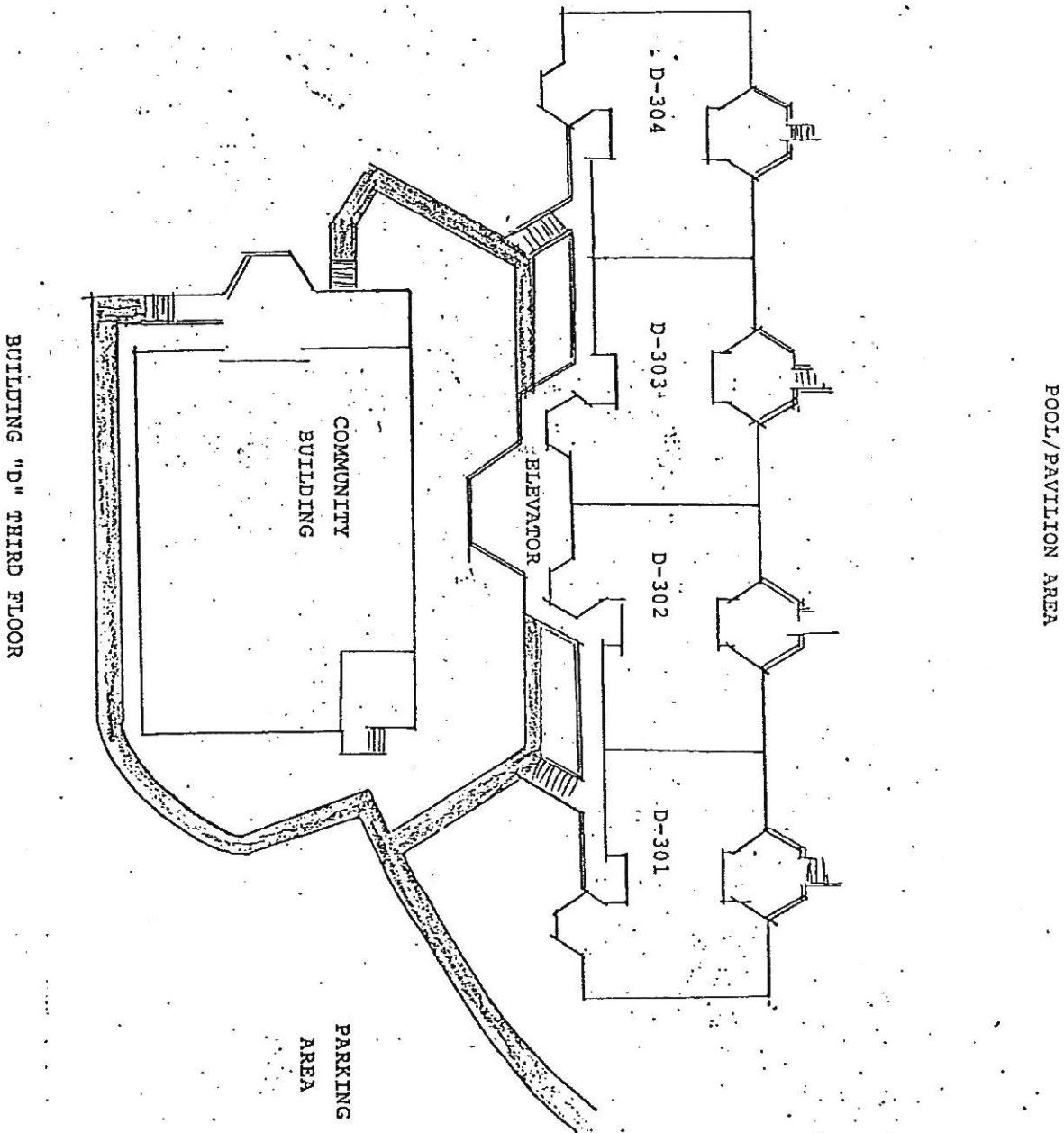


BUILDING "D" FIRST FLOOR

POOL/PAVILION AREA

PARKING  
AREA

EXHIBIT "E"  
AMENDMENT TO PORT O'CALL  
HORIZONTAL PROPERTY REGIME



BUILDING "D" THIRD FLOOR

EXHIBIT "E" (Cont'd)

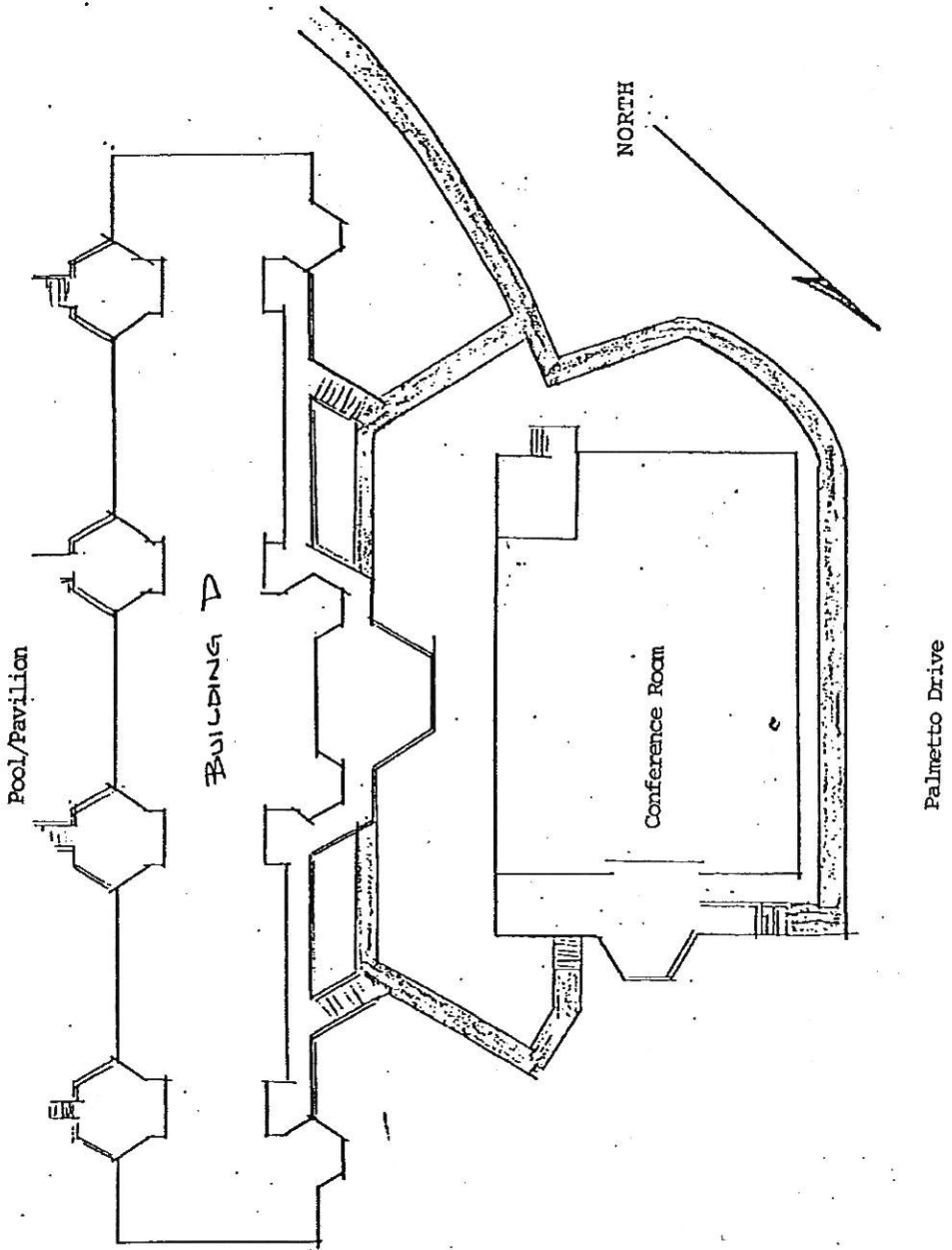
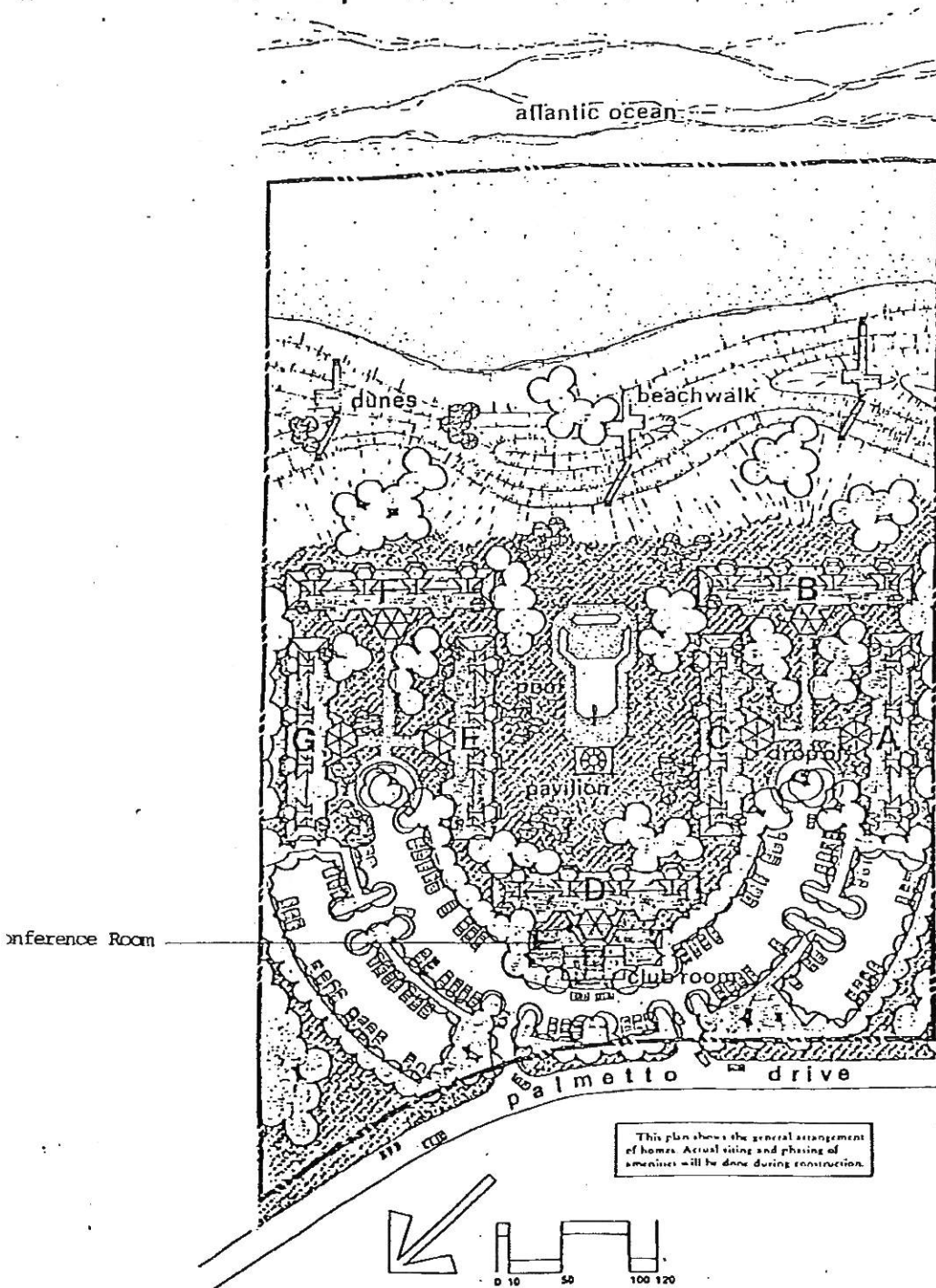


EXHIBIT "E" (Cont'd)



conference Room

atlantic ocean

dunes

beachwalk

palmetto drive

This plan shows the general arrangement of homes. Actual siting and phasing of amenities will be done during construction.

0 10 50 100 120

# Port O'Call

isle of palms, south carolina