

PHASE 3, BAY POINTE VILLAS HORIZONTAL PROPERTY REGIME

SOUTH CAROLINA )  
                  )                    AMENDMENT NO. 2  
CHARLESTON       )                    TO ADD PHASE 3 TO  
  MASTER DEED

BAY POINTE DEVELOPMENT ASSOCIATES, a South Carolina General  
(hereinafter referred to as "Grantor") as the sole owner and  
of the land and improvements hereinafter described, does hereby  
are and publish its intention and desire to submit, and does  
mit the land and buildings hereinbelow described together with  
improvements thereon, including all easements, rights and  
es thereto belonging to a horizontal property regime known as  
Villas Horizontal Property Regime in the manner provided for by  
17-31-10 through 27-31-300 (both inclusive) of Chapter 31,  
horizontal Property Act", of the Code of Laws of South Carolina

WHEREAS, Grantor reserved the right to add additional phases to  
Villas Horizontal Property Regime as provided in Article VII of  
Deed for Bay Pointe Villas Horizontal Property Regime dated  
1983, (sic) and recorded February 14, 1984, in Book A-135, Page  
ended to add to Phase 2 dated February 23, 1984 and recorded  
, 1984 in Book H-135, Page 132, all is recorded in the R.M.C.  
Charleston County; and

WHEREAS, Grantor wishes to add Phase 3 to said Horizontal  
gime;

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND together with any and all improvements thereon, situate, lying and being on Seabrook Island, County of Charleston, State of South Carolina, shown and designated as "Phase 3, 0.45 AC. Total" on a plat entitled, "SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA, PLAT OF A 0.78 AC. TRACT, A 0.45 AC. TRACT, A 0.32 AC. TRACT, A 0.60 AC. TRACT, A 0.84 AC. TRACT AND A 0.45 AC. TRACT SITUATE ON A LANDFALL WAY." by E. M. Seabrook, Jr., Inc. dated November 21, 1983, and recorded December 30, 1983 in Plat Book AZ, Page 1, in the R.M.C. Office for Charleston County.

SAID TRACT having such size, shape, dimensions, buttings and boundings as will by reference to said Plat more fully and at large appear.

2. Description of Buildings Phase Two. The Grantor has on the above-described parcel of land certain improvements one (1) buildings containing eight (8) apartments.

The dimensions and location of the buildings are fully shown and designated on the plot plan attached hereto and as Exhibit "B-2" which is expressly made a part hereof and recited herein by this reference. The dimensions, area and location of the apartments are shown on the floor plans attached hereto and as Exhibits "C-8" (Certificate Building E); "C-9" (first floor plan) and Exhibit "C-10" (second floor plans), which are expressly made a part herein by reference. The front and rear elevations are shown on Exhibit "D-4" and a typical side elevation are shown on Exhibit "D-5" which are expressly made a part herein by this reference.

3. From and after the recording of the within Master Deed, the undivided interest of the undivided interest in the common elements appurtenant to each apartment in Bay Pointe Villas Horizontal Property shall be 2.50 percent as more fully set forth in the

1. There is one (1) building in this Phase 3 and the common and the limited common elements with respect to each apartment the same as defined in Article II of said Master Deed. The of the buildings and units are more fully described in Exhibit

2. Except as amended herein to add Phase 3, all other terms and of the Master Deed, as amended, shall remain and be the same and full force and effect and shall apply to the property described the owners of apartments thereon in the same manner and to the as they apply to the property which has previously been to the Regime and the owners of all apartments which are a part hase 1, Phase 2 and Phase 3 shall now be treated as one Regime.

IN WITNESS WHEREOF, the parties hereto have set their Hands his 20 day of May, 1985.

BAY POINTE DEVELOPMENT ASSOCIATES,  
a Partnership

[Signature]

By: Bay Pointe Development  
Corporation, Partner

Jordan

By: [Signature]  
Geoffrey Van Wie  
Its: President

[Signature]

By: Bob Wood Investments, Inc.,  
Partner

Jordan

By: [Signature]  
Scarlett A. Ferguson  
Its: Assistant Secretary

[Signature]

By: Fifteen Twelve Associates,  
Inc., Partner

[Signature]

By: [Signature]

SOUTH CAROLINA )  
OF Horry )

PERSONALLY appeared before me the undersigned witness, who, being  
rn, says that s/he saw the within-named Grantor, Bay Pointe  
nt Associates by Bay Pointe Development Corporation, Partner, by  
Van Wie, its President, sign, seal and as its act and deed,  
he within written Amendment No. 2 to Add Phase 3 to Master Deed  
s/he with the other witness whose signature appears above  
the execution thereof.

J. Eddie Arroy

BEFORE ME THIS

of March, 1985.

W. Jordan (L.S.)  
blic for South Carolina  
sion Expires: 1-5-91

SOUTH CAROLINA )  
OF Horry )

PERSONALLY appeared before me the undersigned witness, who, being  
rn, says that s/he saw the within-named Grantor, Bay Pointe  
nt Associates by Bob Wood Investments, Inc., Partner, by Scarlett  
on, its Assistant Secretary, sign, seal and as its act and deed,  
he within written Amendment No. 2 to Add Phase 3 to Master Deed  
s/he with the other witness whose signature appears above  
the execution thereof.

J. Eddie Arroy

BEFORE ME THIS

of March, 1985.

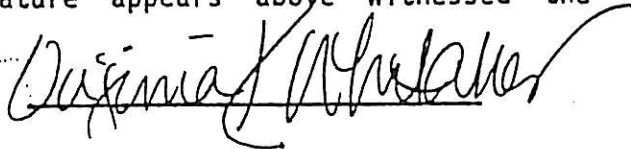
W. Jordan (L.S.)  
blic for South Carolina  
sion Expires: 1-5-91



SOUTH CAROLINA }  
OF RICHLAND }

BKF 144 PG 127

PERSONALLY appeared before me the undersigned witness, who, being  
n, says that s/he saw the within-named Grantor, Bay Pointe  
t Associates by Fifteen Twelve Associates, Inc., Partner, by Boyd  
I, its President, sign, seal and as its act and deed, deliver the  
tten Amendment No. 2 to Add Phase 3 to Master Deed and that s/he  
other witness whose signature appears above witnessed the  
thereof.



BEFORE ME THIS

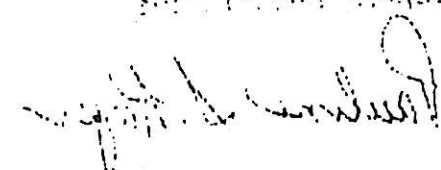
of March, 1985.

A. Diamond (L.S.)

Notary Public for South Carolina

Commission Expires: Apr. 18, 1985

Notary Public for South Carolina  
Commission Expires: [unclear]



Notary Public for South Carolina