

257043

RETURN TO
BELLAMY RUTENBERG, COPELAND
EPPS, GRAVELY & BOWERS, P.A.
POST OFFICE BOX 357
MYRTLE BEACH, S. C. 29574
(803) 448-2400 TN

FILED
HORRY COUNTY, S.C.

97 APR 11 PM 2:51

R.M.C.

AMENDMENT TO MASTER DEED FOR
SWEETWATER AT INDIAN WELLS
HORIZONTAL PROPERTY REGIME,
SAID MASTER DEED BEING DATED AUGUST 30, 1994, AND
RECORDED SEPTEMBER 8, 1994, IN DEED BOOK 1755 AT PAGE 413
RECORDS OF HORRY COUNTY

Pursuant to the terms and conditions of the aforesaid Master Deed and related documents, Sweetwater at Indian Wells, L.L.C., a South Carolina Limited Liability Company, as GRANTOR pursuant to Assignment from Sweetwater Development Corporation dated November 5, 1996 and recorded November 12, 1996 in Deed Book 1900 at Page 1282, records of Horry County, South Carolina, herein and hereby amends the said Master Deed and related documents as set out herein for the purpose of submitting Phase XI to Sweetwater at Indian Wells Horizontal Property Regime.

Therefore, Sweetwater at Indian Wells, L.L.C., a South Carolina Limited Liability Company, hereinafter referred to as the GRANTOR, as the sole owner in fee simple of the land and improvements hereinafter described, does hereby make, declare and publish its intention and desire to submit, and does hereby submit the land and buildings hereinbelow described (Phase XI), together with all other improvements thereon, including all easements, rights and appurtenances thereto belonging, to a Horizontal Property Regime (sometimes termed "condominium" ownership) known as Sweetwater at Indian Wells Horizontal Property Regime, in the manner provided for by Sections 27-31-10 through 27-31-300 (both inclusive) of Chapter 31 entitled "Horizontal Property Act of the 1976 Code of Laws of South Carolina" as amended, and as provided for in the Master Deed creating Sweetwater at Indian Wells Horizontal Property Regime, dated August 30, 1994, and recorded September 8, 1994, in Deed Book 1755 at Page 413, records of Horry County.

Article I and Exhibit "A" of the Master Deed are hereby amended to add thereto the following described additional land together with all buildings and other improvements thereon which are hereby submitted to the Horizontal Property Regime:

ALL AND SINGULAR, that certain piece, parcel or tract of land, together with all improvements located thereon, located in Horry County, South Carolina, containing 30,098.4 Sq. Ft. or 0.69 Acres and being more particularly shown and designated as "Building # 4300, Phase XI" on that certain map or plat entitled "AS-BUILT PLAT BUILDING # 4300, PHASE XI SWEETWATER AT INDIAN WELLS HORIZONTAL PROPERTY REGIME HORRY COUNTY, SOUTH CAROLINA OWNED BY SWEETWATER AT INDIAN WELLS, LLC" prepared by Associated Land Surveyors dated April 8, 1997 and recorded April 11, 1997 in Condominium Plat Book C at Page 494 records of Horry County, South Carolina

Split from TMS # 195-00-01-041

BOOK 1933 PAGE 934

934

106

RESERVING, however, unto the GRANTOR, its successors and assigns, an easement over, under, through and across the Common Elements being herewith submitted as a part of this Phase(s) for the purpose of the location and construction of building(s), CONDOHOME(S)SM and other improvements which may be constructed by the GRANTOR, its successors and assigns and submitted as an additional phase or phases of Sweetwater at Indian Wells Horizontal Property Regime, together with any and all easements incidental for the foregoing.

Subject to all covenants, conditions and easements of record or existing on the ground including, but not limited easements previously reserved unto the GRANTOR.

This being all or portions of the property conveyed by Sweetwater Development Corporation to Sweetwater at Indian Wells, L.L.C. by Deed dated November 5, 1996 and recorded November 12, 1996, in Deed Book 1900 at Page 1278, records of Horry County, South Carolina

Article II of the Master Deed is amended to add thereto the following:

Annexed hereto and expressly made a part hereof, as Exhibit "B-8", is a plot plan showing the location of the building and other improvements of Phase XI and a set of floor plans of each building which shows graphically the dimension and location of COMMON ELEMENTS affording access to each CONDOHOMESM. Each CONDOHOMESM is identified by a specific number on said Exhibit "B-8", and no CONDOHOMESM bears the same designation as any other CONDOHOMESM. Exhibit "B-8" is also recorded as a separate condominium plat in the public records of aforesaid Horry County, maintained by the Register of Mesne Conveyances in Condominium Plat Book C at Pages 494.

Article XI of the Master Deed is amended to add the following:


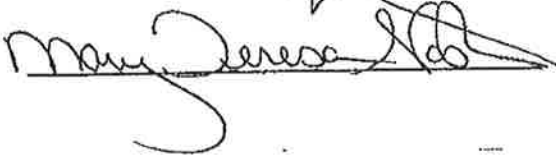
Further, annexed hereto and made a part hereof as Exhibit "C-8" is a table of statutory values and percentage interests which reflects the addition of Phase XI as a part of Sweetwater at Indian Wells Horizontal Property Regime.

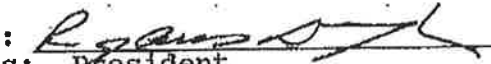
GENERALLY: The said Master Deed is further amended in all particulars, generalities and references so as to reflect and include the submission of and intent to submit the said Phase XI to the Horizontal Property Regime and to reserve all rights to submit Phases XII through LX, or any of them.

IN WITNESS WHEREOF, Sweetwater at Indian Wells, L.L.C., a South Carolina Limited Liability Company, has caused these presents to be executed this 11th day of April, 1997.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

SWEETWATER AT INDIAN WELLS,
L.L.C., a South Carolina
Limited Liability Company

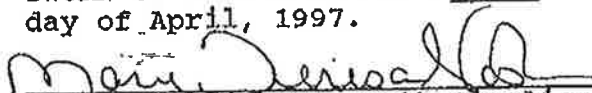
By: 
Its: President

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness, who, after first being duly sworn, deposes and states that s/he saw the within named Sweetwater at Indian Well, L.L.C., a South Carolina Limited Liability Company, by and through its proper manager or officer, sign, seal, and, as its Act and Deed, Deliver the within written Amendment to Master Deed for Sweetwater at Indian Well Horizontal Property Regime, and that s/he, together with the other witness subscribed herein, witnessed the execution thereof:


Witness

SWORN to before me this 11th
day of April, 1997.


Notary Public for South Carolina
My commission expires: 1/21/2004

**SWEETWATER AT INDIAN WELLS
HORIZONTAL PROPERTY REGIME
PHASE XI
EXHIBIT "B-8"
TO
MASTER DEED**

NOTE: — Exhibit "B-8" is a survey prepared by Associated Land Surveyors, Inc. which is dated April 8, 1997 (the "Survey"), which shows the location of the Building and other improvements (as well as the buildings previously submitted and made a part of Sweetwater at Indian Wells Horizontal Property Regime) and also includes the floor plans and elevations prepared by James Wentling/Architects which are dated or most recently revised as follows: sheets I-2 and I-3 most recently revised June 16, 1995; and sheets I-4 and I-5 most recently revised November 1, 1994 (the "Plans"), which show graphically the dimensions, area and location of each CONDOHOMESM therein, and the dimensions, area and location of Common Elements affording access to each CONDOHOMESM. The Survey and Plans are recorded in Condominium Plat Book C at Page 494, records of Horry County, South Carolina and are incorporated herein by this reference. The Survey shall control as to the location of each Building and the Plans shall control as to the dimensions of each Building and the CONDOHOMESSM therein. Said Exhibit further includes the following:

Within Phase XI there is One (1) Building which contains ten (10) CONDOHOMESSM. Each CONDOHOMESM is identified by a CONDOHOMESM number on the Plans. Likewise, the building is identified by a number on the Survey. Building 4300 contains CONDOHOMESSM 4301 through 4310. Each CONDOHOMESM is also designated as an A, B, C or D type CONDOHOMESM on the Plans. All CONDOHOMESSM with the same letter designation have similar floor plans and square footage. For all purposes a D.1 CONDOHOMESM shall be treated the same as a D type CONDOHOMESM. The letter designation of the CONDOHOMESSM as shown on the Plans will not be used to identify or describe, legally or otherwise, the CONDOHOMESM. Each CONDOHOMESM has a separate number designation as set forth above and on the Plans. Certain storage rooms which are between the D and C type CONDOHOMESSM are identified by letter designation only and not by CONDOHOMESM number. These storage rooms are part of the adjacent or nearest CONDOHOMESM in the same building on the same floor having the identical letter designation as shown on the Plans. Likewise, the storage rooms which are adjacent to and accessible from the screened porches as shown on the plans are part of the adjacent CONDOHOMESM.

Each CONDOHOMESM has an entrance door opening onto a corridor or walkway as shown on the Plans, which corridor is a Common Element. All first floor CONDOHOMESSM also have an access door leading from the screened porch as shown on the Plans. Access to the second floor of the Building is by way of stairways on either end of the Building which lead to the corridors or walkways on the second floor. The stairways are also Common Elements. Parking is provided in the parking areas located adjacent to the buildings as

shown on the Survey. The parking areas are Common Elements and no parking spaces are designated for the use of any particular CONDOHOMESM.

As set forth above, all CONDOHOMESSM are designated as either A, B, C or D type CONDOHOMESSM on the Plans. A CONDOHOMESM having the same letter designation as another CONDOHOMESM signifies that both such CONDOHOMESSM have similar floor plans and square footage. All C type CONDOHOMESSM contain two (2) bedrooms and either an additional room which may be used as a third bedroom or an enlarged living room. All D type CONDOHOMESSM contain three (3) bedrooms. Each screened porch is a LIMITED COMMON ELEMENT for the exclusive use and benefit of the CONDOHOMESM from which it is accessible as shown on the Plans.

As to each CONDOHOMESM, all built-in kitchen appliances, the refrigerator, air conditioning units and condensers, and hot water heaters located in each CONDOHOMESM or serving each CONDOHOMESM are a part of the CONDOHOMESM in which they are located and are not Common Elements. In addition, the air handling units which serve each CONDOHOMESM are a part of that CONDOHOMESM and are not Common Elements, notwithstanding the fact that they are located outside of the CONDOHOMESM.

Reference to areas as Common Elements or areas in this Exhibit shall be in addition to and read in conjunction with the further designations of Common Elements and areas as set out in other portions of this Master Deed and the Survey and Plans making up the balance of this Exhibit "B-8."

This Exhibit "B-8" shall be amended if Phase XII through Phase LX, or any one or more of them, shall become a part of the Horizontal Property Regime in accordance with the terms of this Master Deed.

James Wentling/Architect

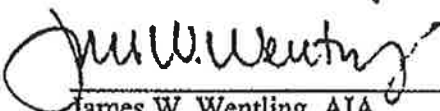
100 South Broad Street Suite 2100
Philadelphia, Pennsylvania 19110
215/977-8440

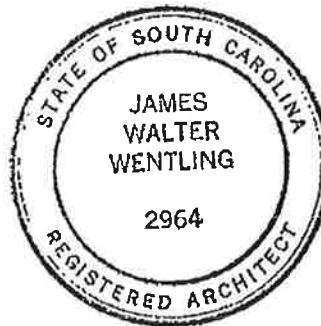
James W. Wentling AIA

March 14, 1997

ARCHITECT'S CERTIFICATION

The attached floor plans and elevations consisting of Four (4) sheets numbered I-2, I-3 (most recently revised June 16, 1995) and sheets I-4 and I-5 (most recently revised November 7, 1994) prepared by James Wentling/Architect show graphically the layout, dimensions, area, CondoHome sm numbers and the location of the CondoHomes sm therein; and the dimensions, area and location of the common elements affording access to each CondoHome sm.


James W. Wentling, AIA
Principal
James Wentling/Architect



**SWEETWATER AT INDIAN WELLS
HORIZONTAL PROPERTY REGIME**

PHASE XI

**EXHIBIT "C-8"
TO
MASTER DEED**

Schedule of percentage (%) of undivided interest in the Common Elements appurtenant to CONDOHOMESSM in Sweetwater at Indian Wells Horizontal Property Regime, including Phases I through XI, and if developed, Phases XII through LX, inclusive. Statutory Value is for statutory purposes only and has no relationship to the actual value of each CONDOHOMESM.

Phase I through Phase VI CONDOHOME SM	Type CONDOHOME SM	Statutory Value	Percentage Interest
Phase I			
2101	A	700	.30069%
2102	C	1,100	.47251%
2103	B	900	.38660%
2104	B	900	.38660%
2105	C	1,100	.47251%
2106	A	700	.30069%
2107	A	700	.30069%
2108	C	1,100	.47251%
2109	B	900	.38660%
2110	B	900	.38660%
2111	C	1,100	.47251%
2112	A	700	.30069%
2201	C	1,100	.47251%
2202	D	1,300	.55842%
2203	D	1,300	.55842%
2204	D	1,300	.55842%
2205	C	1,100	.47251%
2206	C	1,100	.47251%

2207	D	1,300	.55842%
2208	D	1,300	.55842%
2209	D	1,300	.55842%
2210	C	1,100	.47251%
2301	A	700	.30069%
2302	C	1,100	.47251%
2303	B	900	.38660%
2304	B	900	.38660%
2305	C	1,100	.47251%
2306	A	700	.30069%
2307	A	700	.30069%
2308	C	1,100	.47251%
2309	B	900	.38660%
2310	B	900	.38660%
2311	C	1,100	.47251%
2312	A	700	.30069%
Phase II			
1101	C	1,100	.47251%
1102	D	1,300	.55842%
1103	D	1,300	.55842%
1104	D	1,300	.55842%
1105	C	1,100	.47251%
1106	C	1,100	.47251%
1107	D	1,300	.55842%
1108	D	1,300	.55842%
1109	D	1,300	.55842%
1110	C	1,100	.47251%
1201	A	700	.30069%
1202	C	1,100	.47251%
1203	B	900	.38660%
1204	B	900	.38660%
1205	C	1,100	.47251%

1206	A	700	.30069%
1207	A	700	.30069%
1208	C	1,100	.47251%
1209	B	900	.38660%
1210	B	900	.38660%
1211	C	1,100	.47251%
1212	A	700	.30069%
1301	C	1,100	.47251%
1302	D	1,300	.55842%
1303	D	1,300	.55842%
1304	D	1,300	.55842%
1305	C	1,100	.47251%
1306	C	1,100	.47251%
1307	D	1,300	.55842%
1308	D	1,300	.55842%
1309	D	1,300	.55842%
1310	C	1,100	.47251%
Phase III			
3101	C	1,100	.47251%
3102	D	1,300	.55842%
3103	D	1,300	.55842%
3104	D	1,300	.55842%
3105	C	1,100	.47251%
3106	C	1,100	.47251%
3107	D	1,300	.55842%
3108	D	1,300	.55842%
3109	D	1,300	.55842%
3110	C	1,100	.47251%
3201	C	1,100	.47251%
3202	D	1,300	.55842%
3203	D	1,300	.55842%
3204	D	1,300	.55842%

3205	C	1,100	.47251%
3206	C	1,100	.47251%
3207	D	1,300	.55842%
3208	D	1,300	.55842%
3209	D	1,300	.55842%
3210	C	1,100	.47251%
3301	C	1,100	.47251%
3302	D	1,300	.55842%
3303	D	1,300	.55842%
3304	D	1,300	.55842%
3305	C	1,100	.47251%
3306	C	1,100	.47251%
3307	D	1,300	.55842%
3308	D	1,300	.55842%
3309	D	1,300	.55842%
3310	C	1,100	.47251%
Phase IV			
3401	A	700	.30069%
3402	C	1,100	.47251%
3403	B	900	.38660%
3404	B	900	.38660%
3405	C	1,100	.47251%
3406	A	700	.30069%
3407	A	700	.30069%
3408	C	1,100	.47251%
3409	B	900	.38660%
3410	B	900	.38660%
3411	C	1,100	.47251%
3412	A	700	.30069%
3501	A	700	.30069%
3502	C	1,100	.47251%
3503	B	900	.38660%

3504	B	900	.38660%
3505	C	1,100	.47251%
3506	A	700	.30069%
3507	A	700	.30069%
3508	C	1,100	.47251%
3509	B	900	.38660%
3510	B	900	.38660%
3511	C	1,100	.47251%
3512	A	700	.30069%
Phase V			
5101	C	1,100	.47251%
5102	D	1,300	.55842%
5103	D	1,300	.55842%
5104	D	1,300	.55842%
5105	C	1,100	.47251%
5106	C	1,100	.47251%
5107	D	1,300	.55842%
5108	D	1,300	.55842%
5109	D	1,300	.55842%
5110	C	1,100	.47251%
5201	A	700	.30069%
5202	C	1,100	.47251%
5203	B	900	.38660%
5204	B	900	.38660%
5205	C	1,100	.47251%
5206	A	700	.30069%
5207	A	700	.30069%
5208	C	1,100	.47251%
5209	B	900	.38660%
5210	B	900	.38660%
5211	C	1,100	.47251%
5212	A	700	.30069%

5301	C	1,100	.47251%
5302	D	1,300	.55842%
5303	D	1,300	.55842%
5304	D	1,300	.55842%
5305	C	1,100	.47251%
5306	C	1,100	.47251%
5307	D	1,300	.55842%
5308	D	1,300	.55842%
5309	D	1,300	.55842%
5310	C	1,100	.47251%
Phase VI			
5401	A	700	.30069%
5402	C	1,100	.47251%
5403	B	900	.38660%
5404	B	900	.38660%
5405	C	1,100	.47251%
5406	A	700	.30069%
5407	A	700	.30069%
5408	C	1,100	.47251%
5409	B	900	.38660%
5410	B	900	.38660%
5411	C	1,100	.47251%
5412	A	700	.30069%
Phase VII			
4101	C	1,100	.47251%
4102	D	1,300	.55842%
4103	D	1,300	.55842%
4104	D	1,300	.55842%
4105	C	1,100	.47251%
4106	C	1,100	.47251%
4107	D	1,300	.55842%

4108	D	1,300	.55842%
4109	D	1,300	.55842%
4110	C	1,100	.47251%
Phase VIII			
6201	C	1,100	.47251%
6202	D	1,300	.55842%
6203	D	1,300	.55842%
6204	D	1,300	.55842%
6205	C	1,100	.47251%
6206	C	1,100	.47251%
6207	D	1,300	.55842%
6208	D	1,300	.55842%
6209	D	1,300	.55842%
6210	C	1,100	.47251%
Phase IX			
7201	C	1,100	.47251%
7202	D	1,300	.55842%
7203	D	1,300	.55842%
7204	D	1,300	.55842%
7205	C	1,100	.47251%
7206	C	1,100	.47251%
7207	D	1,300	.55842%
7208	D	1,300	.55842%
7209	D	1,300	.55842%
7210	C	1,100	.47251%
Phase X			
6101	A	700	.30069%
6102	C	1,100	.47251%
6103	B	900	.38660%
6104	B	900	.38660%

6105	C	1,100	.47251%
6106	A	700	.30069%
6107	A	700	.30069%
6108	C	1,100	.47251%
6109	B	900	.38660%
6110	B	900	.38660%
6111	C	1,100	.47251%
6112	A	700	.30069%
PHASE XI			
4301	C	1,100	.47251%
4302	D	1,300	.55842%
4303	D	1,300	.55842%
4304	D	1,300	.55842%
4305	C	1,100	.47251%
4306	C	1,100	.47251%
4307	D	1,300	.55842%
4308	D	1,300	.55842%
4309	D	1,300	.55842%
4310	C	1,100	.47251%
Total Statutory Value for Phase I through Phase XI		232,800	100.00%

HORRY COUNTY ASSESSOR
 NEW PARCEL 195-26-01-208 thru 217
 SPLIT FROM 195-26-01-207
 Map Blk Parcel

4-14-97

BOOK 1933 PAGE 947

947

119