

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

THIRTEENTH AMENDMENT TO MASTER DEED
ESTABLISHING BROAD CREEK LANDING
HORIZONTAL PROPERTY REGIME

WHEREAS, BCL II, INC., a Georgia Corporation, has submitted a tract of land described in Exhibit A of the Twelfth Amendment to the Master Deed Establishing Broad Creek Landing Horizontal Property Regime ("Twelfth Amendment to the Master Deed") recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 413 at Page 886; and

WHEREAS, THE UNIFLEX CORPORATION, a Georgia Corporation, has already established the Broad Creek Landing Horizontal Property Regime by a Master Deed dated May 18, 1982, and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina on June 3, 1982 in Deed Book 348 at Page 1074; and by reference to the amendments to the Master Deed being recorded in Deed Book 349 at Page 817, Deed Book 349 at Page 1256, Deed Book 349 at Page 1274, Deed Book 349 at Page 1946, Deed Book 349 at Page 1964, Deed Book 361 at Page 223, Deed Book 362 at Page 496, Deed Book 363 at Page 111, Deed Book 363 at Page 129, Deed Book 374 at Page 1207 (re-recorded in Deed Book 377 at page 1611), Deed Book 376 at Page 182, Deed Book 384 at Page 1320, and in Deed Book 413 at Page 886, in the Office of the Clerk of Court for Beaufort County, South Carolina; and

WHEREAS, THE UNIFLEX CORPORATION assigned, transferred and conveyed all of its rights, title and interest in and to Phases 30 through 39 of Broad Creek Landing Horizontal Property Regime to BCL II, INC; and

WHEREAS, Article III of said Master Deed contains provisions whereby BCL II, INC. ("Grantor") can elect to submit Stage 2 or Building 2 of Broad Creek Landing to the Broad Creek Landing Horizontal Property Regime; and

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 Broad Creek Landing Horizontal Property Regime.

KNOW ALL MEN BY THESE PRESENTS that BCL II, INC., for itself, its successors and assigns, hereby submits all improvements contained in Stage 2 or Building 2, Anchorage Point, to the Broad Creek Landing Horizontal Property Regime according and subject to the terms, provisions, covenants and restrictions contained in said Master Deed Establishing Broad Creek Landing 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 Broad Creek Landing Horizontal Property Regime (Regime).

2. DESCRIPTION OF PROPERTY AND BUILDING: The land is described in Exhibit A of the Twelfth Amendment to the Master Deed referenced above. The Building, Stage 2, is described in the plans referred to in Exhibit C of the Twelfth Amendment to the Master Deed. There exists on the property described in Exhibit A, a building which is Stage 2, Building Number 2, Anchorage Point, and further described as a building with four (4) townhouse style apartments situated side by side. The building contains four (4) apartments totaling approximately 5140 interior square feet, excluding porches and decks.

4. GENERAL COMMON ELEMENTS: All portions of the Regime that are not Apartments are Common Elements. Those portions of the Common Elements that are not assigned to a certain Apartment or Apartments as set forth below, are hereby designated General Common Elements. In addition to those defined in the Act, the following shall be General Common Elements:

(a) All hallways, common storage areas, roads, driveways, parking areas, non-load bearing walls (except for those located entirely within an Apartment), swimming pool, tennis courts, decks (except for those portions of the decks hereinafter declared to be Limited Common Elements), reception/office building (including plumbing, heating, and ventilation equipment located in or serving such building) and common mailbox facilities, gatehouse, signs and grounds.

(b) Compartments for, and installations of, common telephone, television and/or cable television, sewer and sewer lift stations and equipment, irrigation lines, trash disposal facilities, and such other Common Elements as shall be designated in subsequent submissions.

5. LIMITED COMMON ELEMENTS: The Limited Common Elements appurtenant to each Apartment are hereby designated Limited Common Elements and reserved for the exclusive use of said Apartment or Apartments. The Limited Common Elements are as follows:

(a) The surface areas and railings of all decks and porches accessible by normal means solely from a specific 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 a specific Apartment;

(c) All doors, windows, screens, ventilation fans and vents located in the perimeter walls, floors or ceilings of a specific Apartment;

(d) All air-handling units, condensers, ducts and components serving a specific Apartment and all water, power, telephone, television and cable television, electricity, plumbing, gas and sewer lines located in an Apartment or in the walls thereof; 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.

Such Limited Common Elements may be reassigned at any time and from time to time, provided that any and all such reassignments shall be made in accordance with the provisions of the Act and the Master Deed.

6. DESCRIPTION OF APARTMENTS: An Apartment (as defined in the Act) is generally described and each type of Apartment is specifically described in Exhibit F of the Twelfth Amendment to the Master Deed. The graphic description and area of each Apartment is shown in the floor plans identified by Exhibit C of the Twelfth Amendment to the Master Deed. The location within the Building and number of each Apartment is shown on the plat plan recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Book 32 at Page 214.

7. PLOT PLANS AND FLOOR PLANS: The plat plan showing the location of the Buildings and other improvements is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Book 32 at Page 214. The floor plans showing the dimensions and area of each type of Apartment are identified by Exhibit C of the Twelfth Amendment to the Master Deed. The floor plans showing the dimensions, areas and locations of General Common Elements affording access to each Apartment are identified by Exhibit C of the Twelfth Amendment to the Master Deed.

8. 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 E of the Twelfth Amendment to the Master Deed.

9. This Amendment to the Master Deed establishing Broad Creek Landing Horizontal Property Regime shall subject Stage 2, Building 2, Anchorage Point, of Broad Creek Landing to all the rights, benefits and limitations of the covenants, restrictions and warranties contained in the Master Deed.

10. This Amendment shall also serve as the Declaration described in Article III, Section 3.2 of the Master Deed establishing Broad Creek Landing Horizontal Property Regime. But the filing of this Amendment shall not preclude or be deemed to have waived the right of Grantor to submit additional portions of the

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EXHIBIT "C"

BROAD CREEK LANDING
HORIZONTAL PROPERTY REGIME
PLANS FOR CONDOMINIUMS

See Plans on record in the Office of the Clerk of Court for Beaufort County, South Carolina in Plan Book 32, Page 214.

The undersigned of UNIFLEX Design, Inc., Architects, authorized and licensed in the State of South Carolina hereby certifies that the Plans of Broad Creek Landing Horizontal Property Regime, Unit No. 5 Anchorage Point, Unit No. 6 Anchorage Point, Unit No. 7 Anchorage Point and Unit No. 8 Anchorage Point identified above, fully and accurately, within reasonable construction tolerances, depicts the layout and dimensions of the building Common Elements, Limited Common Elements, and Condominiums shown therein.

WITNESSES:

UNIFLEX DESIGN INC.

Richard V. Bailey
Coni B. Cook

By: RW Erickson
Its: PRESIDENT

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PROBATE

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Personally appeared before me Richard V. Bailey
_____, who made oath that s/he saw the within named UNIFLEX Design, Inc., by R. W. Erickson, its Officer, sign, seal, and as its act and deed, deliver the foregoing certificate and that s/he with Coni B. Cook witnessed the execution thereof.

Richard V. Bailey

Sworn to before me this 26th
day of February, 1985.

APPROVED

Coni B. Cook
Notary Public

Town of Hilton Head Island, South Carolina
Department of Planning & Inspection

My commission expires Notary Public, Georgia, State of Georgia
My Commission Expires July 6, 1988

FOR BUILDING # 2, UNITS
5, 6, 7, & 8 ONLY.

(NOTARIAL SEAL)

[Signature]
3-6-85

