

232639

DB 1863, Pg. 1126

(20)

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

FILED
S.C.
95 MAY - 3 10:43

Pursuant to the terms and conditions of the aforesaid Master Deed and related documents, Sweetwater Development Corporation, a South Carolina Corporation, herein and hereby amends the said Master Deed and related documents as set out herein for the purpose of submitting Phase V and VI to the Sweetwater at Indian Wells Horizontal Property Regime.

Therefore, Sweetwater Development Corporation, a South Carolina Corporation, 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 V and VI), 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 that certain piece, parcel or lot of land comprising 2.676 acres, with all improvements thereon, situate, lying and being off of Highway 17 in the County of Horry, State of South Carolina, and being shown and designated as Phase IV on a survey of Phase III & IV Sweetwater being a portion of IPR Parcel-2 The Vereen Tract for International Paper Realty Corporation and Golf Course Marketing Corporation surveyed and mapped by Sur-Tech, Incorporated dated June 23, 1994 and recorded in the RMC Office for Horry County in Plat Book 130 at Page 63, reference being made thereto for a more complete and accurate description.

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 Phoenix Development, Inc. to Sweetwater Development Corporation dated October 20, 1995 and recorded November 13, 1995, in Deed Book 1831 at Page 1471, 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-3", is a plot plan showing the location of the buildings and other improvements of Phase V and VI 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-3", and no CONDOHOMESM bears the same designation as any other CONDOHOMESM. Exhibit "B-3" 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 395.

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

Further, annexed hereto and made a part hereof as Exhibit "C-3" is a table of statutory values and percentage interests which reflects the addition of Phase V and VI 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 V and VI to the Horizontal Property Regime and to reserve all rights to submit Phases VII through LX, or any of them.

IN WITNESS WHEREOF, Sweetwater Development Corporation, a South Carolina Corporation, has caused these presents to be executed this 29th day of April, 1996.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

SWEETWATER DEVELOPMENT
CORPORATION, a South Carolina
Corporation

[Signature]

By: [Signature]
Arthur W. Vereen

Rose P. New

Its: Secretary

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 Development Corporation, a South Carolina Corporation, by and through its proper officer(s), Sign, Seal, and, as its Act and Deed, Deliver the within written First 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.

Rose P. New
Witness

SWORN to before me this 29th
day of April, 1996.

[Signature]
Notary Public for South Carolina
My commission expires: 11/29/2004

**SWEETWATER AT INDIAN WELLS
HORIZONTAL PROPERTY REGIME
PHASE V and VI
EXHIBIT "B-3"
TO
MASTER DEED**

NOTE: Exhibit "B-3" is a survey prepared by Associated Land Surveyors, Inc. which is dated April 26, 1996 (the "Survey"), which shows the location and/or the proposed location of the Buildings 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, I-3, II-2 and II-3 most recently revised June 16, 1995; sheets I-4 and I-5 most recently revised November 7, 1994 and; sheets II-4 and II-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 395, 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 V and VI there are Four (4) Buildings, two of which contain ten (10) CONDOHOMESSM, two of which contain twelve (12) CONDOHOMESSM for a total of forty-four (44) CONDOHOMESSM. Each CONDOHOMESM is identified by a CONDOHOMESM number on the Plans. Likewise, each building is identified by a number on the Survey. For purposes of the Master Deed Buildings 5100, 5200 and 5300 and all CONDOHOMESSM contained therein shall comprise Phase V and Building 5400 and all CONDOHOMESSM contained therein shall comprise Phase VI. Building 5100 contains CONDOHOMESSM 5101 through 5110, Building 5200 contains CONDOHOMESSM 5201 through 5212, Building 5300 contains CONDOHOMESSM 5301 through 5310 and Building 5400 contains CONDOHOMESSM 5401 through 5412. Buildings 5100 and 5300 have similar floor plans and as such they are shown on the same sheets of the Plans. Buildings 5200 and 5400 have similar floor plans and as such they are shown on the same sheets of the plans. 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 A and C type CONDOHOMESSM within Buildings 5200 and 5400 and between the D and C type CONDOHOMESSM as to Buildings 5100 and 5300 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 each 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 A and B type CONDOHOMESSM contain two (2) bedrooms. 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-3."

This Exhibit "B-3" shall be amended if Phase VII 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.

Notwithstanding the fact that the property which is being submitted hereby may be labelled or referred to as "Phase IV" on one or more Plans, for purposes of the Master Deed said property and all Buildings and other improvements located thereon shall be known as Phase V and Phase VI.

James Wentling/Architects

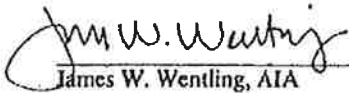
100 South Broad Street Suite 2100
Philadelphia, Pennsylvania 19110
215/977-8440

James W. Wentling AIA

April 25, 1996

ARCHITECT'S CERTIFICATION

The attached floor plans and elevations consisting of eight (8) sheets numbered I-2, I-3, I-4, I-5, II-2, II-3, II-4 and II-5, of which Sheets II-4 and II-5 were most recently revised November 1, 1994, and Sheets I-4 and I-5 were most recently revised November 7, 1994, all others were most recently revised June 16, 1995, prepared by James Wentling/Architect show graphically the layout, dimensions, area, CondoHome sm numbers and the location of the CondoHome 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 V and VI

**EXHIBIT "C-3"
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 VI, and if developed, Phases VII 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	.40416%
2102	C	1,100	.63510%
2103	B	900	.51963%
2104	B	900	.51963%
2105	C	1,100	.63510%
2106	A	700	.40416%
2107	A	700	.40416%
2108	C	1,100	.63510%
2109	B	900	.51963%
2110	B	900	.51963%
2111	C	1,100	.63510%
2112	A	700	.40416%
2201	C	1,100	.63510%
2202	D	1,300	.75058%
2203	D	1,300	.75058%
2204	D	1,300	.75058%
2205	C	1,100	.63510%

2206	C	1,100	.63510%
2207	D	1,300	.75058%
2208	D	1,300	.75058%
2209	D	1,300	.75058%
2210	C	1,100	.63510%
2301	A	700	.40416%
2302	C	1,100	.63510%
2303	B	900	.51963%
2304	B	900	.51963%
2305	C	1,100	.63510%
2306	A	700	.40416%
2307	A	700	.40416%
2308	C	1,100	.63510%
2309	B	900	.51963%
2310	B	900	.51963%
2311	C	1,100	.63510%
2312	A	700	.40416%
Phase II			
1101	C	1,100	.63510%
1102	D	1,300	.75058%
1103	D	1,300	.75058%
1104	D	1,300	.75058%
1105	C	1,100	.63510%
1106	C	1,100	.63510%
1107	D	1,300	.75058%
1108	D	1,300	.75058%
1109	D	1,300	.75058%
1110	C	1,100	.63510%
1201	A	700	.40416%
1202	C	1,100	.63510%

1203	B	900	.51963%
1204	B	900	.51963%
1205	C	1,100	.63510%
1206	A	700	.40416%
1207	A	700	.40416%
1208	C	1,100	.63510%
1209	B	900	.51963%
1210	B	900	.51963%
1211	C	1,100	.63510%
1212	A	700	.40416%
1301	C	1,100	.63510%
1302	D	1,300	.75058%
1303	D	1,300	.75058%
1304	D	1,300	.75058%
1305	C	1,100	.63510%
1306	C	1,100	.63510%
1307	D	1,300	.75058%
1308	D	1,300	.75058%
1309	D	1,300	.75058%
1310	C	1,100	.63510%
Phase III			
3101	C	1,100	.63510%
3102	D	1,300	.75058%
3103	D	1,300	.75058%
3104	D	1,300	.75058%
3105	C	1,100	.63510%
3106	C	1,100	.63510%
3107	D	1,300	.75058%
3108	D	1,300	.75058%
3109	D	1,300	.75058%

3110	C	1,100	.63510%
3201	C	1,100	.63510%
3202	D	1,300	.75058%
3203	D	1,300	.75058%
3204	D	1,300	.75058%
3205	C	1,100	.63510%
3206	C	1,100	.63510%
3207	D	1,300	.75058%
3208	D	1,300	.75058%
3209	D	1,300	.75058%
3210	C	1,100	.63510%
3301	C	1,100	.63510%
3302	D	1,300	.75058%
3303	D	1,300	.75058%
3304	D	1,300	.75058%
3305	C	1,100	.63510%
3306	C	1,100	.63510%
3307	D	1,300	.75058%
3308	D	1,300	.75058%
3309	D	1,300	.75058%
3310	C	1,100	.63510%
Phase IV			
3401	A	700	.40416%
3402	C	1,100	.63510%
3403	B	900	.51963%
3404	B	900	.51963%
3405	C	1,100	.63510%
3406	A	700	.40416%
3407	A	700	.40416%
3408	C	1,100	.63510%

3409	B	900	.51963%
3410	B	900	.51963%
3411	C	1,100	.63510%
3412	A	700	.40416%
3501	A	700	.40416%
3502	C	1,100	.63510%
3503	B	900	.51963%
3504	B	900	.51963%
3505	C	1,100	.63510%
3506	A	700	.40416%
3507	A	700	.40416%
3508	C	1,100	.63510%
3509	B	900	.51963%
3510	B	900	.51963%
3511	C	1,100	.63510%
3512	A	700	.40416%
Phase V			
5101	C	1,100	.63510%
5102	D	1,300	.75058%
5103	D	1,300	.75058%
5104	D	1,300	.75058%
5105	C	1,100	.63510%
5106	C	1,100	.63510%
5107	D	1,300	.75058%
5108	D	1,300	.75058%
5109	D	1,300	.75058%
5110	C	1,100	.63510%
5201	A	700	.40416%
5202	C	1,100	.63510%
5203	B	900	.51963%

HOBBS COUNTY ASSESSOR
 NEW PARCEL 195-26-01-121 Annex 164
 SPLIT FROM 195-26-01-038
 Map BIX Parcel 5-6-96 JJ

5204	B	900	.51963%
5205	C	1,100	.63510%
5206	A	700	.40416%
5207	A	700	.40416%
5208	C	1,100	.63510%
5209	B	900	.51963%
5210	B	900	.51963%
5211	C	1,100	.63510%
5212	A	700	.40416%
5301	C	1,100	.63510%
5302	D	1,300	.75058%
5303	D	1,300	.75058%
5304	D	1,300	.75058%
5305	C	1,100	.63510%
5306	C	1,100	.63510%
5307	D	1,300	.75058%
5308	D	1,300	.75058%
5309	D	1,300	.75058%
5310	C	1,100	.63510%
Phase VI			
5401	A	700	.40416%
5402	C	1,100	.63510%
5403	B	900	.51963%
5404	B	900	.51963%
5405	C	1,100	.63510%
5406	A	700	.40416%
5407	A	700	.40416%
5408	C	1,100	.63510%
5409	B	900	.51963%
5410	B	900	.51963%

5411	C	1,100	.63510%
5412	A	700	.40416%
Total Statutory Value for Phase I through Phase VI		173,200	100.00%