



KNOW ALL MEN BY THESE PRESENTS that BCL II, INC., for itself, its successors and assigns, hereby submits all improvements contained in Stage 14 or Building 8, Apartment Numbers 57, 58, 59, 60, 61, 62, 63 and 64, Forest Cove, 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 Twentieth Amendment to the Master Deed referenced above. The Building, Stage 14, is described in the plans referred to in Exhibit C of the Twentieth Amendment to the Master Deed. There exists on the property described in Exhibit A, a building which is Stage 14, Building Number 8, Forest Cove, and further described as a building with eight (8) apartments. The building contains four (4) apartments on the first floor and four (4) apartments on the second level. The building contains eight (8) apartments totaling approximately 8,000 interior square feet, excluding porches and decks.

3. 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 pools, storage rooms, 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.

FILED IN DEED - M BOOK 433 PAGE 432  
FILED AT 110500 ON 10/23/85

4. 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.

5. 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 Twentieth 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 Twentieth 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 33 at Page 31.

6. 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 33 at Page 31. The floor plans showing the dimensions and area of each type of Apartment are identified by Exhibit C of the Twentieth 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 Twentieth Amendment to the Master Deed.

7. 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, attached to the Twenty-Third Amendment to the Master Deed Establishing Broad Creek Landing Horizontal Property Regime referenced herein.

8. This Amendment to the Master Deed establishing Broad Creek Landing Horizontal Property Regime shall subject Stage 14, Building 8, Forest Cove, of Broad Creek Landing to all the rights, benefits and limitations of the covenants, restrictions and warranties contained in the Master Deed.

9. 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 Additional Property to the Regime in accordance with the provisions of the Master Deed.

IN WITNESS WHEREOF, BCL II, INC., a Georgia Corporation, by the Hands and Seals of its Officers, has set its Hand and Seal this 11<sup>th</sup> day of October, 1985

BCL II, INC., a Georgia Corporation

By: 1) Richard V. Bailey  
Its: Vice-President

Attest: George H. Haberton  
Its: Secretary

2) Joyce J. Weeks

3) Joy D. Schrader

FILED IN DEED - M BOOK 433 PAGE 434  
FILED AT 110500 ON 10/23/85

STATE OF GEORGIA )  
 )  
COUNTY OF CHATHAM )

PROBATE

PERSONALLY appeared before me the undersigned witness who, being duly sworn, deposes and says that (s)he saw the within-named BCL II, INC. sign, seal and as its act and deed deliver the foregoing Master Deed Amendment, and that (s)he, together with the other witness whose name appears as a witness, witnessed the execution thereof.

4) Joyce J. Weeks

SWORN to and subscribed before me  
this 11 day of October, 1985

5) Joy D. Schroder (SEAL)

Notary Public for JOY D. SCHRODER

My Commission Expires: Notary Public, Georgia, State at Large  
My Commission Expires Dec. 5, 1986

FILED IN DEED - M BOOK 433 PAGE 435  
FILED AT 110500 ON 10/23/85

RECORDED THIS 31<sup>st</sup> DAY  
 OF October 1985  
 IN BOOK R PAGE 129  
 FEES, \$  
Mary Ann Gray / SB  
 (AUDITOR, BEAUFORT COUNTY, S. C.)

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 33, Page 31.

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 #57 Forest Cove, Unit #58 Forest Cove, Unit #59 Forest Cove, Unit #60 Forest Cove, Unit #61 Forest Cove, Unit #62 Forest Cove, Unit #63 Forest Cove and Unit #64 Forest Cove accurately, within reasonable construction tolerances, depicts the layout and dimensions of the building Common Elements, Limited Common Elements, and Condominiums shown therein.

WITNESSES:

Richard V. Bailey  
Coni B. Cook

UNIFLEX DESIGN, INC.

By: Ron W. Erickson  
 Its: President

STATE OF GEORGIA )  
 )  
 COUNTY OF CHATHAM )

PROBATE

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

Richard V. Bailey

Sworn to before me this 3<sup>rd</sup>  
 day of October, 1985.

Coni B. Cook  
 Notary Public

My commission expires: 7-4-88

(NOTARIAL SEAL)

CONI B. COOK  
 Notary Public, Georgia, State at Large  
 My Commission Expires July 4, 1988

APPROVED 10/21/85

Town of Hilton Head Island, South Carolina  
 Dept. of Planning & Inspection

FILED IN DEED - M BOOK 433 PAGE 436  
 FILED AT 110500 ON 10/23/85 97525  
 BOOK NUMBER 433 PAGES 431- 436  
 FILING FEE 6.00  
 STATE STAMPS .00  
 COUNTY STAMPS .00  
 TOTAL FEES 6.00

HENRY JACKSON  
 CLERK OF COURT BFT CNTY, SC