

STATE OF SOUTH CAROLINA	)	FIRST AMENDMENT AND SUPPLEMENT
	)	TO MASTER DEED OF
	)	THE VILLAS OF WEST ASHLEY
	)	HORIZONTAL PROPERTY REGIME
COUNTY OF CHARLESTON	)	

WHEREAS, pursuant to a Master Deed dated January 15, 2003, and recorded on that same date in the RMC Office for Charleston County, South Carolina, in Deed Book C-433, at Page 488, the Declarant established The Villas of West Ashley Horizontal Property Regime ("Condominium") and submitted certain real property located in Charleston County, South Carolina, as more particularly described in Exhibit "A" to the Master Deed ("Property"), to the Condominium; and

WHEREAS, pursuant to Section 20.6 of the Master Deed, the Declarant has the right to annex and include additional property, improvements and Units and to amend the Master Deed by its sole action and in its sole discretion for the purpose of creating Phases II and III of the Condominium; and

WHEREAS, the Declarant now wishes to amend and supplement the Master Deed to create and include Phase II of the Condominium within the boundaries of the Property already subject to the Master Deed; and

NOW, THEREFORE, for and in consideration of Five Dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declarant does hereby amend and supplement the Master Deed above-described as follows:

1. The Declarant hereby amends and supplements the Master Deed to create and include Phase II of the Condominium to the Master Deed and subject the improvements, buildings and Units of Phase II to all of the terms and provisions of the Master Deed. The Property upon which Phase II was constructed is already subject to the terms and provisions of the Master Deed by virtue of the original Master Deed.

2. The Declarant hereby amends the Master Deed by deleting Section 4.3 of the Master Deed in its entirety and replacing it with the following:

"4.3 General Description of Units. The Condominium consists of thirteen (13) buildings with a ground or garage level only, as shown on the Plans attached hereto and the original Master Deed recorded on January 15, 2003, in Book C-433, at Page 488, both as Exhibit "C". Buildings 3, 5, 11, 12, 13, 17 and 18 contain four (4) Units each. Buildings 1, 2, 4, 14, 15 and 16 contain two (2) Units each. There are two types of Units, designated as "Abbey" or "Canterbury," more particularly described as follows and as more particularly shown on the Plans:

(a) Type "Abbey" – Building 1, Unit 3524-A, Building 2, Unit 122-A, Building 3, Units 124-B and 124-D, Building 4, Unit 126-A, Building 5, Units 128-B and 128-D, Building

11, Units 110-A and 110-C, Building 12, Units 112-A and 112-C, Building 13, Units 114-A and 114-C, Building 14, Unit 116-A, Building 15, Unit 115-B, Building 16, Unit 117-B, Building 17, Units 103-B and 103-D, and Building 18, Units 109-B and 109-D, are Type "Abbey" Units. These Units contain approximately 1,578 square feet in total heated living space, which amount consists of 1,377 square feet of "living space" and 201 square feet of enclosed "porch area" space. These Units also contain a certain square footage in "garage area" space, depending on whether the particular Abbey Unit has a one or two car garage. Building 3, Units 124-B and 124-D, Building 11, Units 110-A and 110-C, Building 13, Units 114-A and 114-C, Building 17, Units 103-B and 103-D, and Building 18, Units 109-B and 109-D, each have a 1-car garage and contain approximately 289 square feet in "garage area" space. Building 1, Unit 3524-A, Building 2, Unit 122-A, Building 4, Unit 126-A, Building 5, Units 128-B and 128-D, Building 12, Units 112-A and 112-C, Building 14, Unit 116-A, Building 15, Unit 115-B, and Building 16, Unit 117-B, each have a 2-car garage and contain approximately 446 square feet in "garage area" space. Each such Unit consists of a foyer, enclosed porch, living room, dining room, kitchen, pantry, laundry room, master bedroom, master bath and closet, second bedroom, second bath and closet and a garage, as more particularly shown on the Plans.

(b) Type "Canterbury"—Building 1, Unit 3524-B, Building 2, Unit 122-B, Building 3, Units 124-A and 124-C, Building 4, Unit 126-B, Building 5, Units 128-A and 128-C, Building 11, Units 110-B and 110-D, Building 12, Units 112-B and 112-D, Building 13, Units 114-B and 114-D, Building 14, Unit 116-B, Building 15, Unit 115-A, Building 16, Unit 117-A, Building 17, Units 103-A and 103-C and Building 18, Units 109-A and 109-C, are Type "Canterbury" Units. These Units contain approximately 1,710 square feet in total heated living space, which amount consists of 1,529 square feet of "living space" and 181 square feet of enclosed "porch area" space. These Units also contain a certain square footage in "garage area" space, depending on whether the particular Canterbury Unit has a one or two car garage. Building 11, Units 110-B and 110-D, each have a 1-car garage and contain approximately 289 square feet in "garage area" space. Building 1, Unit 3524-B, Building 2, Unit 122-B, Building 3, Units 124-A and 124-C, Building 4, Unit 126-B, Building 5, Units 128-A and 128-C, Building 12, Units 112-B and 112-D, Building 13, Units 114-B and 114-D, Building 14, Unit 116-B, Building 15, Unit 115-A, Building 16, Unit 117-A, Building 17, Units 103-A and 103-C, and Building 18, Units 109-A and 109-C, each have a 2-car garage and contain approximately 446 square feet in "garage area" space. Each such Unit consists of a foyer, enclosed porch, living room, dining room, kitchen, pantry, laundry room, master bedroom, master bath and closet, second bedroom and closet, second bath, third bedroom/den option and a garage, as more particularly shown on the Plans.

Each Unit type and the location of each Unit is more fully shown on the Plat attached as Exhibit "B" and the Plans attached hereto and the original Master Deed as Exhibit "C". Each Unit is designated for the purpose of any conveyance, lease or other instrument affecting the title thereof by a number designating the specific building which contains the particular Unit, followed by a comma and then another number which represents the address of the building on Ashley Villa Circle containing such Unit, followed by a hyphen and a letter designating the particular Unit in such building, e.g., Building 11, Unit 110-A (Unit A of the building designated as Building 11 on the Plat and/or Plans and located at 110 Ashley Villa Circle, Charleston, SC 29414)."

3. The Declarant hereby amends the Master Deed by deleting the existing Exhibit "B" to the Master Deed, entitled "Plot Plan (As-built Survey) and Surveyor's Certificate," in its entirety and replacing it with a new, revised Exhibit "B," a copy of which is attached hereto and incorporated herein by reference, which revised Exhibit "B" is entitled "Plot Plan (As-built Survey) and Surveyor's Certificate" and shows Phases I and II of the Condominium. Buildings 1, 2, 3, 4 and 5 of Phase II are currently under construction and are shown as such on the revised Exhibit "B" attached hereto. Declarant plans to record a revised Exhibit "B" upon the completion of those buildings.

4. The Declarant hereby amends Exhibit "C" to the Master Deed, entitled "Elevations, Floor Plans and Architect's Certificate," by deleting Exhibits "C-10" and "C-11," the floor plans and elevations for Building 14, Units 116-A and 116-B of Phase I, and Exhibits "C-12" and "C-13," the floor plans and elevations for Building 15, Units 115-A and 115-B of Phase I, in their entirety and replacing them with new, revised Exhibits "C-10" and "C-11," showing revised floor plans and elevations for Building 14, Units 116-A and 116-B, and new, revised Exhibits "C-12" and "C-13," showing revised floor plans and elevations for Building 15, Units 115-A and 115-B, copies of which are attached hereto as Exhibits "C-10" through "C-13" and incorporated herein by reference. The Exhibit numbers used to amend Exhibit "C" herein relate back to the Exhibit numbers used in the original Master Deed.

5. The Declarant hereby supplements Exhibit "C" to the Master Deed, entitled "Elevations, Floor Plans and Architect's Certificate," by adding additional Elevations and Floor Plans and another Architect's Certificate relating to the buildings and Units of Phase II of the Condominium, copies of which are attached hereto as Exhibits "C-17" through "C-33" and incorporated herein by reference. The Exhibit numbers used to supplement Exhibit "C" herein begin with the number after the last Exhibit "C" number used in the original Master Deed.

6. All capitalized terms used, but not defined, herein and defined in the Master Deed shall have the meanings set forth in the Master Deed.

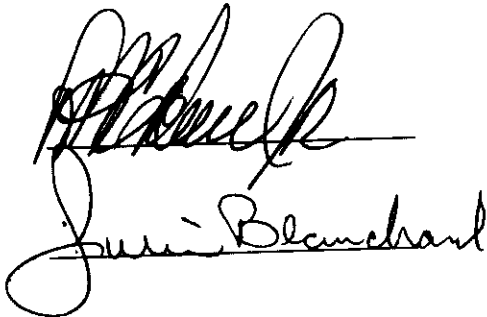
7. Except as expressly modified herein, all other terms and conditions of the Master Deed shall remain in full force and effect.

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IN WITNESS WHEREOF, the Declarant has executed this First Amendment to Master Deed this 23rd day of April, 2003.

SC Villas, LLC, a South Carolina limited liability company

By: Raycorp, Inc., an Illinois corporation
Its: Member


Justin Blanchard

By: 
Thomas L. Rayburn
Its: President

STATE OF Tennessee
COUNTY OF Washington

I, Patricia Blanchard, Notary Public for State of Tennessee
do hereby certify that SC Villas, LLC, a South Carolina limited liability company, by Raycorp, Inc., an Illinois Corporation, its Member, by Thomas L. Rayburn, its President, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

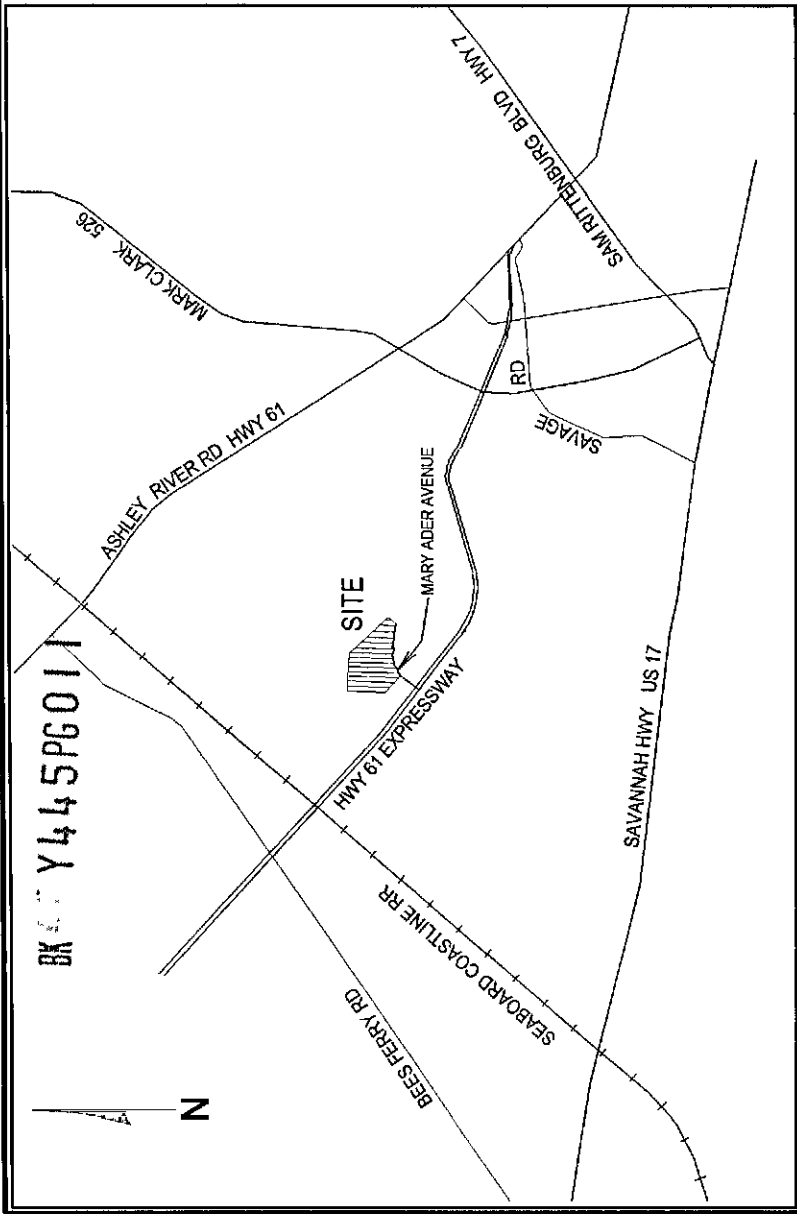
Witness my hand and official seal this the 23rd day of April, 2003.


Notary Public for State of TN.
My Commission Expires: 10-25-05

EXHIBIT "B"

EX Y445PG010

Plot Plan (As-built Survey) and Surveyor's Certificate



NOTES:

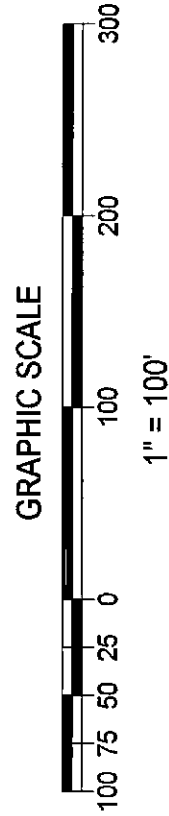
1. AREA WAS DETERMINED BY THE COORDINATE METHOD
2. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH
4. PROPERTY CORNERS ARE 5/8" REBAR SET UNLESS NOTED.
5. THE PROPERTY SHOWN IS LOCATED IN FLOOD ZONES 'A5' (EL. 11.0) AND 'C' AS SHOWN ON THE F.E.M.A. F.I.R.M. PANEL NO. 455412-005-D (DATED NOV. 5 1986).
6. WETLAND DELINEATION AND WETLAND SURVEYS TAKEN FROM THE SURVEY OF THE CHARLESTON COUNTY R.M.C. OFFICE, AND RECORDED IN PLAT BOOK 'EC' PAGE 619.
7. FRESHWATER WETLAND AREA SUBJECT TO RESTRICTIVE COVENANTS BY DEPT. OF THE ARMY CORPS OF ENGINEERS PERMIT NO. 96-1X-388 RECORDED IN BOOK T-308, PAGE 573 IN THE CHARLESTON COUNTY R.M.C. OFFICE.
8. THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS (I.E. POWER, WATER, CABLE, TELEPHONE, GAS, SANITARY AND/OR STORM SEWER) THAT WERE NOT NOTED IN EITHER REFERENCE DEED OR REFERENCE PLATS ASSOCIATED WITH THIS PROPERTY. THE UTILITIES OR REFERENCE PLATS ASSOCIATED WITH THIS PROPERTY, THE UTILITIES OR REFERENCE DEEDS, AND THE REFERENCE PLATS ASSOCIATED WITH THIS PROPERTY, ARE NOT TO BE CONSIDERED AS A BASIS FOR THE SURVEY AND PLAT DOES NOT ADDRESS ANY SUBTERRANEAN CONDITIONS OF ANY NATURE, UNLESS SPECIFICALLY NOTED OTHERWISE.
9. NO SURVEY, EVALUATION, OR DELINEATION OF ANY ENVIRONMENTAL MATTERS, SUCH AS ENDANGERED SPECIES HABITAT AND/OR HAZARDOUS WASTE, HAS BEEN CONDUCTED OR INTENDED TO BE CONDUCTED, AND THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF SUCH CONDITIONS

LEGEND

- IRON PIN FOUND
- ⊙ 5/8" REBAR SET
- ⊕ POWER TRANSMISSION TOWER
- SANITARY SEWER MANHOLE
- ▲ CALCULATED POINT, NO MONUMENT SET
- ▲ POWERLINE INTERSECTION
- POWER POLE
- RIGHT-OF-WAY
- ADJOINER BOUNDARY
- FENCE LINE
- CENTER LINE
- TRACT BOUNDARY
- TIE LINE
- OH POWER TRANSMISSION LINE
- OH POWER & TELEPHONE LINE
- EDGE OF WETLANDS

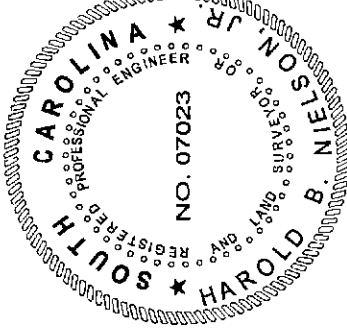
PLAT REFERENCES:

1. PLAT SHOWING LOTS 1 & 2, FORMERLY LOTS 1, 2, & 3, CONTAINING 32.5 ACRES, CONVEYED TO SC VILLAS, LLC, LOCATED ON MARY ADER AVENUE, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, DATED 7 APRIL 2002, RECORDED IN PLAT BOOK 'EC' PAGE 619, BY ROBERT C. GEORGE, S.C.P.E. & R.L.S. NO. 6517, G. ROBERT GEORGE AND ASSOCIATES, INC., RECORDED IN PLAT BOOK 'EB' PAGE 635 IN THE CHARLESTON COUNTY R.M.C. OFFICE.
2. PLAT OF FINAL SUBDIVISION OF LOTS 1 THRU 8B CONTAINING 183.078 ACRES, OWNED BY ROSS DEVELOPMENT CORPORATION, LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, DATED JUNE 22, 1998, BY MARK S. BUSEY, S.C.R.L.S. NO. 10032, SOUTHEASTERN SURVEYING, INC., RECORDED IN PLAT BOOK 'EC' PAGE 619.
3. PLAT SHOWING RESIDUAL LANDS OF THE ROSS DEVELOPMENT CORPORATION, LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, DATED JUNE 30, 1983, BY ROBERT C. GEORGE, S.C.P.E. & R.L.S. NO. 6517, G. ROBERT GEORGE AND ASSOCIATES, INC., RECORDED IN PLAT BOOK 'EB' PAGE 635 IN THE CHARLESTON COUNTY R.M.C. OFFICE.
4. PLAT SHOWING SUBDIVISION OF LOT 6 INTO PARCELS 2 THRU 7, OWNED BY ROSS DEVELOPMENT CORPORATION, LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, DATED SEPTEMBER 25, 1998, BY EDWARD GLEN CHEARS, S.C.R.L.S. NO. 16488, BEREANY, INC., RECORDED IN PLAT BOOK 'ED' PAGE 604 IN THE CHARLESTON COUNTY R.M.C. OFFICE.
5. PLAT RECORDED IN PLAT BOOK 'ED', PAGE 938, CHARLESTON COUNTY R.M.C. OFFICE.
6. PLAT RECORDED IN PLAT BOOK 'BX', PAGE 137, CHARLESTON COUNTY R.M.C. OFFICE.
7. PLAT RECORDED IN PLAT BOOK 'BV', PAGE 194, CHARLESTON COUNTY R.M.C. OFFICE.
8. PLAT RECORDED IN PLAT BOOK 'EB', PAGE 635, CHARLESTON COUNTY R.M.C. OFFICE.
9. PLAT RECORDED IN PLAT BOOK 'EB', PAGE 766, CHARLESTON COUNTY R.M.C. OFFICE.
10. PLAT RECORDED IN PLAT BOOK 'EE', PAGE 640, CHARLESTON COUNTY R.M.C. OFFICE.



SURVEYORS CERTIFICATE
I, HAROLD B. NIELSON, JR., A PROFESSIONAL ENGINEER AND LAND SURVEYOR
IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY
KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE
IN ACCORDANCE WITH THE SURVEYING LAWS OF THE STATE OF SOUTH CAROLINA, AND MEETS THE
REQUIREMENTS FOR A CLASS 'A' SURVEY AS CLASSIFIED THEREIN.

HAROLD B. NIELSON, JR. SCOPE AND PL'S NO 7023



S. C. HIGHWAY 61 EXPRESSWAY (RW VARIES)
(GLENN MCCONNELL PARKWAY)

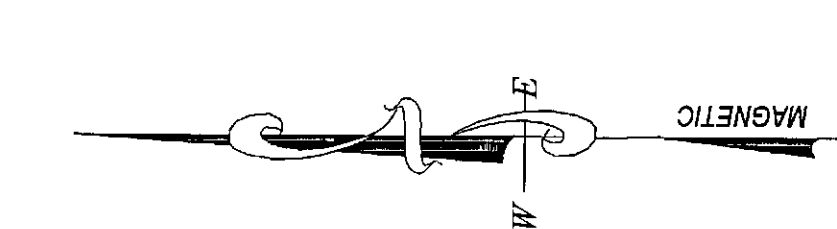
CURVE TABLE				
Id	Delta	Radius	Arc Length	Tangent
C1	14°33'50"	145.00'	189.37'	26.20'
C2	53°13'37"	745.00'	662.09'	373.29'
C3	67°44'45"	895.00'	821.76'	468.54'

UTILITY EASEMENT TABLE		
LINE	Bearing	Distance
L62	N 24°19'05" W	88.40'
L63	S 65°40'55" W	125.51'
L64	N 22°33'33" W	58.87'
L65	N 67°33'33" W	207.74'
L66	N 22°33'33" W	30.07'
L67	N 67°21'27" E	218.76'
L68	N 67°21'27" E	31.17'
L69	N 67°21'27" E	409.88'
L70	S 55°43'52" E	139.86'
L71	N 84°11'15" W	51.32'
L72	N 84°11'15" W	98.34'
L73	S 55°43'51" W	139.85'
L74	S 52°50'59" E	139.85'
L75	S 32°50'59" E	131.55'
L76	N 55°43'51" W	117.77'
L77	N 55°43'51" W	132.65'
L78	N 05°48'47" E	98.33'
L79	S 65°40'55" W	125.51'
L80	S 65°40'55" W	231.90'
L81	N 57°52'57" W	198.12'
L82	N 22°33'33" W	58.87'
L83	N 67°21'27" E	362.79'
L84	S 55°43'52" E	100.06'
L85	S 55°46'47" E	103.25'

LOT 8A
TMS # 306-00-00-022
51.45 ACRES

LOT 2
TMS # 306-00-00-024
19.51 ACRES
OWNED BY SC VILLAS, LLC

LOT 1
TMS # 306-00-00-025
13.59 ACRES
ROSS DEVELOPMENT CO



CYPRESS GROVE ASSOCIATES, LLC
TMS # 306-00-00-014
ZONED DR-1

EXHIBIT 'B'
PLOT PLAN OF THE VILLAS OF WEST ASHLEY
HORIZONTAL PROPERTY REGIME

OWNED BY SC VILLAS, LLC
LOCATED IN
THE CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.

NIELSON & ASSOCIATES
1055 JOHNNIE DODDS BLVD., SUITE 50,
MT. PLEASANT, S.C. 29464
PHONE: 843-881-9501; FAX: 843-881-3116

SCALE: 1" = 100'

DATE: JANUARY 11, 2003
REVISED: APRIL 22, 2003

SURVEYOR'S CERTIFICATE

The undersigned Civil Engineer and Land Surveyor, Harold B. Nielson, Jr., P.E. & R.L.S. No. SC 07023, authorized and licensed to practice in the State of South Carolina, hereby certifies pursuant to Section 27-31-110, Code of Laws of South Carolina, that I have surveyed the property shown on Exhibit B to the Master Deed of The Villas of West Ashley Horizontal Property Regime entitled "PLOT PLAN OF THE VILLAS OF WEST ASHLEY HORIZONTAL PROPERTY REGIME" and that said Survey and Plot Plan shows the true dimensions of the property and horizontal and vertical location of the buildings and other improvements within the property boundaries, that the buildings and improvements do not encroach or project on adjacent streets or property except as may be shown thereon, that there are no encroachments on the said premises except as shown thereon, and that the precision is 1/20,000; and this is to further certify that said Survey and Plot Plan accurately depicts, within reasonable construction tolerances, the dimensions, area and location of the buildings shown thereon, both vertically and horizontally, and the dimensions, layout, area and location of the Common Elements of the buildings and Units shown thereon.

Witness my Hand and Seal this 24th day of April, 2003.

WITNESSETH:

Cornelia T. Burn
James H. Shubert

H B. Nielson, Jr.
 (Signature)
 P.E. & R.L.S. No.: SC 07023

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

I, Cornelia T. Burn (Notary Public), do hereby certify that Harold B. Nielson, Jr., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

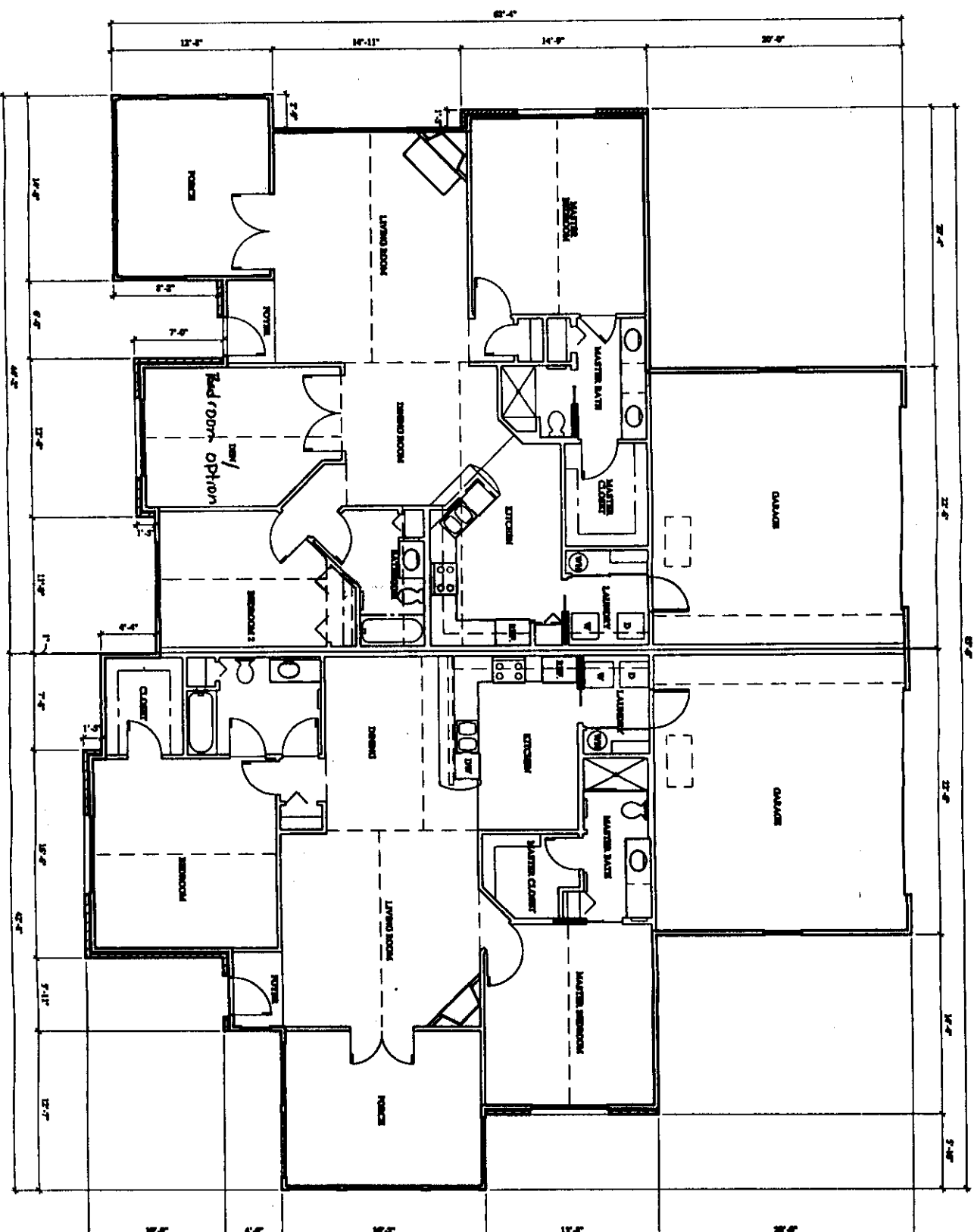
Witness my hand and seal this 24th day of April, 2003.

Cornelia T. Burn
 Notary Public for South Carolina
 My Commission Expires: 6/10/2006

EXHIBIT "C"

EX Y445PG013

Elevations, Floor Plans and Architect's Certificate



DATA:

UNIT 116-A	1,377 SQ. FT.
LIVING SPACE:	201 SQ. FT.
PORCH AREA:	446 SQ. FT.
GARAGE AREA:	2,024 SQ. FT.
TOTAL:	2,024 SQ. FT.

UNIT 116-B	1,529 SQ. FT.
LIVING SPACE:	181 SQ. FT.
PORCH AREA:	446 SQ. FT.
GARAGE AREA:	2,136 SQ. FT.
TOTAL:	2,136 SQ. FT.

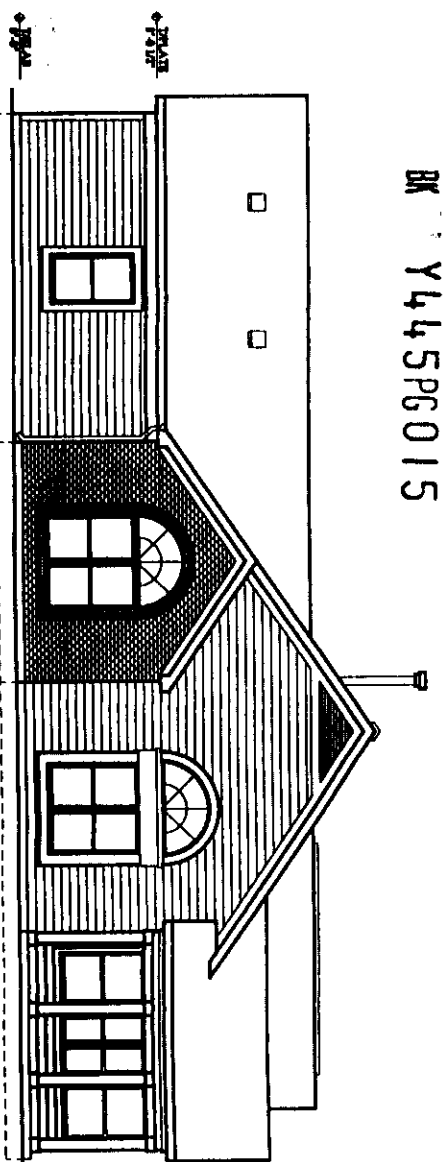


BUILDING 14 UNITS 116A & 116B

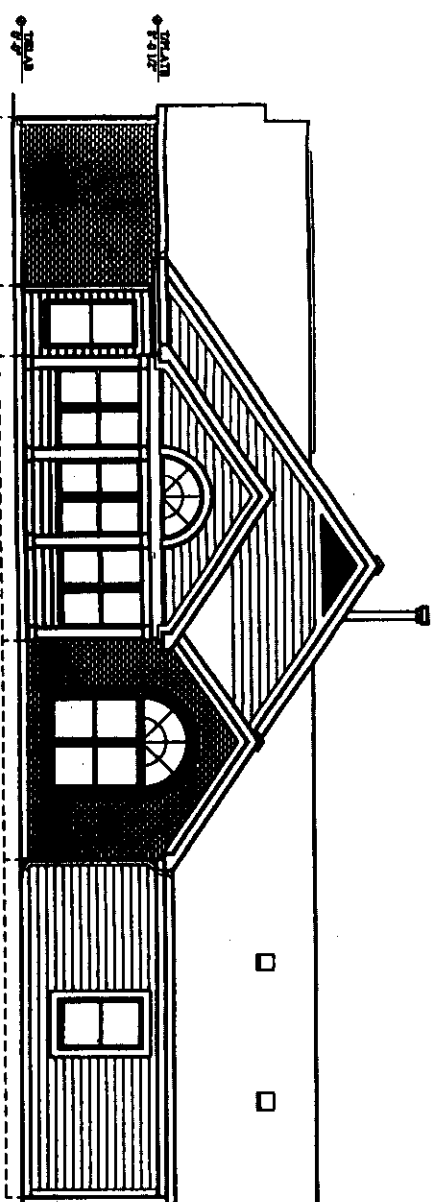
VILLAS OF WEST ASHLEY - CHARLESTON, SOUTH CAROLINA

JANUARY 13, 2003 #01206

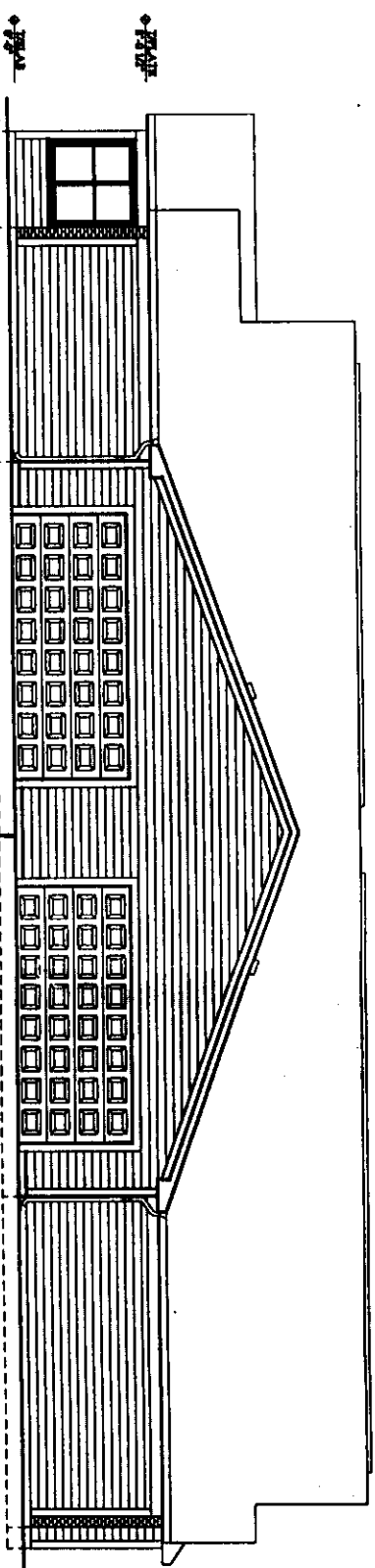
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Unit Front Elevation
116-B Canterbury

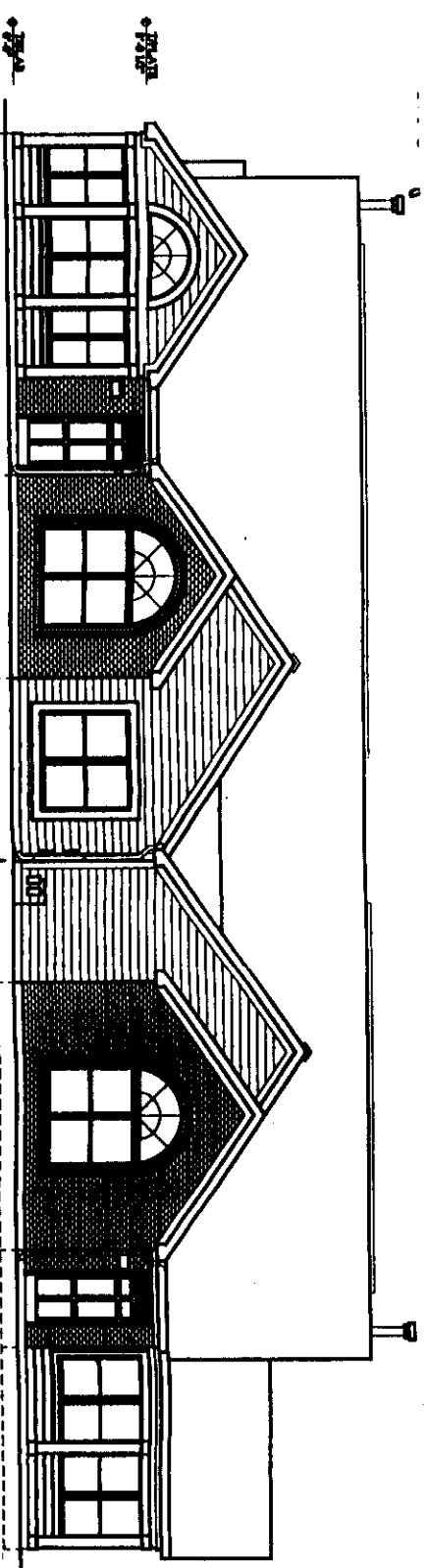


Unit Front Elevation
116-A Abbey



Unit Side Elevation
116-B Canterbury

Unit Side Elevation
116-A Abbey



Unit Side Elevation
116-B Canterbury

Unit Side Elevation
116-A Abbey

ELEVATIONS:
0 2.5 5 10 FEET

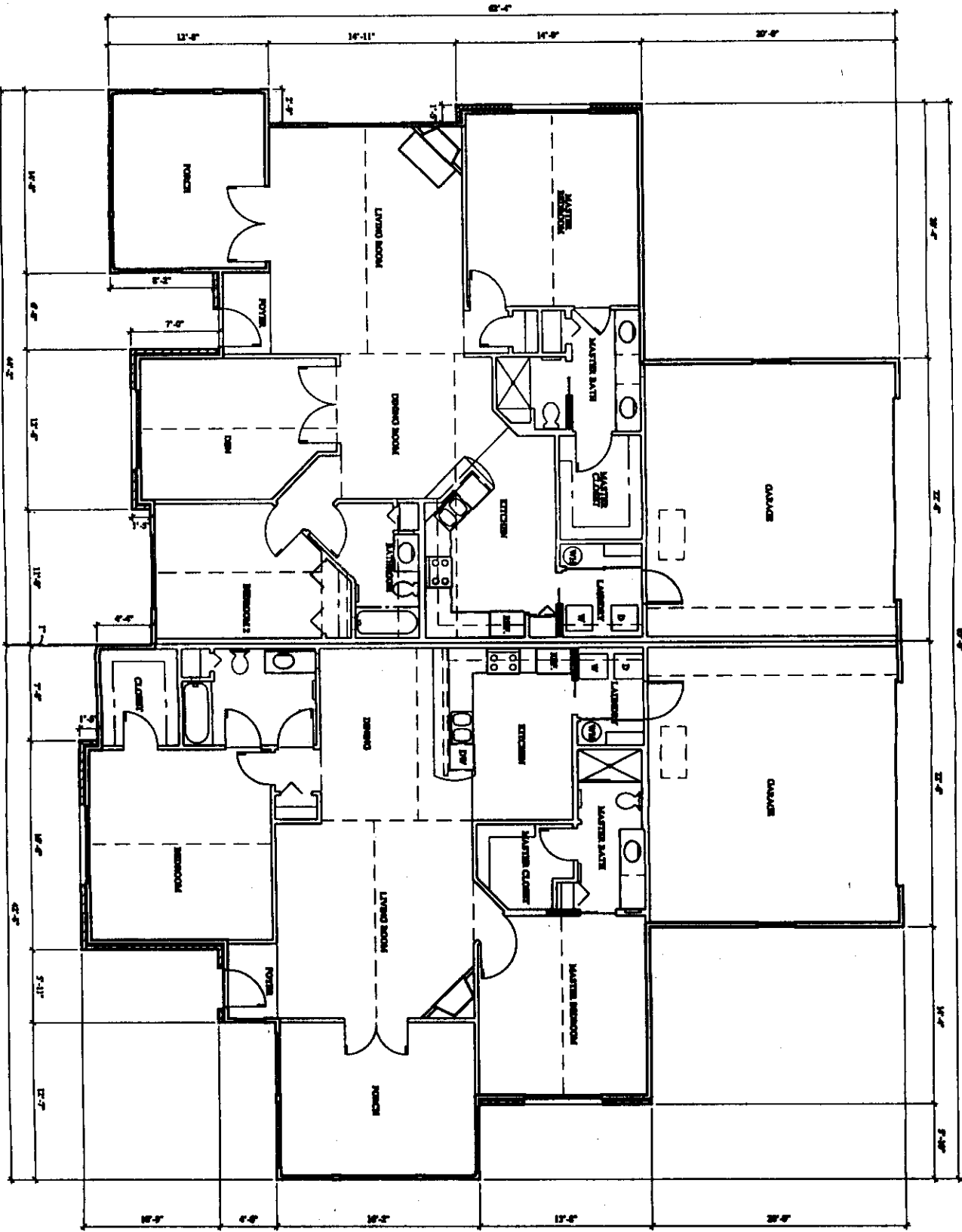
BUILDING 14

UNITS 116A & 116B

VILLAS OF WEST ASHLEY - CHARLESTON, SOUTH CAROLINA

JANUARY 13, 2003 #01206

 CORNERSTONE
Architects Ltd.
© 2003



DATA:

UNIT 115-B	
LIVING SPACE:	1,377 SQ. FT.
PORCH AREA:	201 SQ. FT.
GARAGE AREA:	446 SQ. FT.
TOTAL:	2,024 SQ. FT.

UNIT 115-A	
LIVING SPACE:	1,529 SQ. FT.
PORCH AREA:	181 SQ. FT.
GARAGE AREA:	446 SQ. FT.
TOTAL:	2,156 SQ. FT.

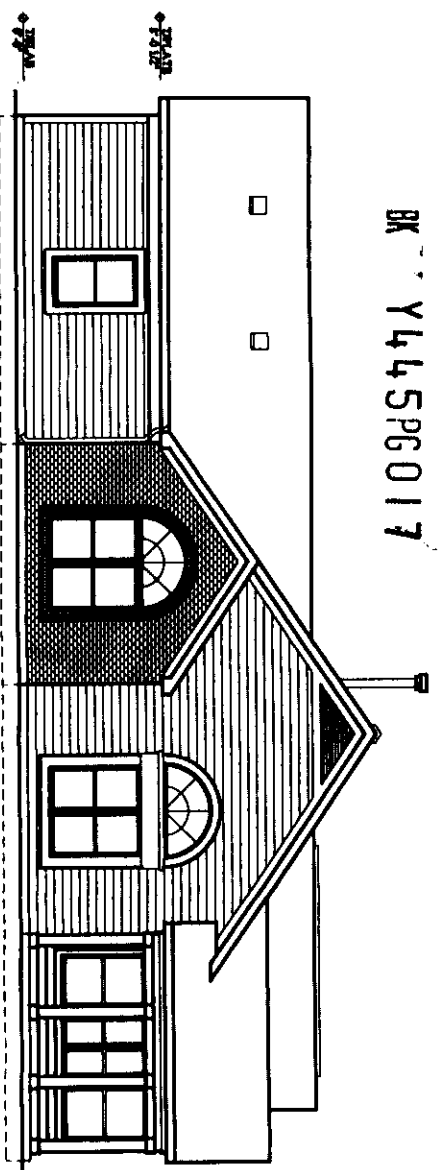


BUILDING 15 UNITS 115-A & 115-B

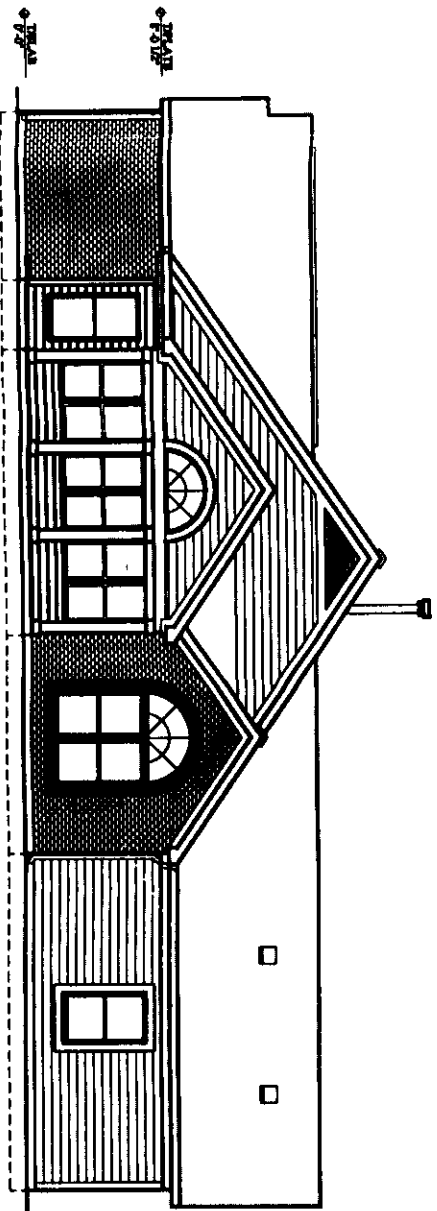
VILLAS OF WEST ASHLEY - CHARLESTON, SOUTH CAROLINA

JANUARY 13, 2003 #01206

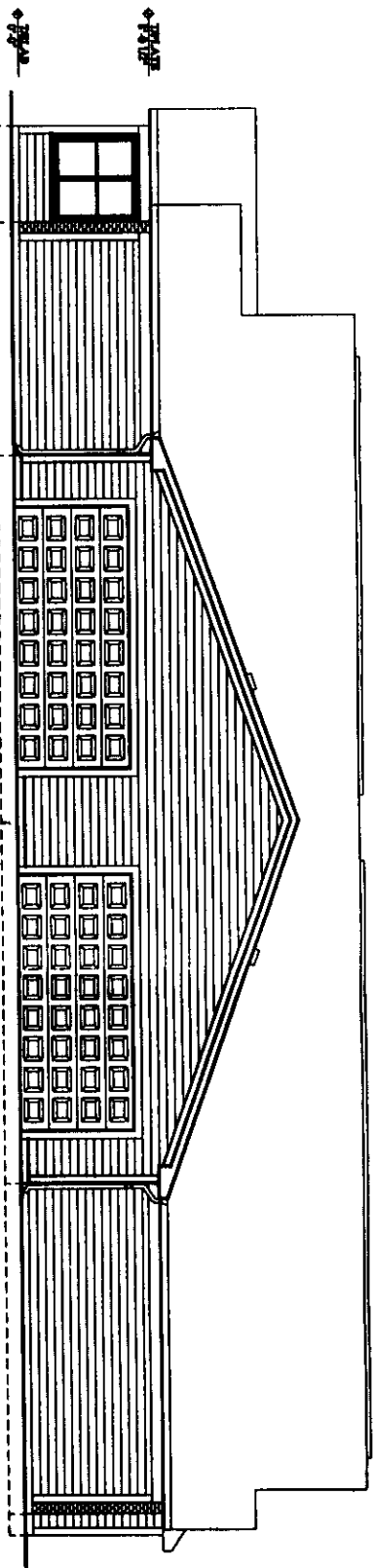
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Unit Front Elevation
115-A Canterbury

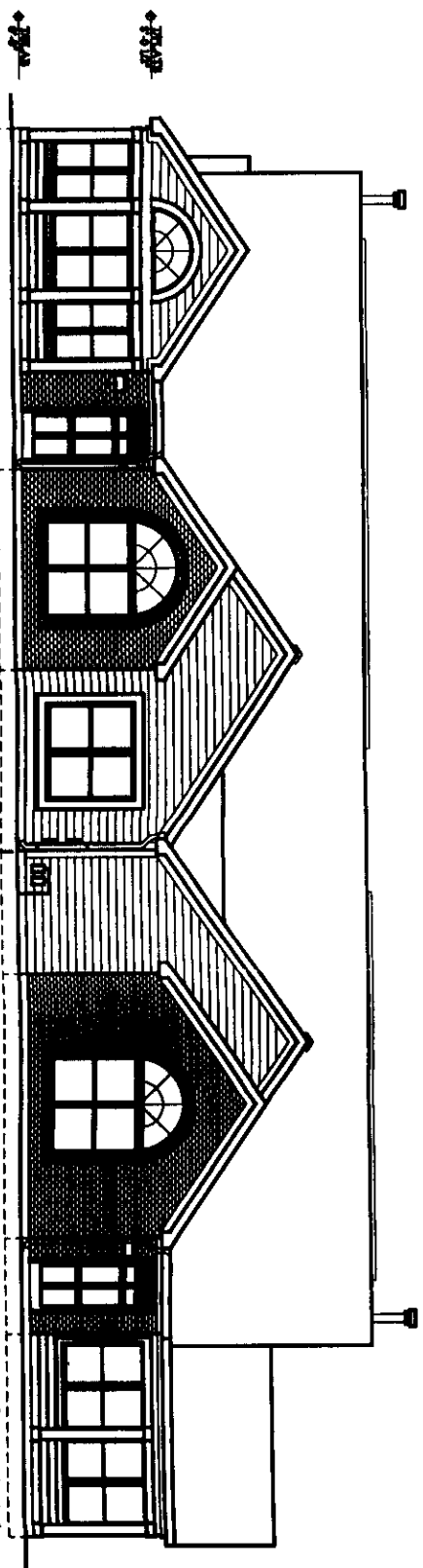


Unit Front Elevation
115-B Abbey



Unit Side Elevation
115-B Abbey

Unit Side Elevation
115-A Canterbury



ELEVATIONS:



Unit Side Elevation
115-A Canterbury

Unit Side Elevation
115-B Abbey

BUILDING 15

UNITS 115A & 115-B

VILLAS OF WEST ASHLEY - CHARLESTON, SOUTH CAROLINA

JANUARY 13, 2003 #01206

 CORNERSTONE
Architects Ltd.
©2003

DATA:

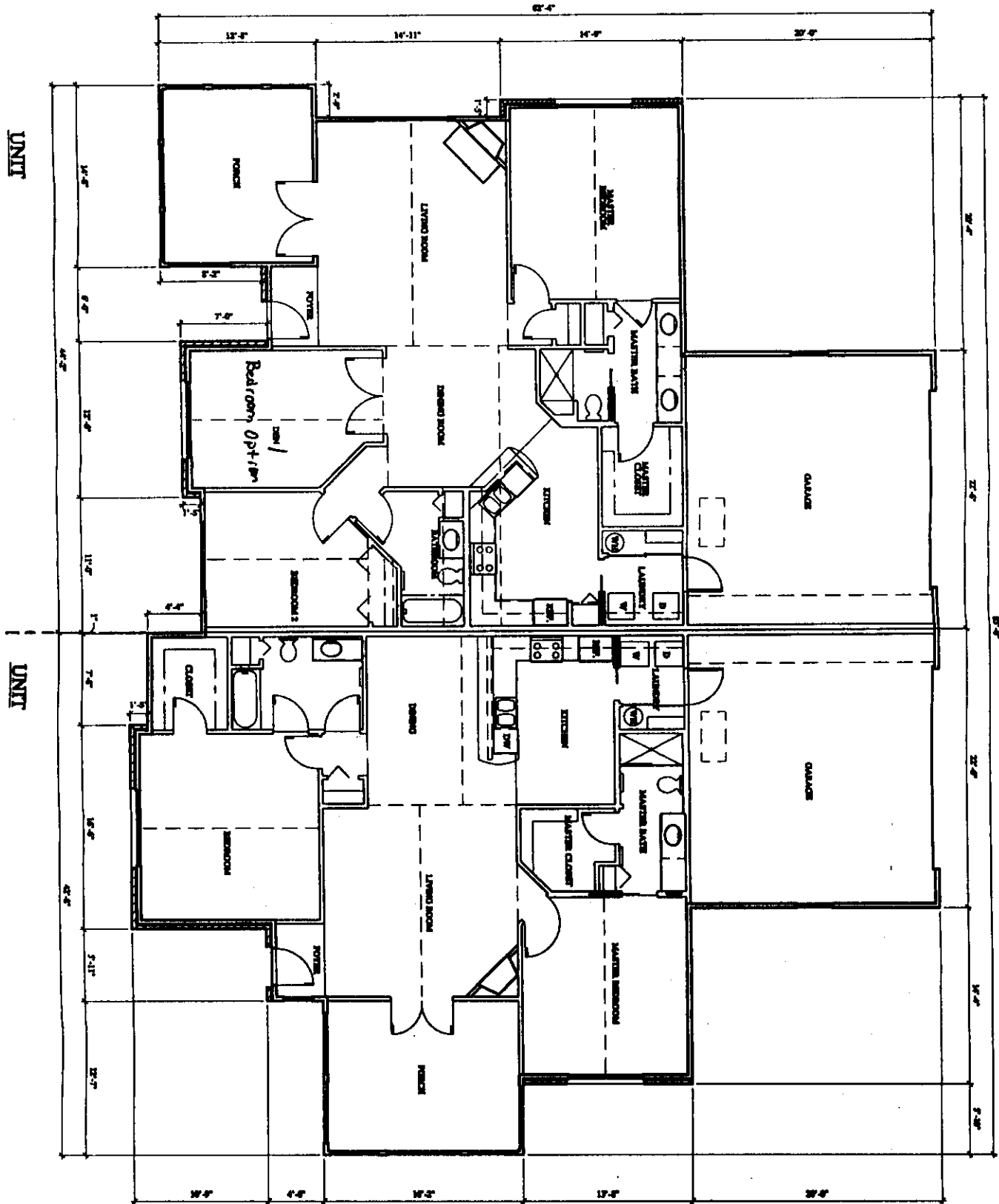
UNIT 3524A	
LIVING SPACE:	1,377 SQ.FT.
PORCH AREA:	201 SQ.FT.
GARAGE AREA:	446 SQ.FT.
TOTAL:	2,024 SQ.FT.
UNIT 3524B	
LIVING SPACE:	1,529 SQ.FT.
PORCH AREA:	181 SQ.FT.
GARAGE AREA:	446 SQ.FT.
TOTAL:	2,156 SQ.FT.

FLOOR PLAN:

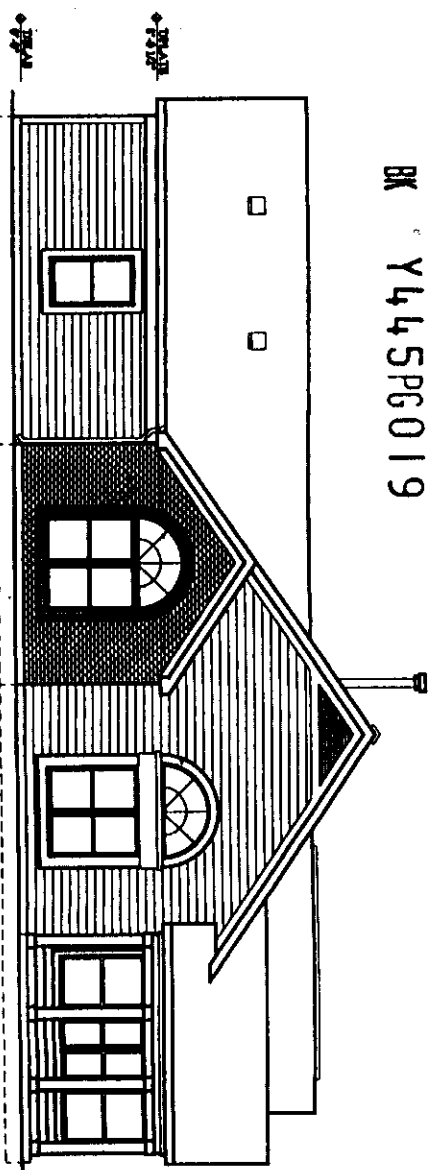


BUILDING 1 UNITS

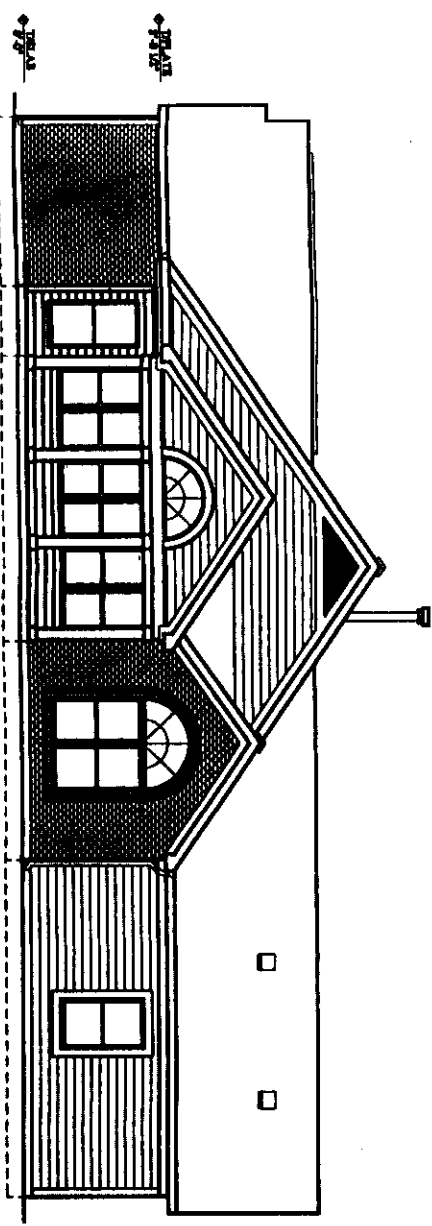
3524-A & 3524-B



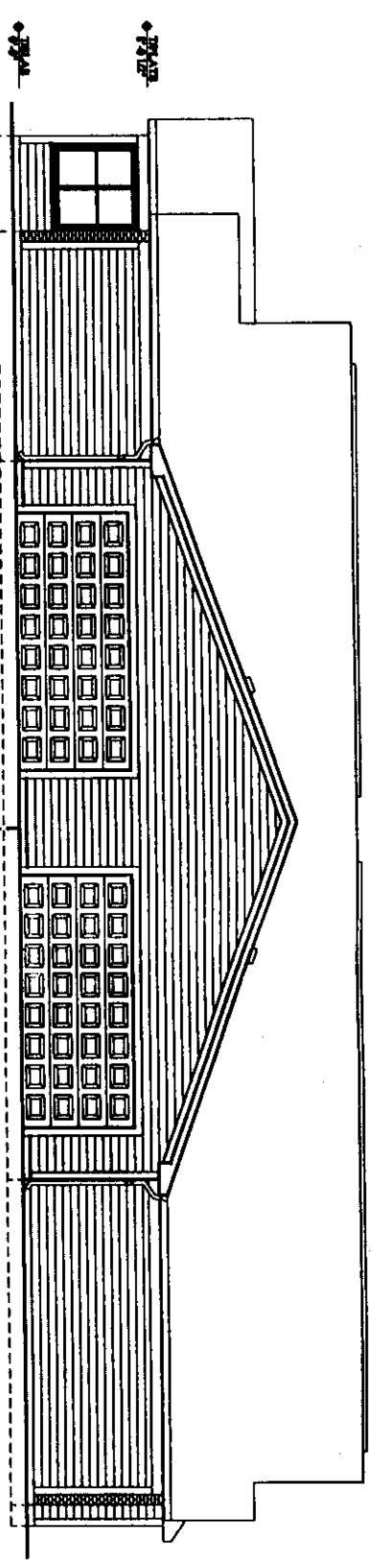
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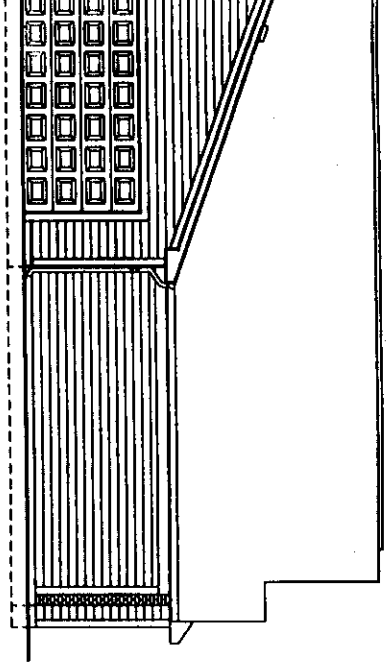
Unit Front Elevation
3524-B Canterbury



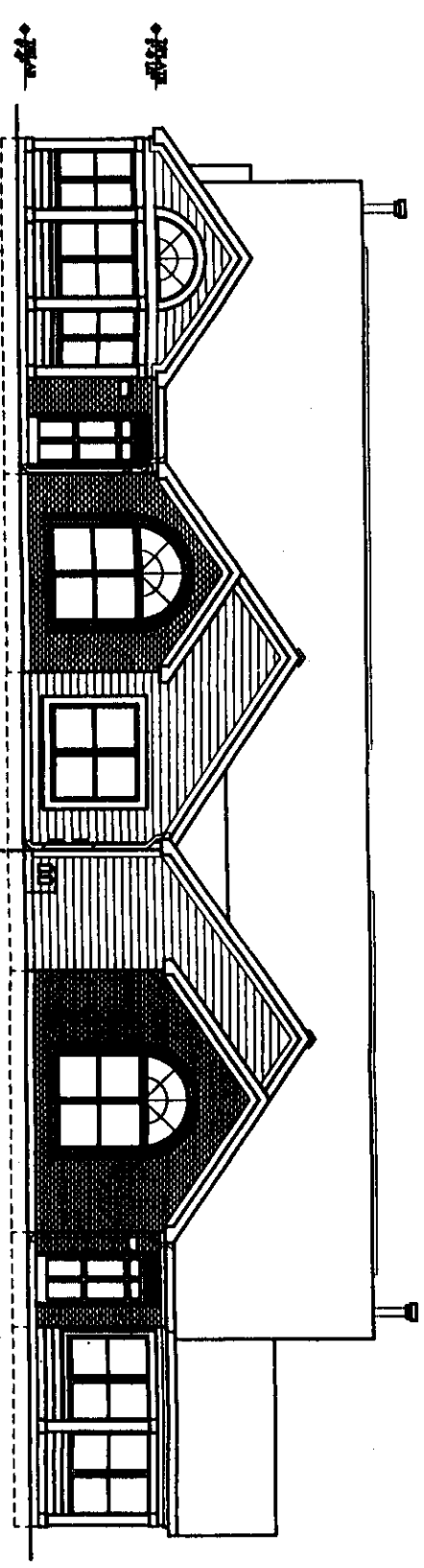
Unit Front Elevation
3524-A Abbey



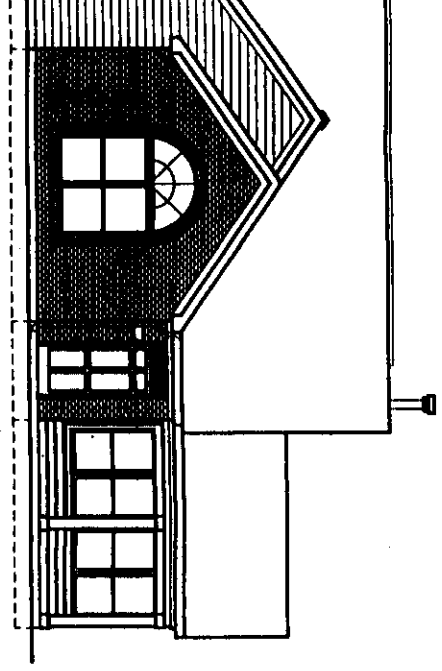
Unit Side Elevation
3524-B Canterbury



Unit Side Elevation
3524-A Abbey



Unit Side Elevation
3524-B Canterbury



Unit Side Elevation
3524-A Abbey

ELEVATIONS:
0 2.5 5 10 FEET

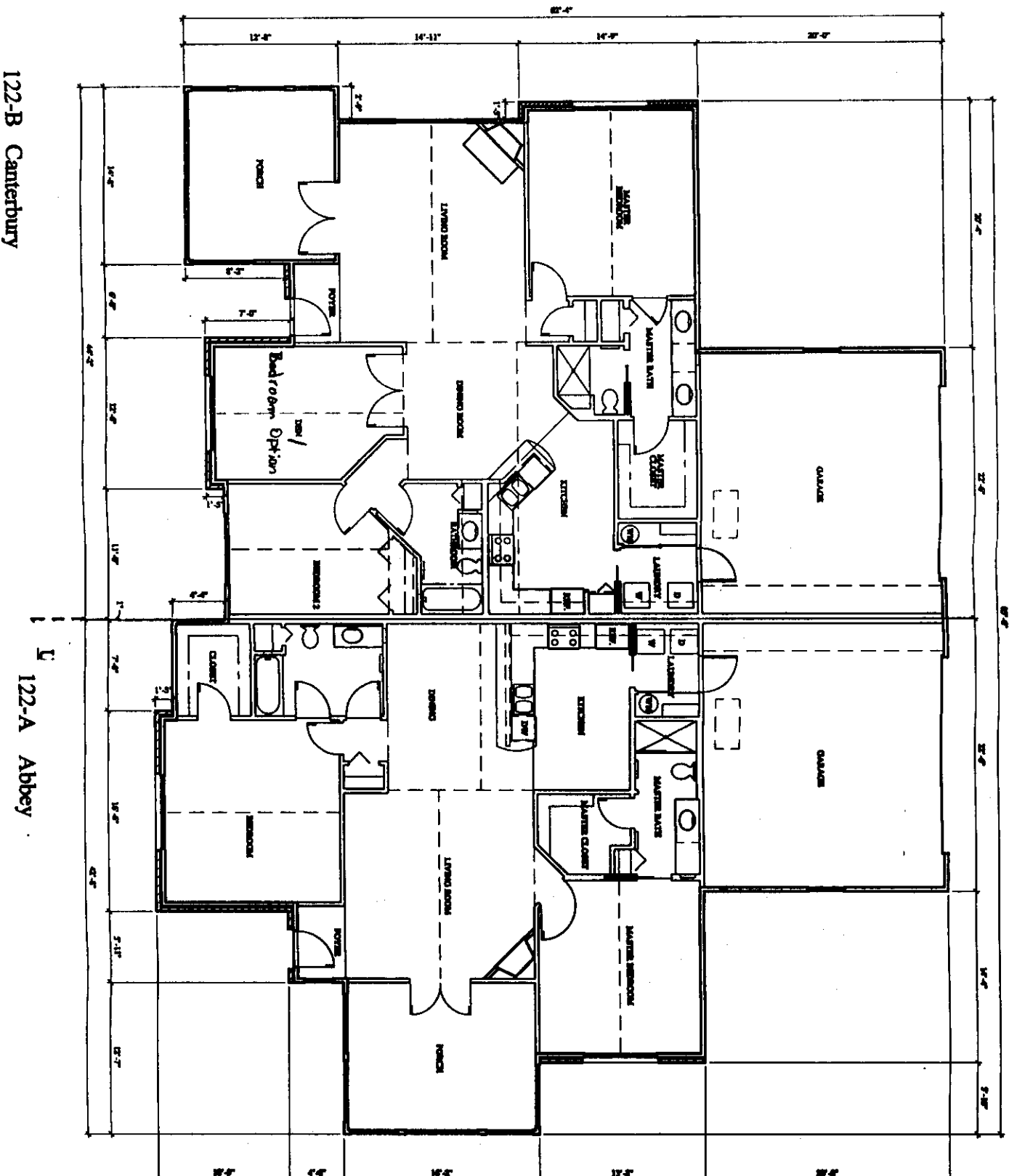
BUILDING 1

UNITS 3524-A & 3524-B

VILLAS OF WEST ASHLEY - CHARLSTON, SOUTH CAROLINA

JANUARY 13, 2003 #01206

DATA:	
UNIT 122-A	
LIVING SPACE:	1,377 SQ.FT.
PORCH AREA:	201 SQ.FT.
GARAGE AREA:	446 SQ.FT.
TOTAL:	2,024 SQ.FT.
UNIT 122-B	
LIVING SPACE:	1,529 SQ.FT.
PORCH AREA:	181 SQ.FT.
GARAGE AREA:	446 SQ.FT.
TOTAL:	2,156 SQ.FT.
FLOOR PLAN:	
	

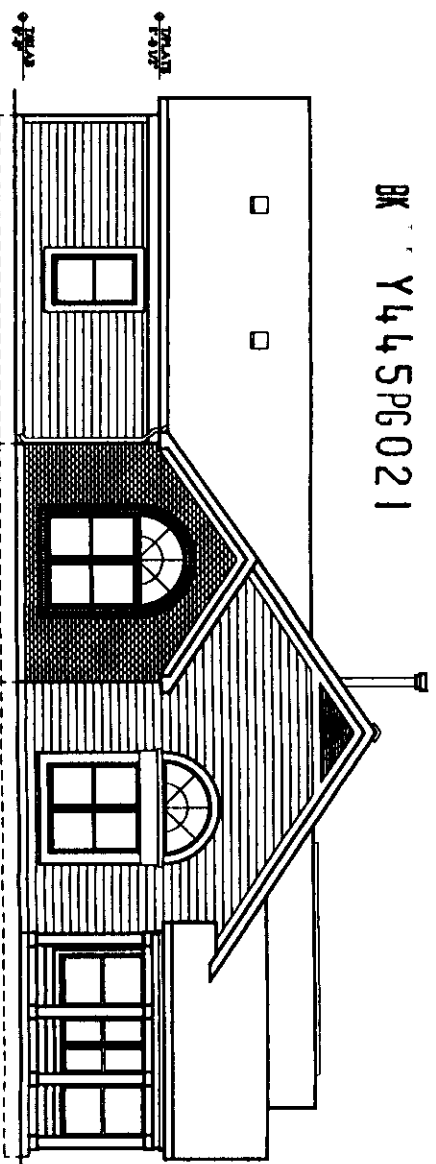


BUILDING 2 UNITS 122-A & 122-B

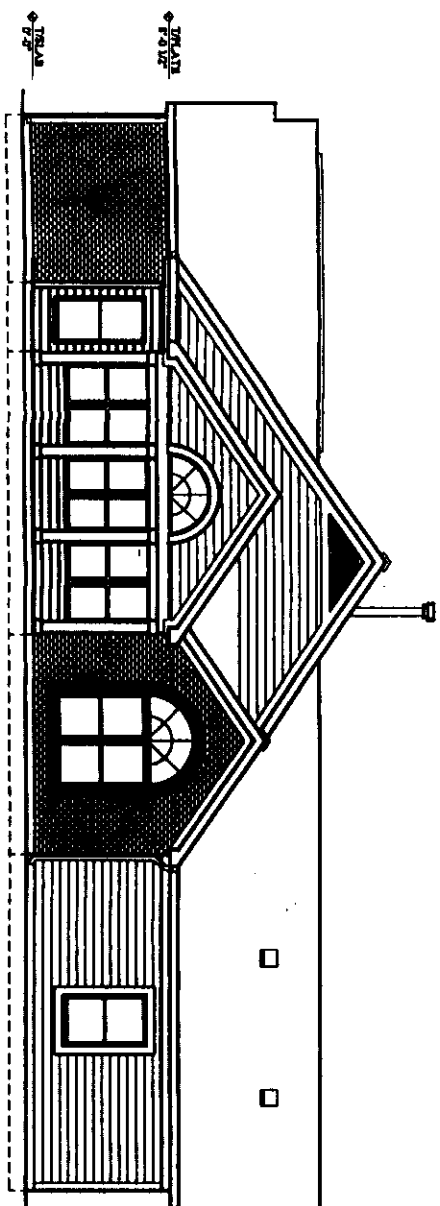
VILLAS OF WEST ASHLEY - CHARLESTON, SOUTH CAROLINA

JANUARY 13, 2003 #01206

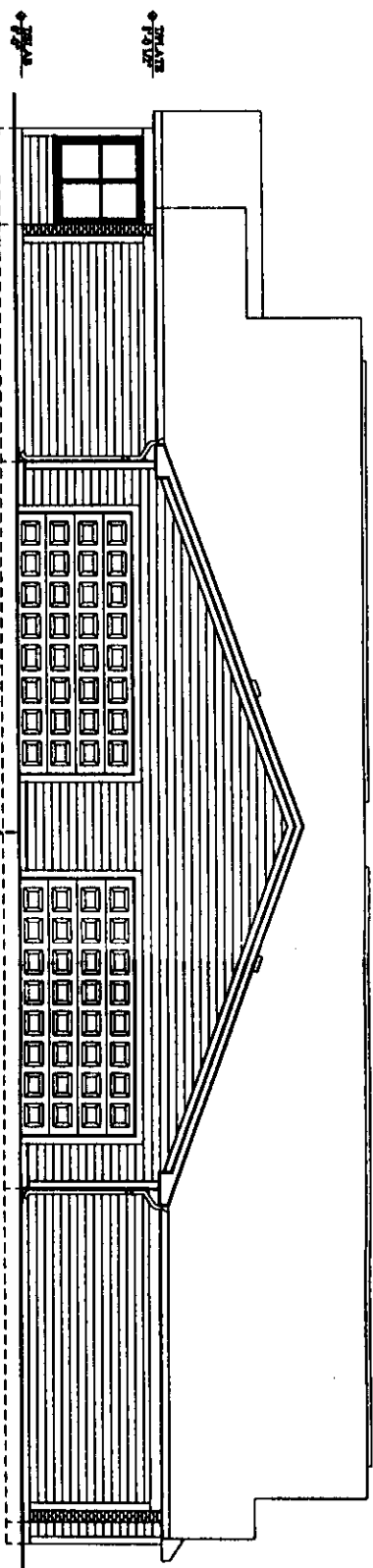
BK Y44SPG021



Unit Front Elevation
122-B Canterbury

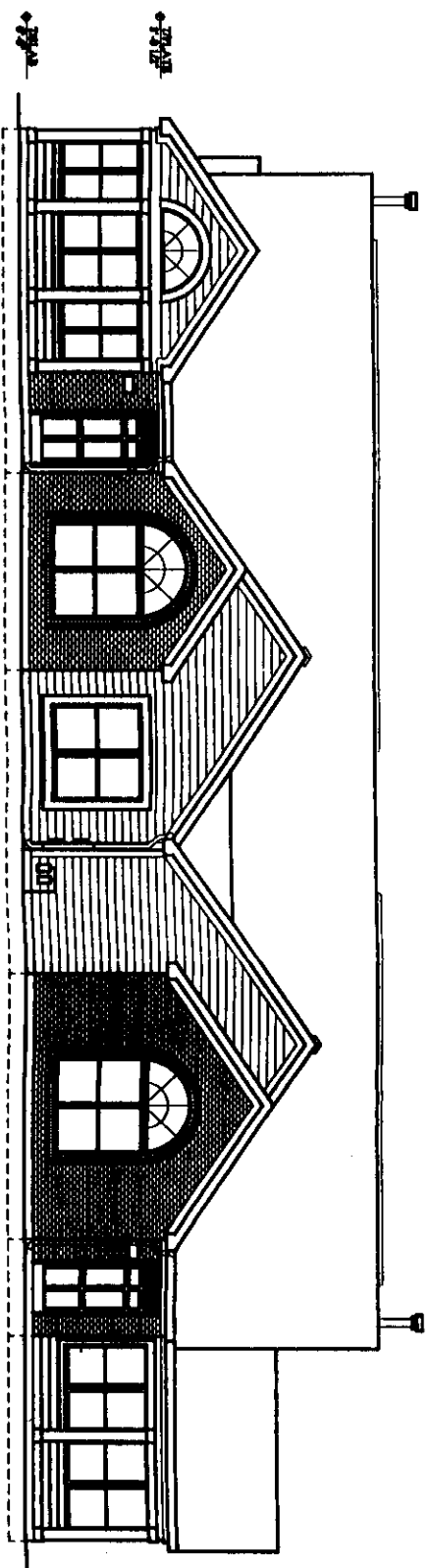


Unit Front Elevation
122-A Abbey



Unit Side Elevation
122-A Abbey

Unit Side Elevation
122-B Canterbury



Unit Side Elevation
122-B Canterbury

Unit Side Elevation
122-A Abbey

ELEVATIONS:
0 2.5 5 10 FEET

BUILDING 2

UNITS 122-A & 122-B

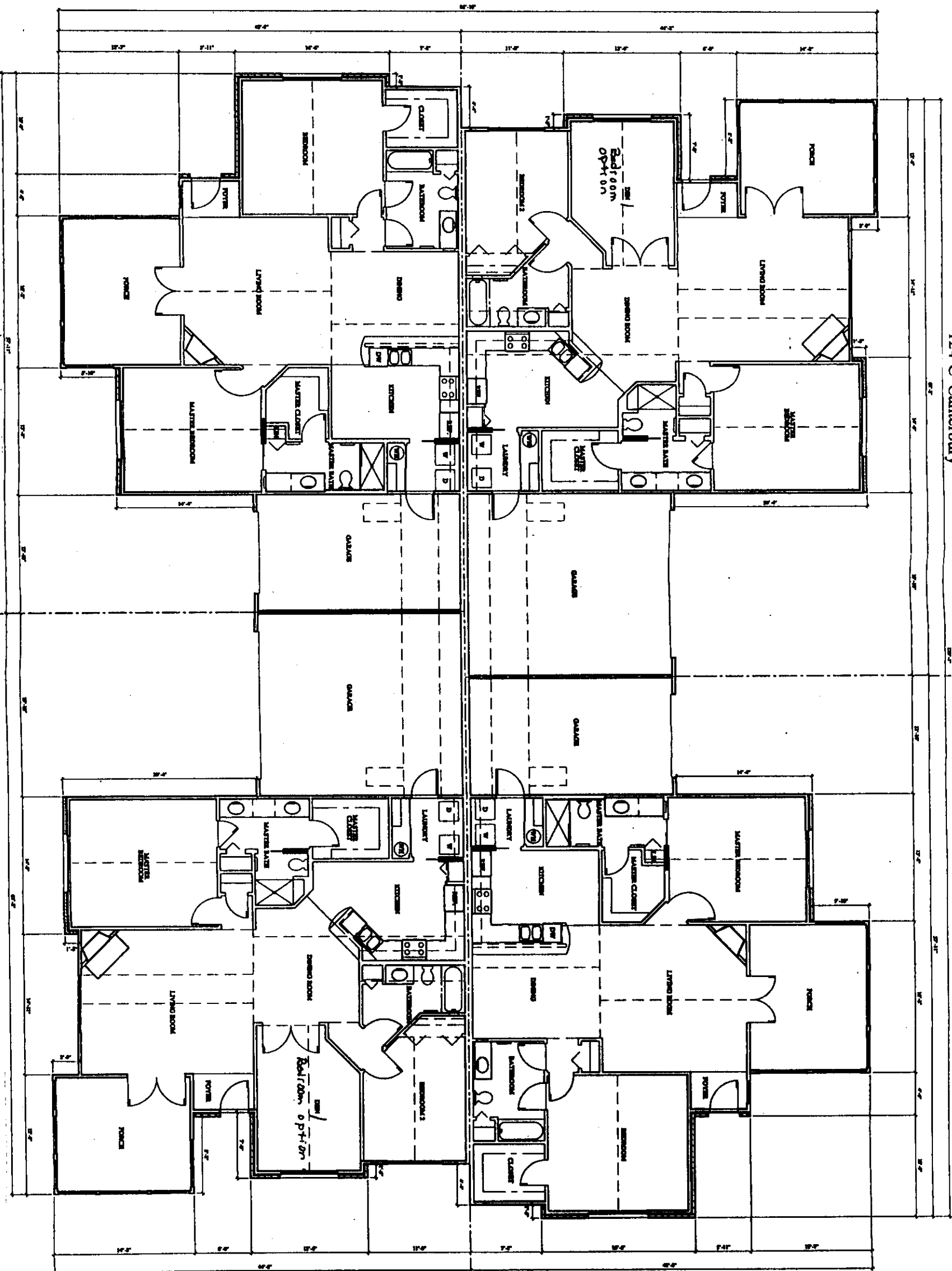
VILLAS OF WEST ASHLEY - CHARLESTON, SOUTH CAROLINA

JANUARY 13, 2003 #01206

UNIT 124-C Canterbury

UNIT

124-D Abbey



DATA:

UNIT 124-B & 124-D	
LIVING SPACE:	1,377 SQ. FT.
PORCH AREA:	201 SQ. FT.
GARAGE AREA:	289 SQ. FT.
TOTAL:	1,867 SQ. FT.
UNIT 124-A & 124-C	
LIVING SPACE:	1,529 SQ. FT.
PORCH AREA:	181 SQ. FT.
GARAGE AREA:	446 SQ. FT.
TOTAL:	2,156 SQ. FT.

FLOOR PLAN:



BUILDING 3

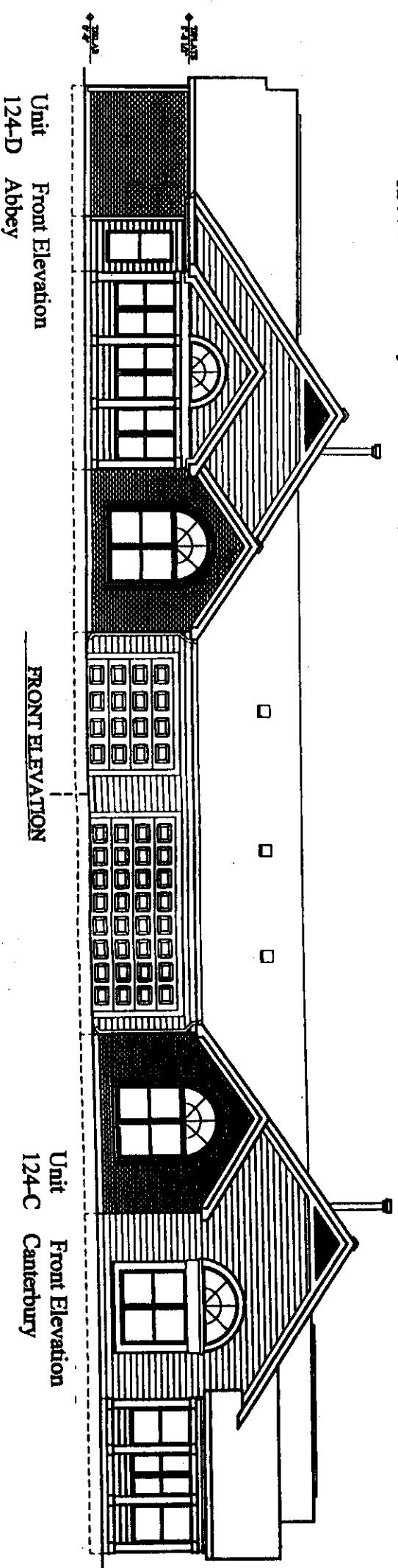
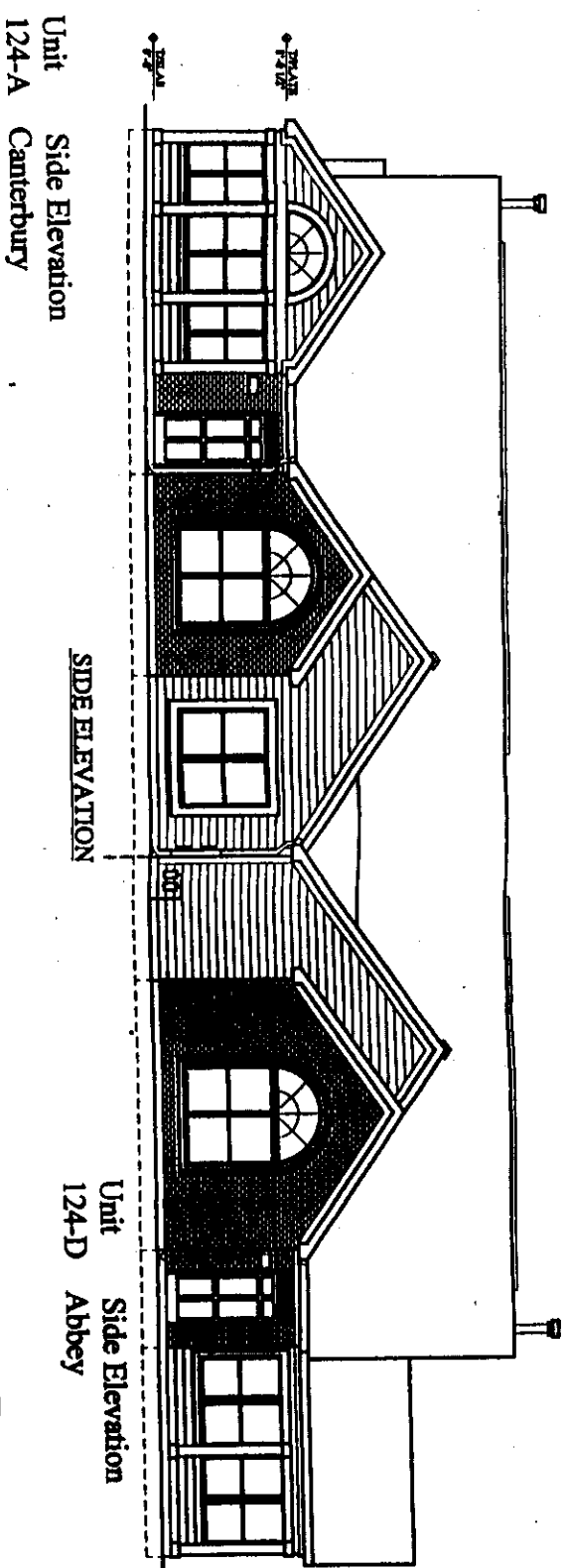
UNITS

124-A, 124-B, 124-C & 124-D

UNIT

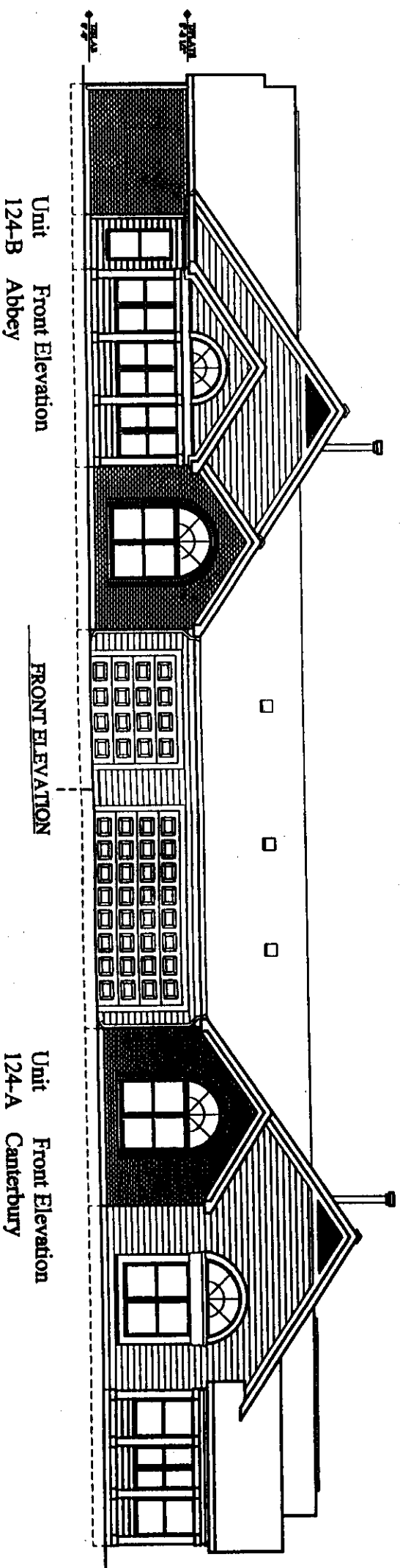
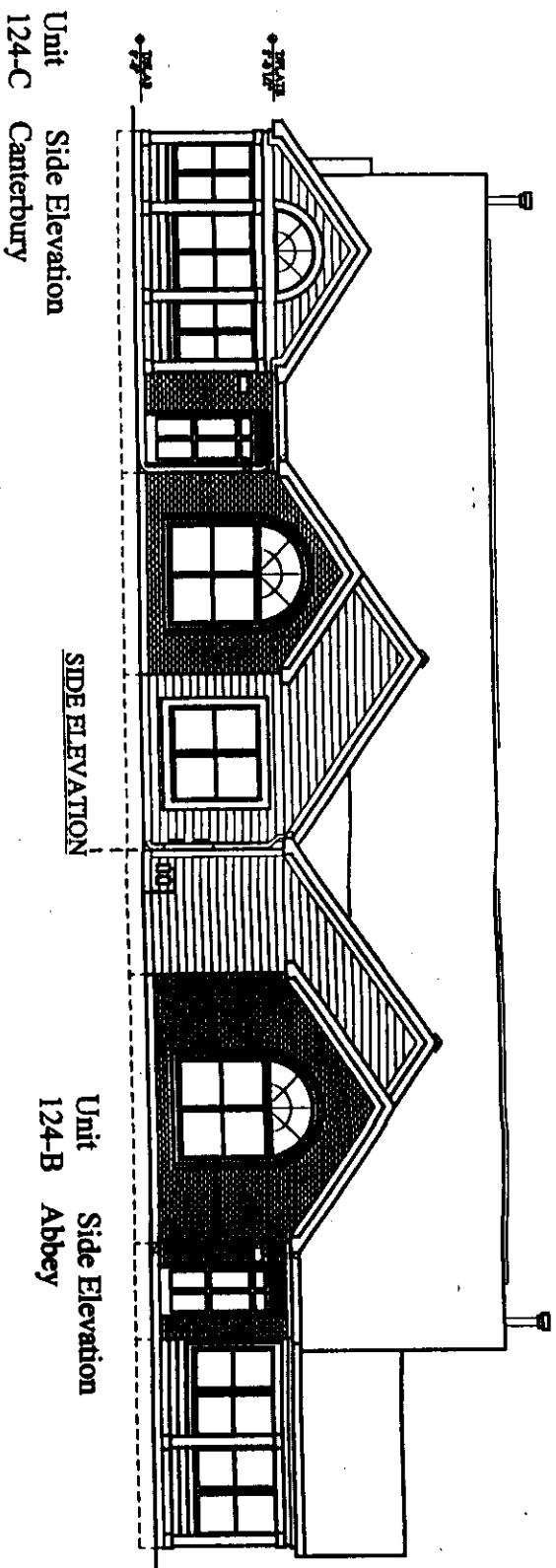
124-B Abbey

UNIT 124-A Canterbury



BUILDING 3 UNITS

124-A, 124-C & 124-D



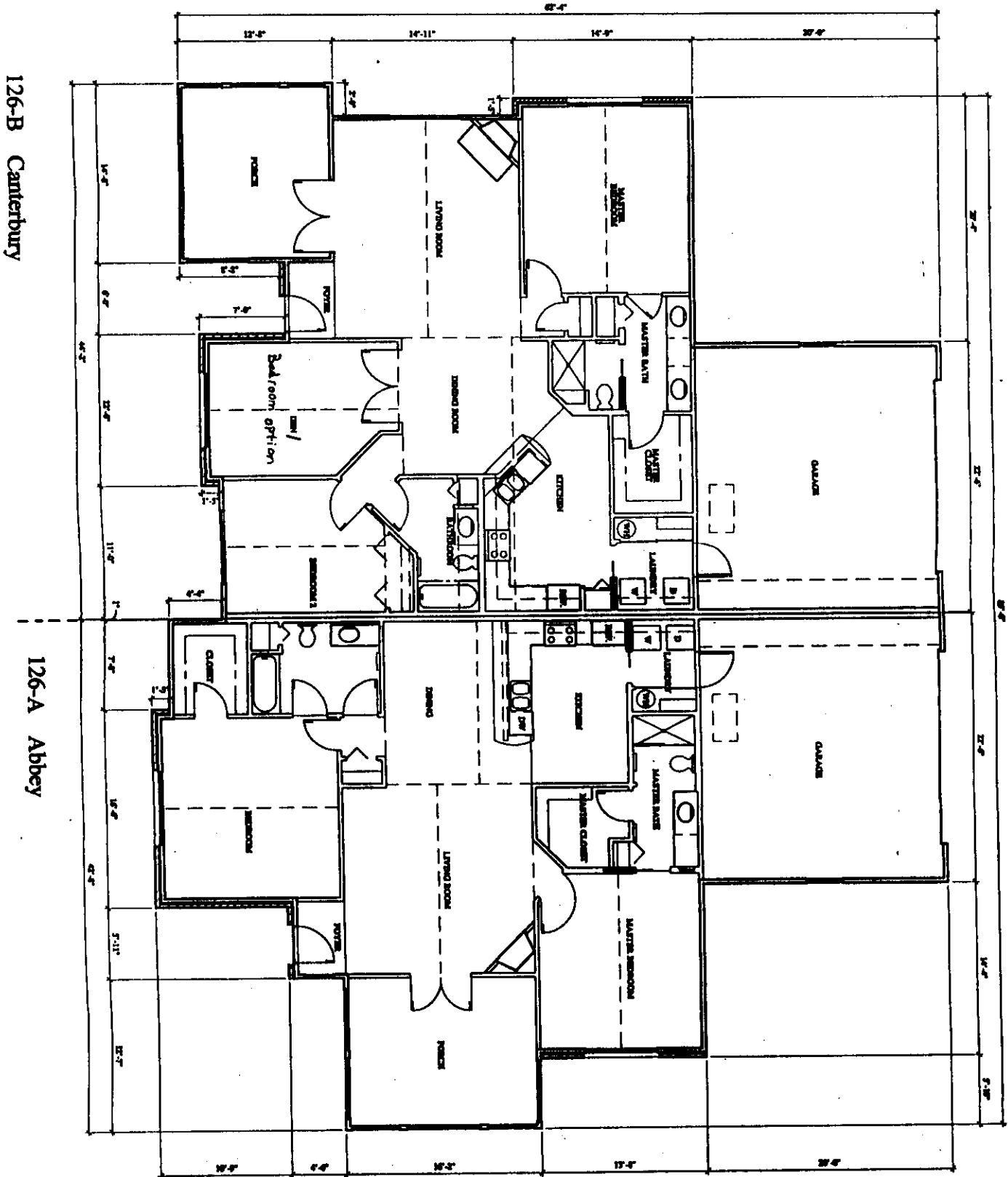
ELEVATIONS:
0 2.5 5 10 FEET

BUILDING 3 UNITS

124-A, 124-B, & 124-C

VILLAS OF WEST ASHLEY - CHARLESTON, SOUTH CAROLINA

JANUARY 13, 2003 #01206



DATA:

UNIT 126-A	
LIVING SPACE:	1,377 SQ. FT.
PORCH AREA:	201 SQ. FT.
GARAGE AREA:	446 SQ. FT.
TOTAL:	2,024 SQ. FT.

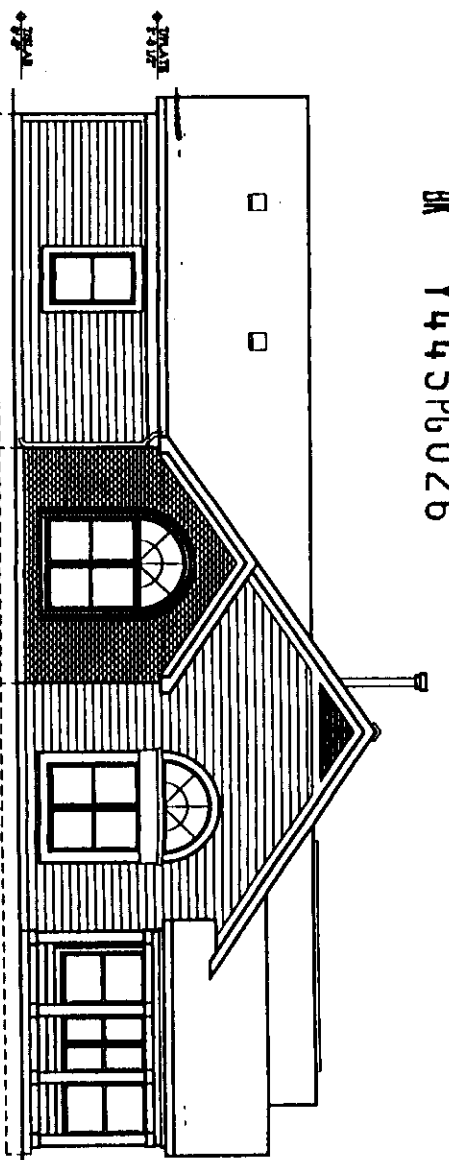
UNIT 126-B	
LIVING SPACE:	1,529 SQ. FT.
PORCH AREA:	181 SQ. FT.
GARAGE AREA:	446 SQ. FT.
TOTAL:	2,156 SQ. FT.



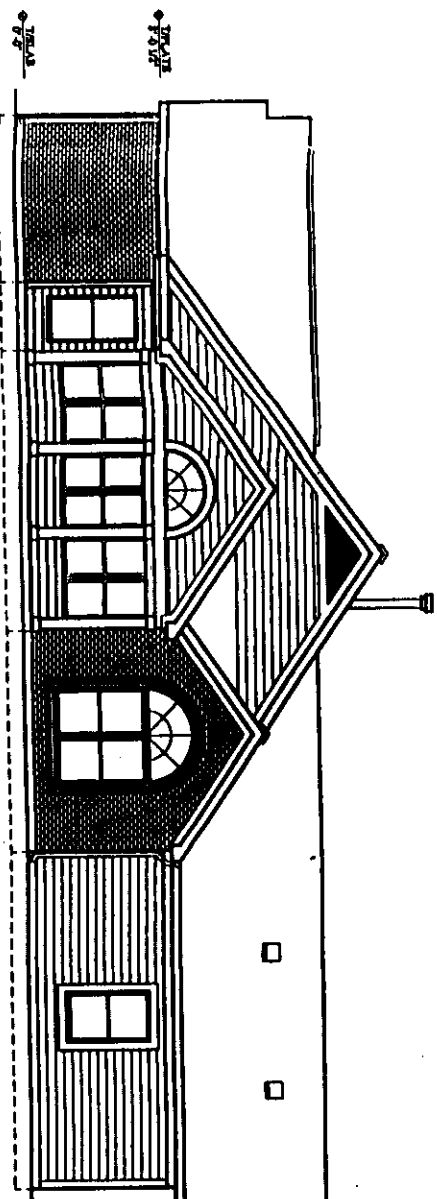
BUILDING 4 UNITS 126-A & 126-B

VILLAS OF WEST ASHLEY - CHARLESTON, SOUTH CAROLINA

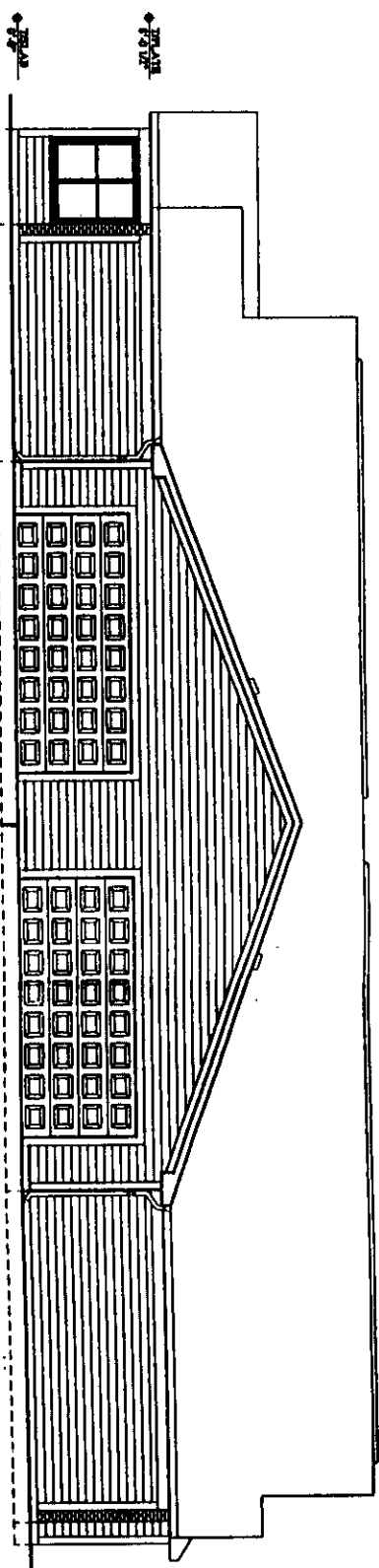
JANUARY 13, 2003 #01206



Unit Front Elevation
126-B Canterbury

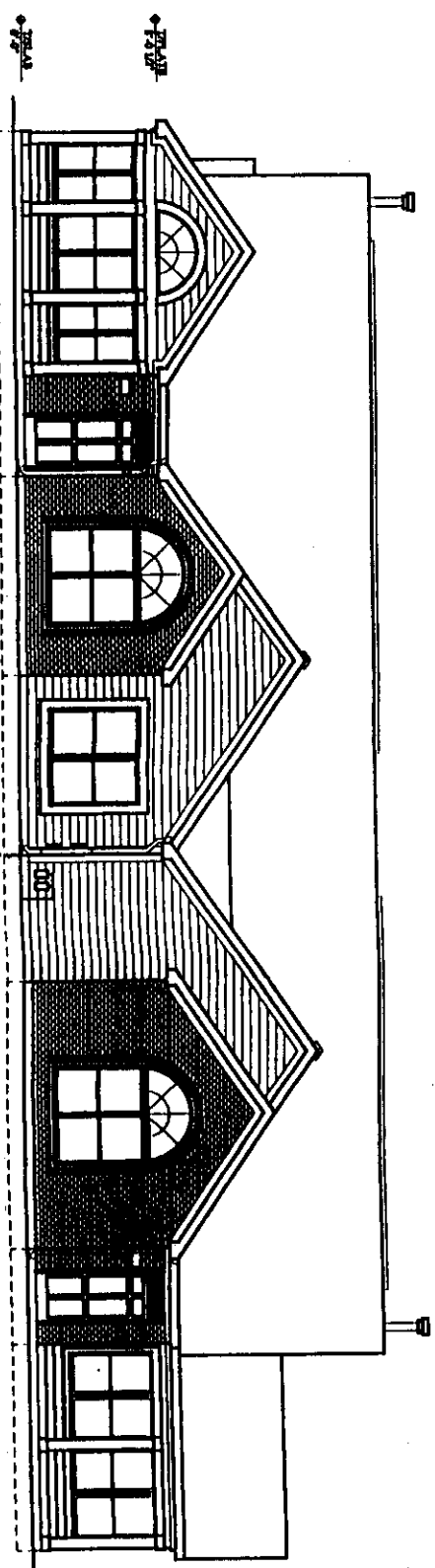


Unit Front Elevation
126-A Abbey



Unit Side Elevation
126-A Abbey

Unit Side Elevation
126-B Canterbury



Unit Side Elevation
126-B Canterbury

Unit Side Elevation
126-A Abbey

ELEVATIONS:
0 2.5 5 10 FEET

BUILDING 4

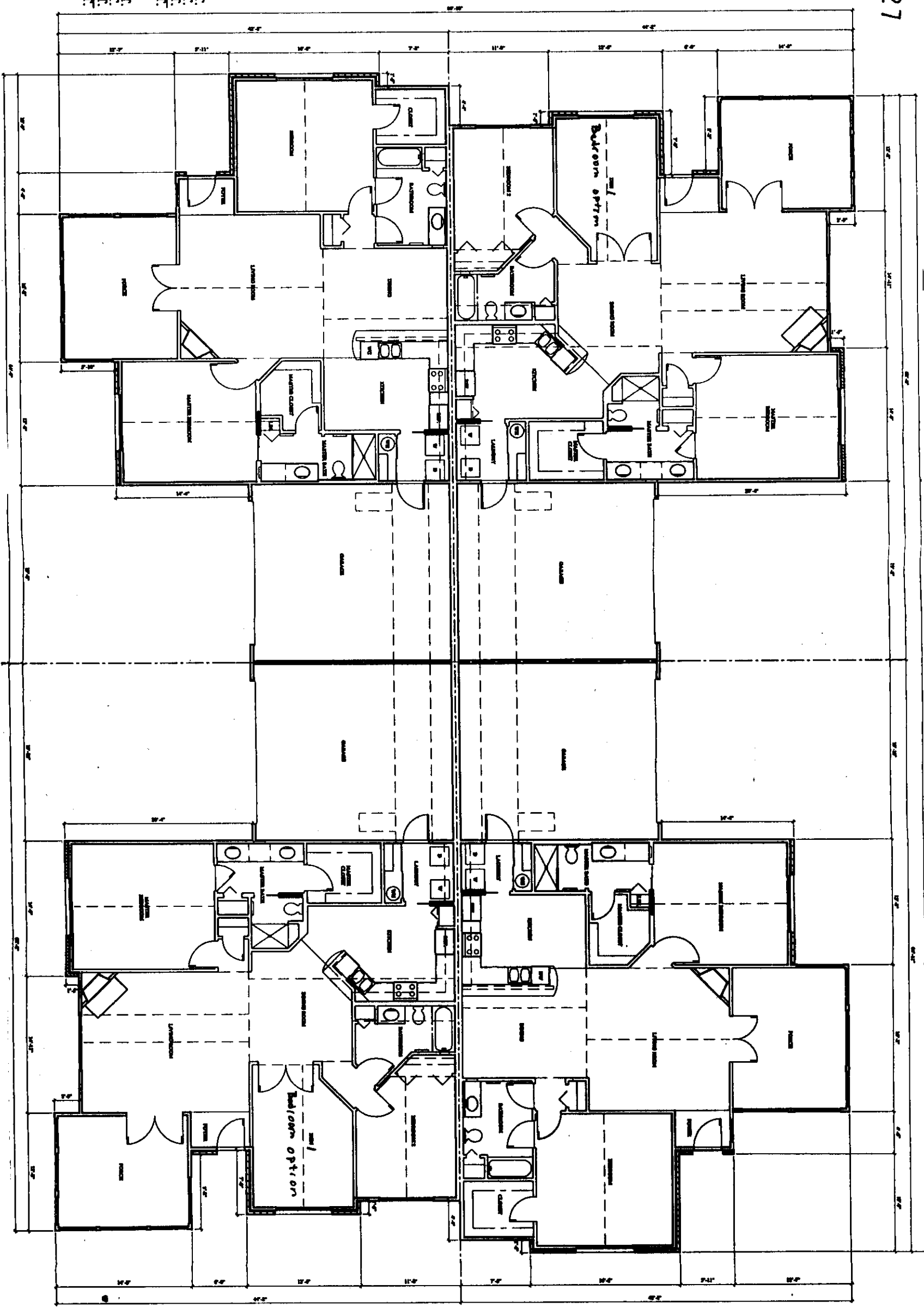
UNITS

126-A & 126-B

BR Y445PG027

128-C Canterbury

128-D Abbey



DATA:

UNIT 128B & 128D	
LIVING SPACE:	1,377 SQ.FT.
PORCH AREA:	201 SQ.FT.
GARAGE AREA:	446 SQ.FT.
TOTAL:	2,024 SQ.FT.

UNIT 128A & 128C	
LIVING SPACE:	1,529 SQ.FT.
PORCH AREA:	181 SQ.FT.
GARAGE AREA:	446 SQ.FT.
TOTAL:	2,156 SQ.FT.

FLOOR PLAN:

0 2.5 5 10 FEET

BUILDING 5 UNITS

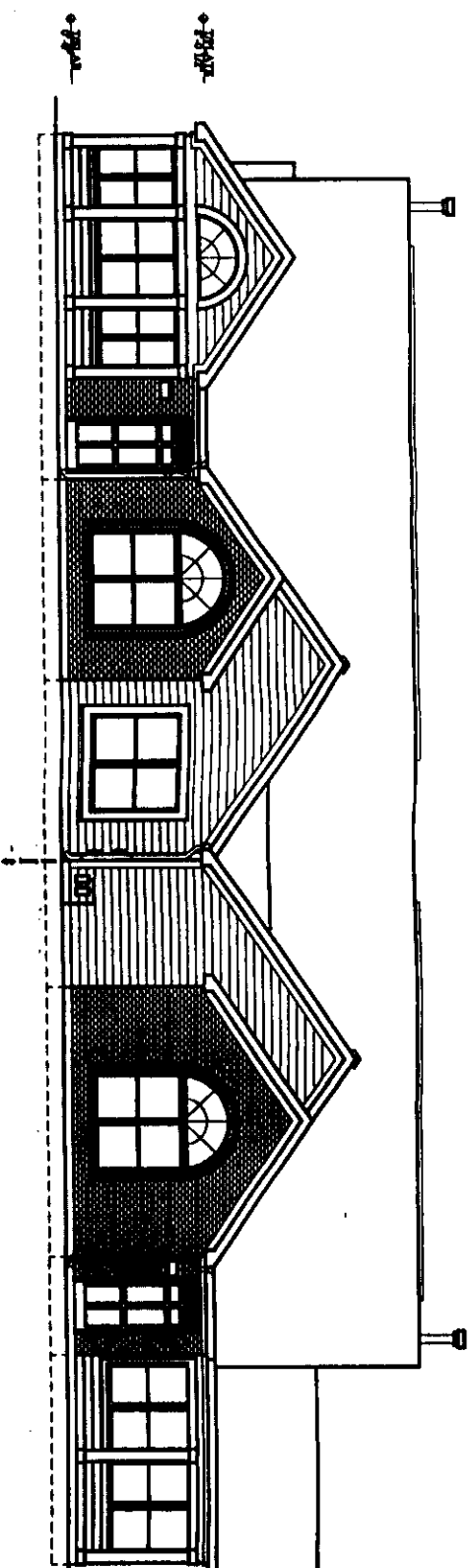
128A, 128B 128C & 128D

128-B Abbey

128-A Canterbury

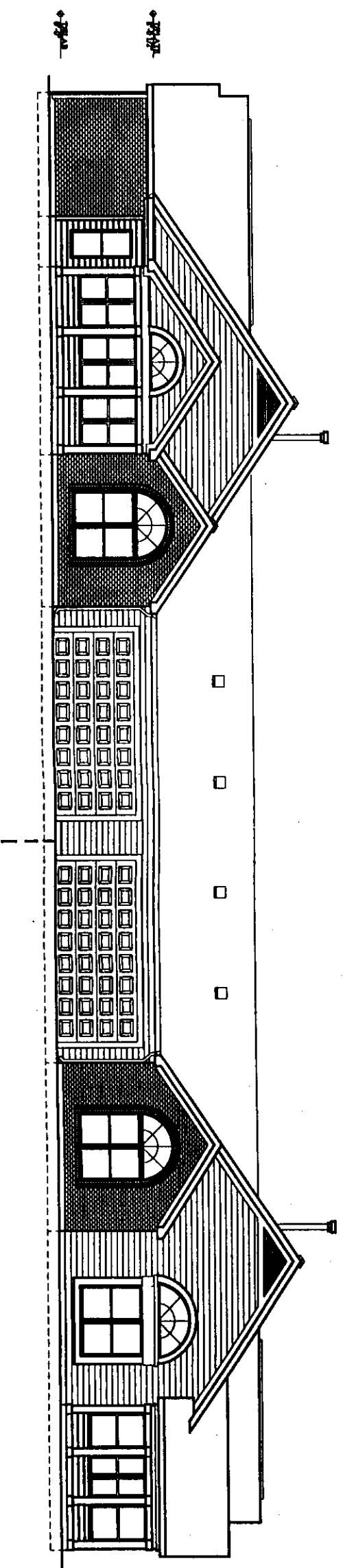
VILLAS OF WEST ASHLEY - CHARLESTON, SOUTH CAROLINA

JANUARY 13, 2003 #01206



Unit Side Elevation
128-A Canterbury

Unit Side Elevation
128-D Abbey



Unit Front Elevation
128-D Abbey

Unit Side Elevation
128-C Canterbury



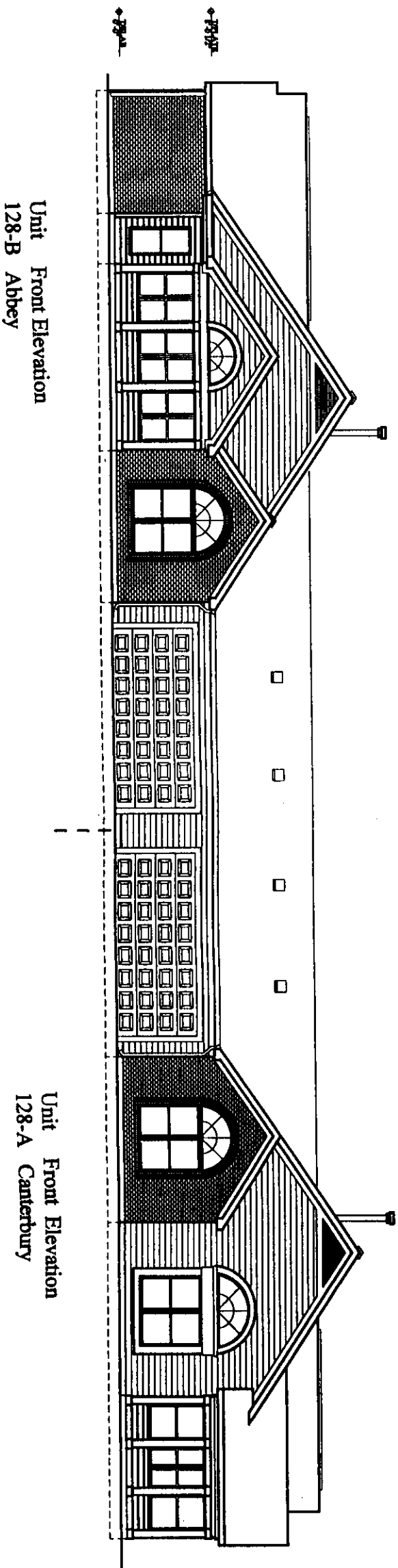
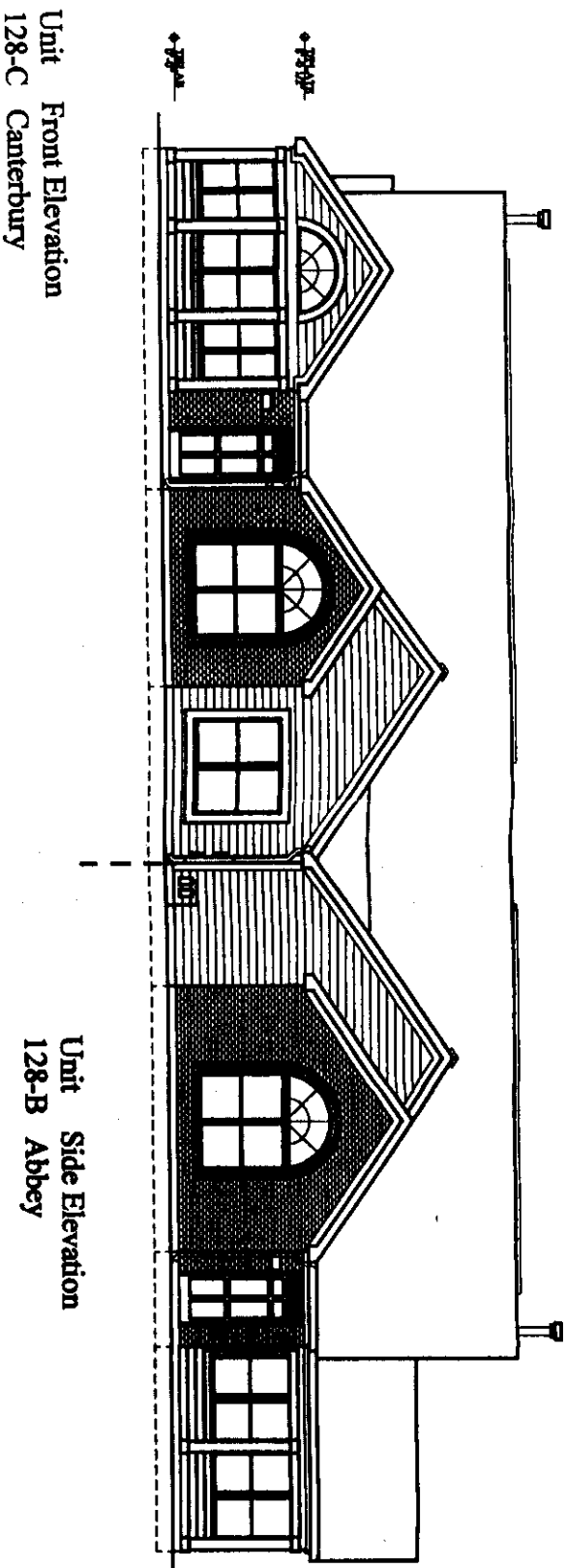
BUILDING 5

UNITS

128A, 128C & 128D

VILLAS OF WEST ASHLEY - CHARLESTON, SOUTH CAROLINA

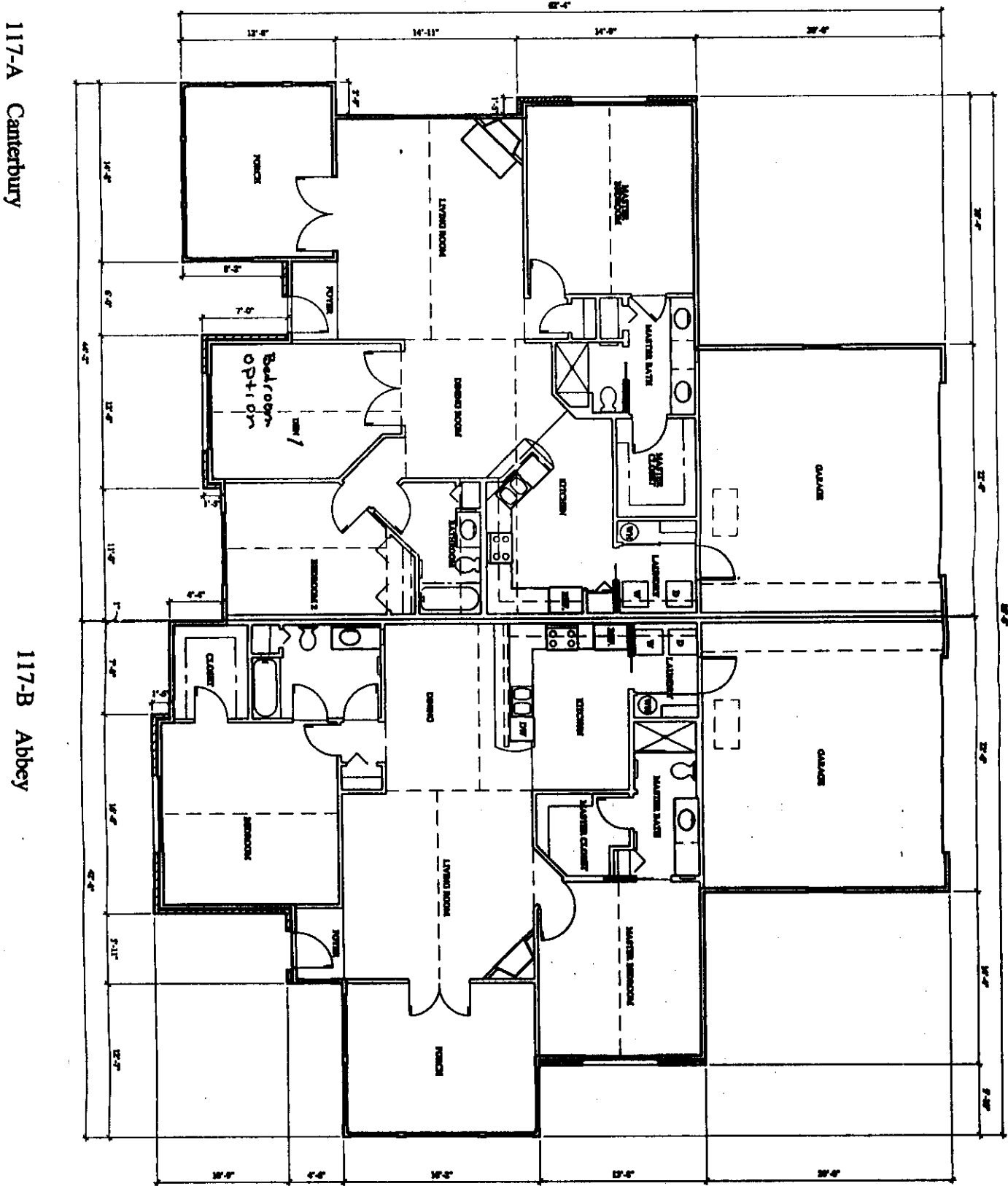
JANUARY 13, 2003 #01206



BUILDING 5 UNITS 128A, 128B & 128C

VILLAS OF WEST ASHLEY - CHARLESTON, SOUTH CAROLINA

JANUARY 13, 2003 #01206



DATA:

UNIT 117-B - Abbey	
LIVING SPACE:	1,377 SQ. FT.
PORCH AREA:	201 SQ. FT.
GARAGE AREA:	446 SQ. FT.
TOTAL:	2,024 SQ. FT.
UNIT 117-A - Canterbury	
LIVING SPACE:	1,529 SQ. FT.
PORCH AREA:	181 SQ. FT.
GARAGE AREA:	446 SQ. FT.
TOTAL:	2,156 SQ. FT.

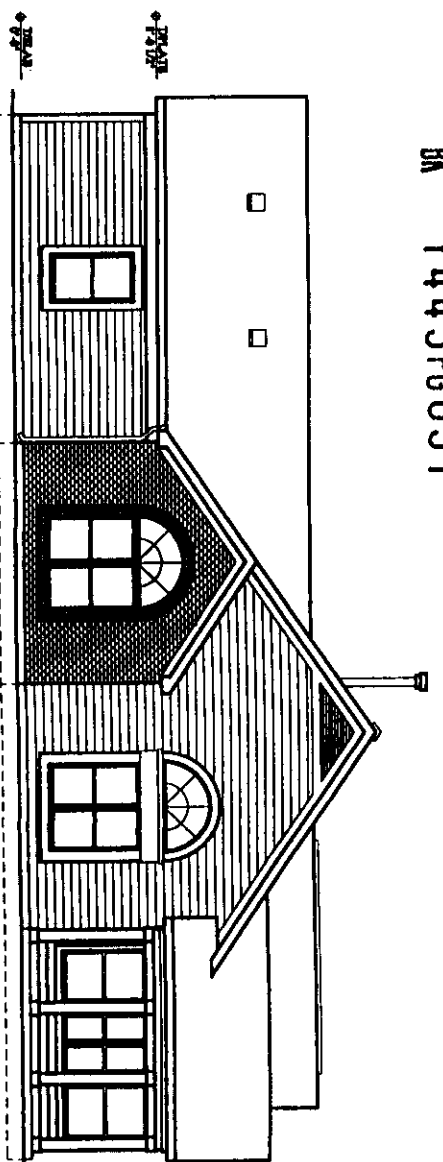
FLOOR PLAN:

0 2.5 5 10 FEET

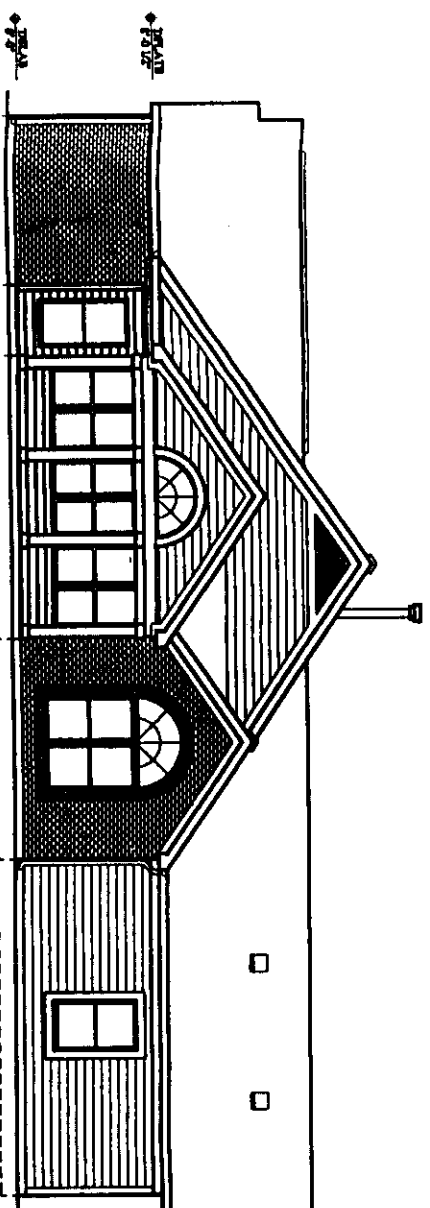
BUILDING 16 UNITS 117-A & 117-B

VILLAS OF WEST ASHLEY - CHARLESTON, SOUTH CAROLINA

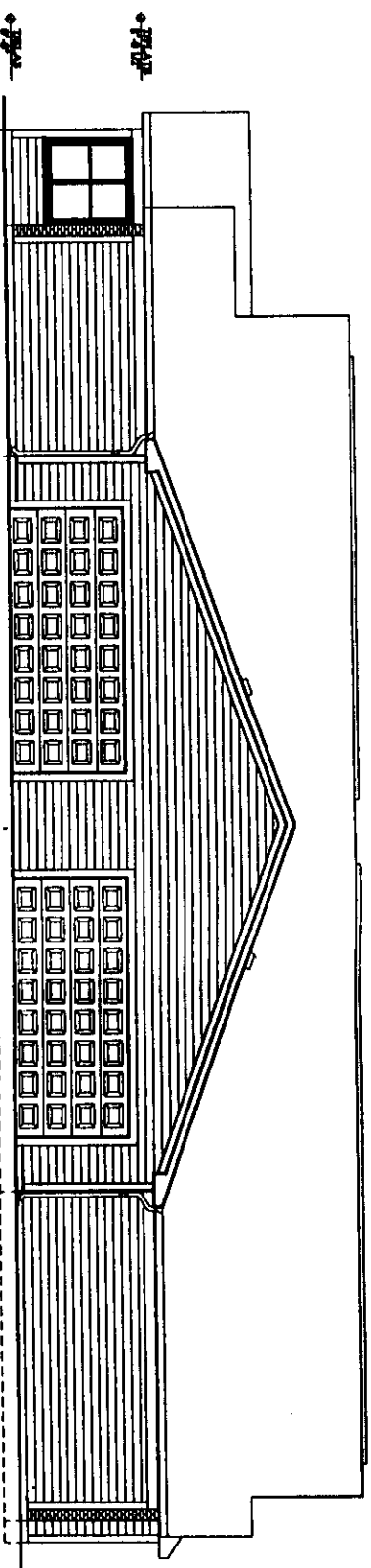
JANUARY 13, 2003 #01206



Unit Front Elevation
117-A Canterbury

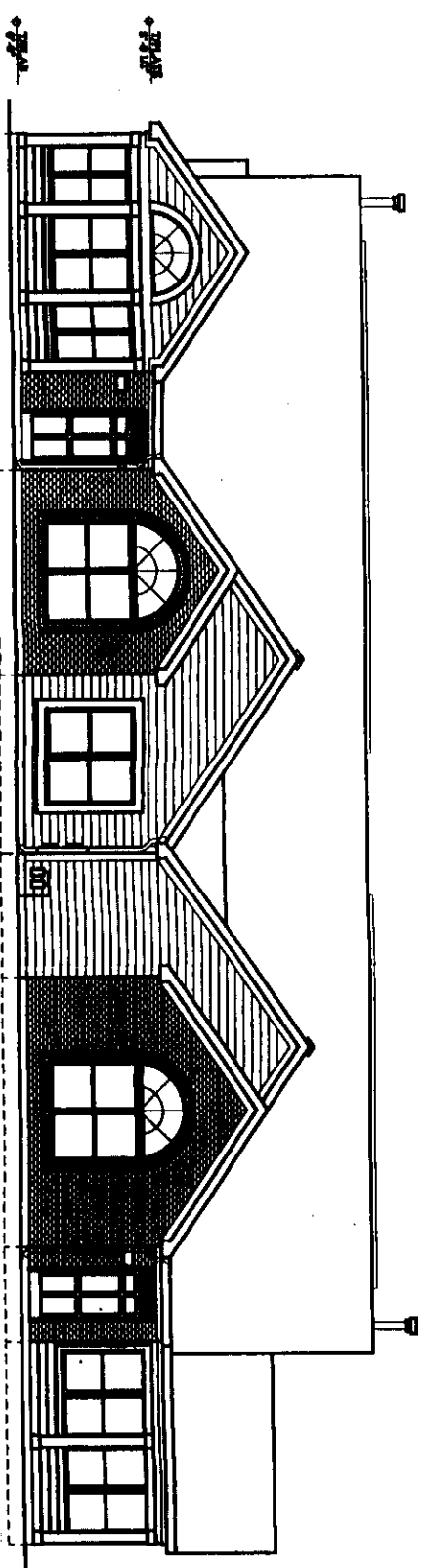


Unit Front Elevation
117-B Abbey



Unit Side Elevation
117-B Abbey

Unit Side Elevation
117-A Canterbury



Unit Side Elevation
117-A Canterbury

Unit Side Elevation
117-B Abbey

ELEVATIONS:
0 2.5 5 10 FEET

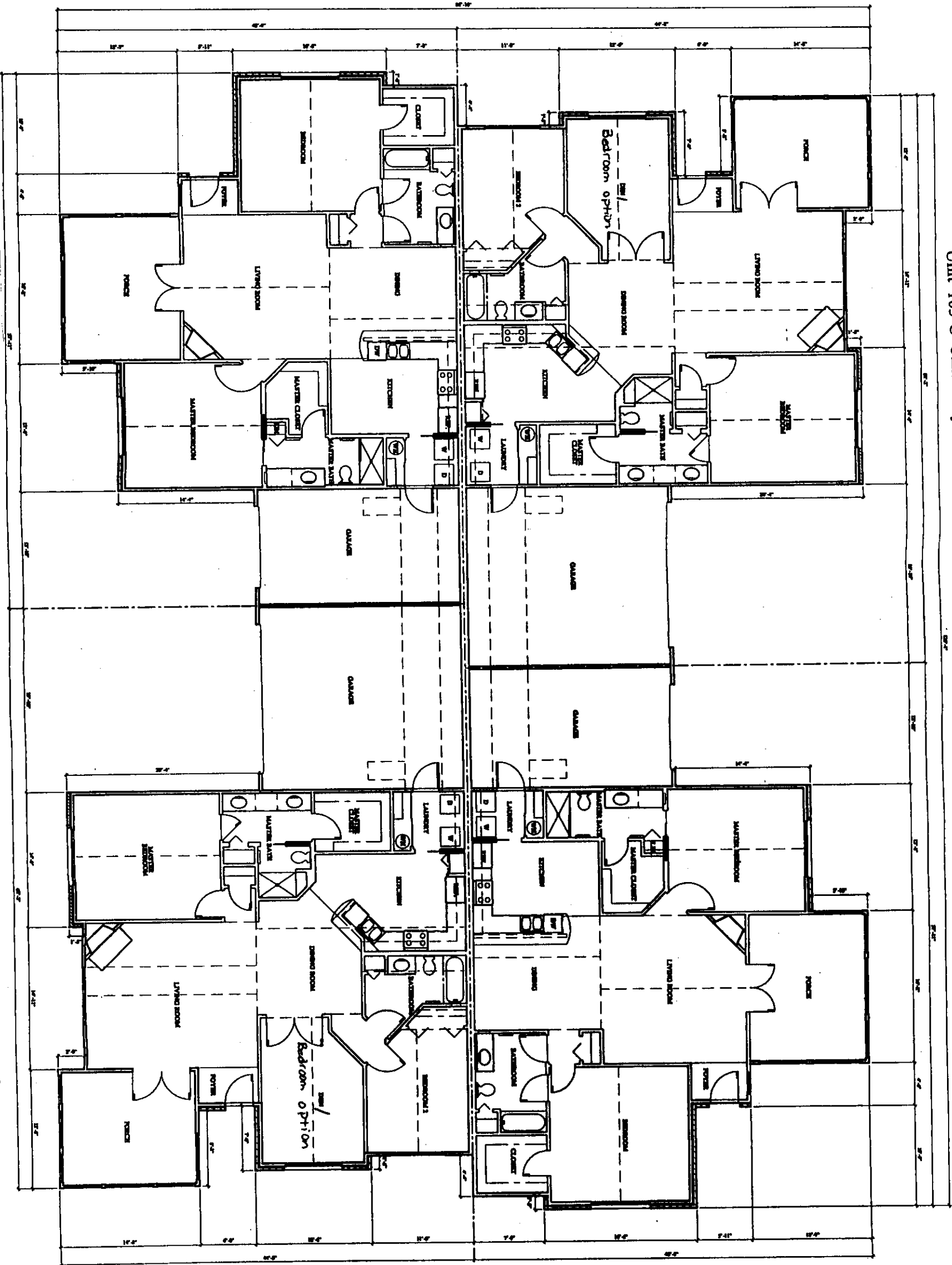
BUILDING 16 UNITS 117-A & 117-B

VILLAS OF WEST ASHLEY - CHARLESTON, SOUTH CAROLINA

JANUARY 13, 2003 #01206

Unit 103-C Canterbury

Unit 103-D Abbey



DATA:

UNIT 103 B + 103 D	1,377 SQ.FT.
LIVING SPACE:	201 SQ.FT.
PORCH AREA:	289 SQ.FT.
GARAGE AREA:	1,867 SQ.FT.
TOTAL:	2,156 SQ.FT.
UNIT 103 A + 103 C	1,529 SQ.FT.
LIVING SPACE:	181 SQ.FT.
PORCH AREA:	446 SQ.FT.
GARAGE AREA:	2,156 SQ.FT.
TOTAL:	2,156 SQ.FT.

FLOOR PLAN:



BUILDING 17

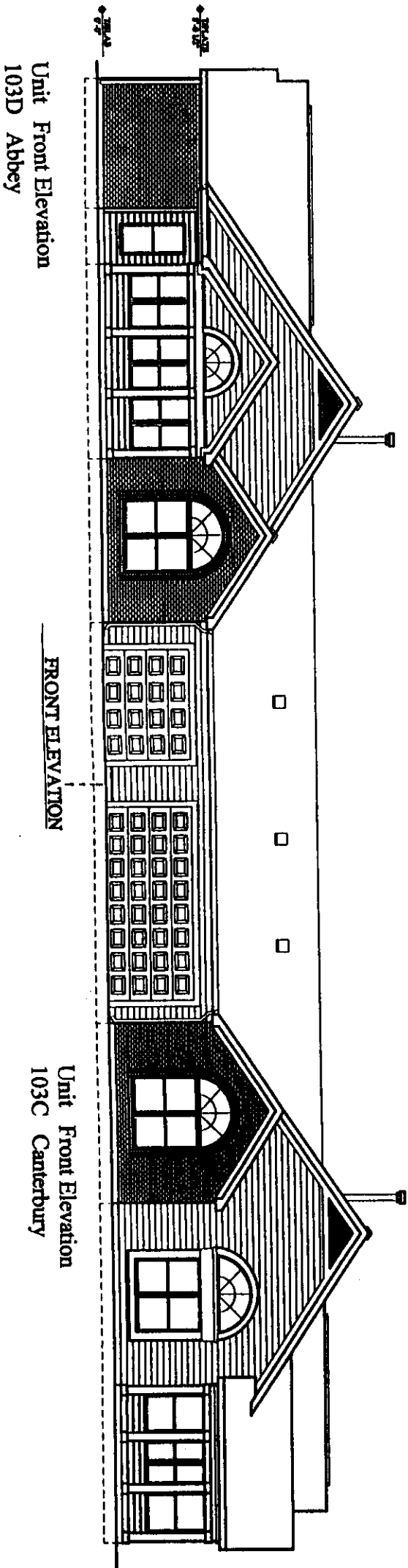
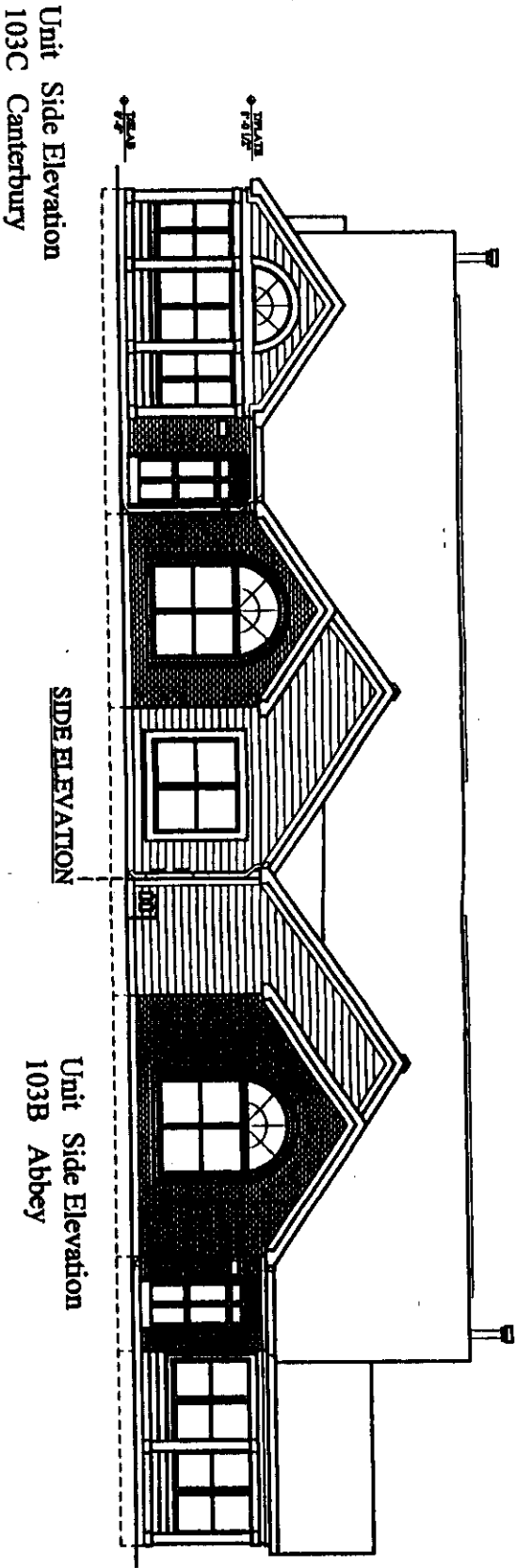
UNITS 103A, 103B, 103C & 103D

Unit 103-B Abbey

Unit 103-A Canterbury

Unit 103-A Canterbury

JANUARY 13, 2003 #01206

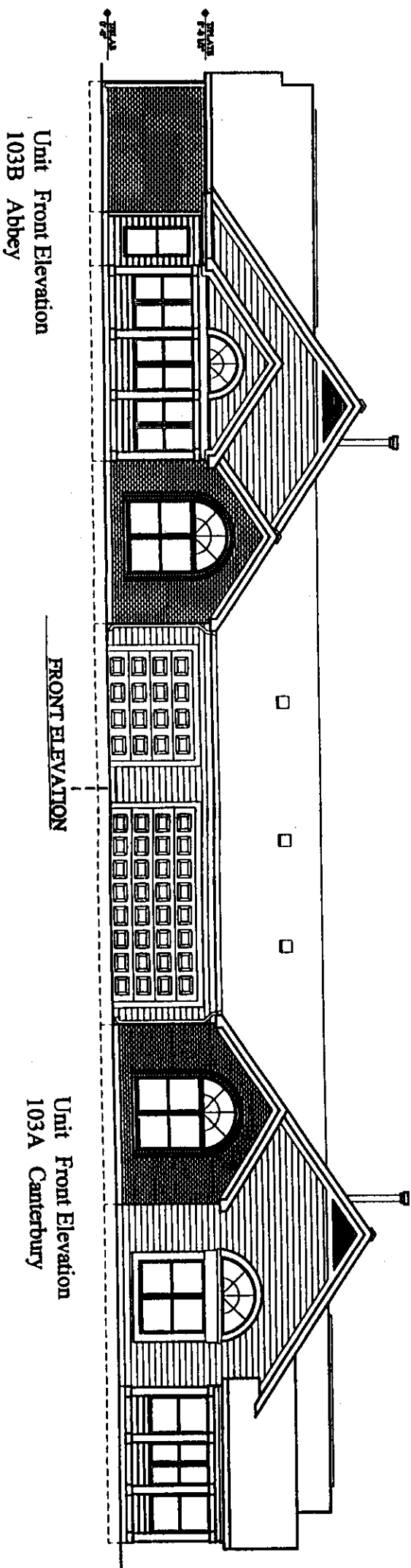
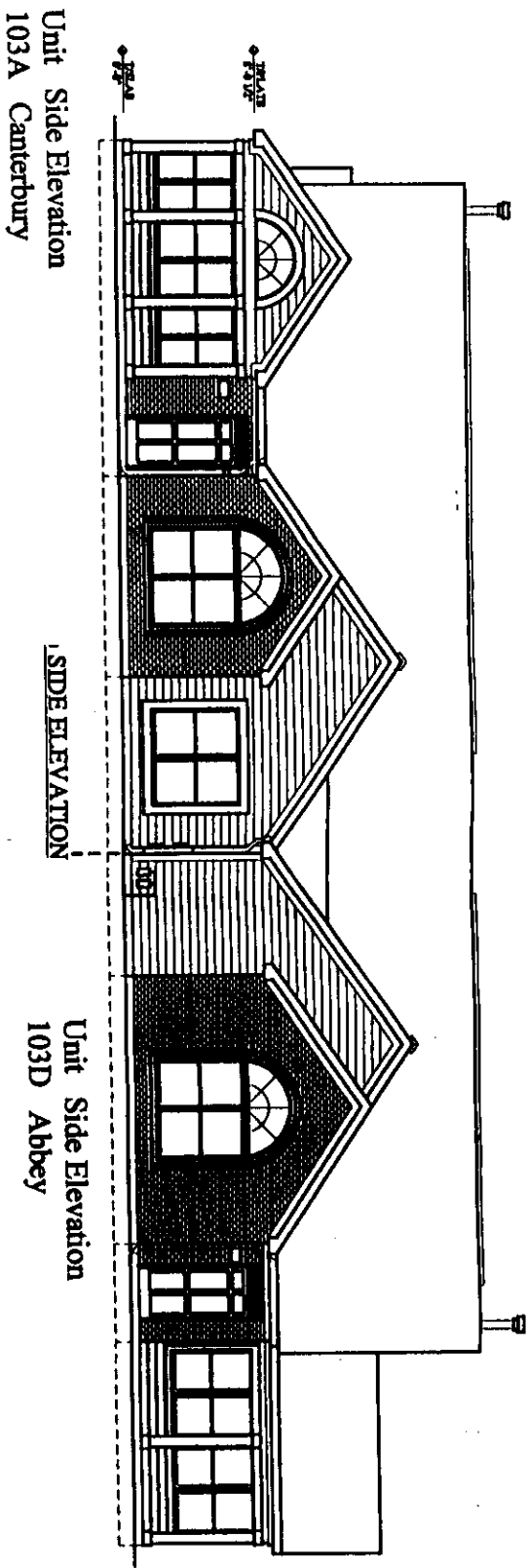


ELEVATIONS:
0 2.5 5 10 FEET

BUILDING 17 UNITS 103B, 103C & 103D

VILLAS OF WEST ASHLEY - CHARLESTON, SOUTH CAROLINA

JANUARY 13, 2003 #01206



BUILDING 17 UNITS 103A, 103B & 103D

VILLAS OF WEST ASHLEY - CHARLESTON, SOUTH CAROLINA

JANUARY 13, 2003 #01206

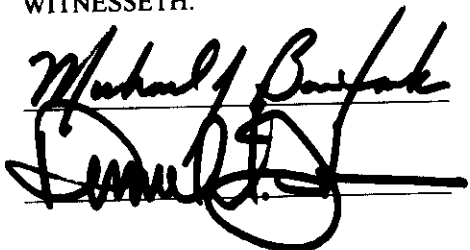
ARCHITECT'S CERTIFICATE

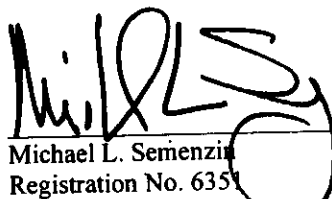
The undersigned Architect, Michael L. Semenzin, Registration No. 6351, authorized and licensed to practice in the State of South Carolina, hereby certifies pursuant to Section 27-31-110, Code of Laws of South Carolina, that the "revised" plans of The Villas of West Ashley Horizontal Property Regime identified below, fully and accurately, within reasonable construction tolerances, depict the dimensions, layout, area and location of the Common Elements of the building and Units shown thereon:

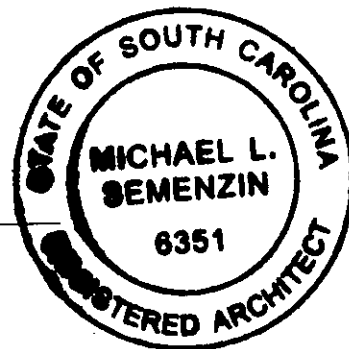
"Floor Plans and Elevations for The Villas of West Ashley Horizontal Property Regime, marked Exhibit C"
Pages 10 through 13, and Pages 17 through 33

Witness my Hand and Seal this 22nd day of April, 2003.

WITNESSETH:




Michael L. Semenzin
Registration No. 6351



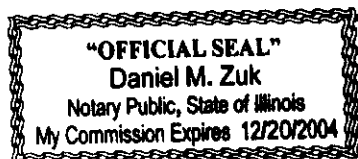
STATE OF ILLINOIS)

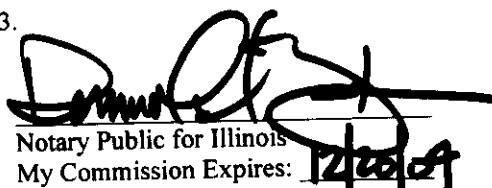
ACKNOWLEDGMENT

COUNTY OF DUPAGE)

I, Daniel M. Zuk (Notary Public), do hereby certify that Michael L. Semenzin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 22nd day of April, 2003.




Notary Public for Illinois
My Commission Expires: 12/20/04

[SEAL]