



constructed thereon, described in Exhibit A, attached hereto and, by reference, incorporated herein, 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 attached hereto and, by reference, incorporated herein. The Buildings are described in the plans referred to in Exhibit C attached hereto and, by reference, incorporated herein. There exists on the property described in Exhibit A, buildings which are Building Numbers 9 through 15, Forest Cove, and each building is further described as a building with eight (8) apartments. Each building contains four (4) apartments on the first floor and four (4) apartments on the second level. Each 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.

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 Buildings 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 185.

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 185. 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 the land described in Exhibit A and Buildings 9 through 15, 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 19<sup>th</sup> day of February, 1986.

BCL II, INC., a Georgia Corporation

By: Richard V. Bailey

Its: Vice-President

Attest: Ruth E. Sullivan

Its: Assistant Secretary

Rhonda B. Fillingim

Jay D. Schroder

FILED IN DEED - M BOOK 443 PAGE 1159  
FILED AT 131000 ON 03/14/86

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.

Rhonda B. Fillingim

SWORN to and subscribed before me  
this 19 day of February, 1986

Joy D. Schroder (SEAL)  
Notary Public for  
My Commission Expires: \_\_\_\_\_

JOY D. SCHRÖDER  
Notary Public, Georgia, State at Large  
My Commission Expires Dec. 5, 1986

FILED IN DEED - M BOOK 443 PAGE 1160  
FILED AT 131000 ON 03/14/86

EXHIBIT A

BROAD CREEK LANDING  
HORIZONTAL PROPERTY REGIME

ALL that certain piece, parcel or tract of land, with improvements now or hereinafter situate thereon, situate, lying and being at Broad Creek Landing, Hilton Head Island, Beaufort County, South Carolina, containing five and 426/1000 (5.426) acres, more or less, and shown as Phase II, Forest Cove, on a plat prepared by Surveying Consultants of Hilton Head Island, Inc., dated November 27, 1984 and revised December 26, 1984 and recorded in the Office of the Clerk of Court for Beaufort County in Plat Book 32 at Page 191.

THE WITHIN property is conveyed subject to all easements, covenants, restrictions, etc. of record in the Office of the Clerk of Court for Beaufort County, South Carolina and is further conveyed subject to a certain Reciprocal Easement and Joint Use Agreement dated January 6, 1982, which said Agreement is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 339 at Page 1127, and as may be amended.

Grantor expressly SAVES AND EXCEPTS unto itself, its successors and assigns, and its grantees, their heirs, successors and assigns, the non-exclusive right of ingress and egress over all roadways, walkways, and parking areas presently and hereinafter constructed over and across the property designated as Forest Cove, Phases I and II, on the above-described plat.

FILED IN DEED - M BOOK 443 PAGE 1161  
FILED AT 131000 ON 03/14/86

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 at 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, Building Numbers 9 through 15, Units 1 through 56, 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:

Rhonda B. Fillingim  
Joy D. Schroder

STATE OF GEORGIA )  
                          )  
COUNTY OF CHATHAM )

UNIFLEX DESIGN, INC.

By: R.W. Erickson

Its: PRESIDENT

RECORDED THIS 20th DAY  
OF March 1986  
PROBATION BOOK 5 PAGE 161  
FEES, \$ \_\_\_\_\_

AUDITOR, BEAUFORT COUNTY, S. C.

PERSONALLY appeared before me the undersigned witness who, being duly sworn, deposes and says 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, together with the other witness whose name appears as a witness, witnessed the execution thereof.

Rhonda B. Fillingim  
Witness

SWORN to and subscribed before me  
this 19 day of February, 1986

Joy D. Schroder (SEAL)  
Notary Public for Georgia  
My Commission Expires: \_\_\_\_\_

JOY D. SCHRODER  
Notary Public, Georgia, State at Large  
My Commission Expires Dec. 5, 1986

*woods*  
FILED IN DEED - M BOOK 443 PAGE 1162  
FILED AT 131000 ON 03/14/86 100900  
BOOK NUMBER 443 PAGES 1156- 1162  
FILING FEE 8.00  
STATE STAMPS .00  
COUNTY STAMPS .00  
TOTAL FEES 8.00  
REGISTER OF MESNE CONVEYANCE  
BEAUFORT COUNTY, SC