

STATE OF SOUTH CAROLINA)
)
 COUNTY OF BEAUFORT)

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

WHEREAS, THE UNIFLEX CORPORATION established the Broad Creek Landing Horizontal Property regime by filing a Master Deed, dated May 18, 1982, in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 348 at Page 1047; and

WHEREAS, THE UNIFLEX CORPORATION transferred, assigned and conveyed all its rights, title and interest in and to the Broad Creek Landing Horizontal Property Regime to BCL II, Inc. and that BCL II, Inc. is the successor to The Uniflex Corporation; and

WHEREAS, BCL II, Inc., the successor to The Uniflex Corporation, submitted Phase 11, Apartment Numbers 1B and 2B, to the Broad Creek Landing Horizontal Property Regime by a document entitled Tenth Amendment to Master Deed Establishing Broad Creek Landing Horizontal Property Regime, dated July 28, 1983, and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 374 at Page 1207; and

WHEREAS, Article XI, paragraph 11.3, Amendment of Master Deed, of the above referenced Master Deed provides that the Grantor, BCL II, Inc., as successor to The Uniflex Corporation, may make corrective changes to the Master Deed.

NOW, THEREFORE, BCL II, Inc. makes the following corrective changes to the above-mentioned Master Deed and Tenth Amendment to Master Deed Establishing Broad Creek Landing Horizontal Property Regime:

Dist	Map	Submap	Parcel	Block
500	14		891	

FILED IN DEEDS - B BOOK 376 PAGE 192
 FILED AT BEAUFORT SOUTH CAROLINA

Exhibit "A" and Exhibit "Aa" of the Tenth Amendment to Master Deed Establishing Broad Creek Landing Horizontal Property Regime, recorded in Deed Book 374 at Page 1207 in said Clerk's Office, is hereby corrected by being replaced with Exhibit "A" and Exhibit "Aa" attached hereto and, by reference, incorporated herein. All references to the Exhibit A and Exhibit "Aa" originally filed with the Tenth Amendment to Master Deed Establishing Broad Creek Landing Horizontal Property Regime should be hereby disregarded.

IN WITNESS WHEREOF, BCL II, Inc., a Georgia Corporation, by the Hands and Seals of its Vice-President, Robert W. Gerhart, and by J.M. Weil ^{Asst.} its Secretary, has set its Hand and Seal this 10th day of August, 1983.

WITNESSES:

[Signature]
[Signature]
[Signature]
[Signature]

BCL II, Inc.

By:

Robert W. Gerhart
Robert W. Gerhart,
Vice President

Attest:

J. M. Weil
Asst. Secretary

FILED IN DEED - M BOOK 376 PAGE 183
FILED AT 17.00.00 ON 08/19/83

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PROBATE

PERSONALLY appeared before me Peggy Vance
and made oath that he saw the within named BCL II, Inc., by
Robert W. Gerhart, its Vice-President and attested by
J. M. Weil, its ^{Asst.} Secretary, sign, seal, and as its act
and deed, deliver the within written instrument, and that he
with J. Simon Fraser witnessed the execution thereof.

Peggy Vance

SWORN to before me, this 18th
day of August, 1983.

J. Simon Fraser (SEAL)
Notary Public for South Carolina
My Commission Expires: 6/21/89

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EXHIBIT "A"

**BROAD CREEK LANDING
HORIZONTAL PROPERTY REGIME**

ALL that certain piece, parcel or tract of land, situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, shown and designated as Phase II, containing 0.219 acre, more or less, on a plat attached hereto as Exhibit "Aa". For a more detailed description as to metes, bounds and distances reference to said plat of record may be had.

ALSO granted to the owners of Apartment Numbers 1B and 2B of the Broad Creek Landing Horizontal Property Regime is a non-exclusive easement for ingress and egress across all roads, driveways, parking lots and walkways presently located on that piece, parcel or tract of land designated as Tract II on a plat recorded in Plat Book 30 at Page 135 in the aforesaid Clerk's Office, and any roads, driveways, parking lots and walkways to be built on Tract II.

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.

FURTHER amplification and not in limitation of the above provisions, the within property is conveyed subject to all covenants, restrictions, easements, assessments, options and other provisions as recorded in Beaufort County Deed Book 291 at Page 678, Deed Book 78 at Page 306, as amended in Deed Book 274 at Page 1273, Deed Book 291 at Page 682 and Deed Book 339 at Page 1141.

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 Phase II on the above-described plat.

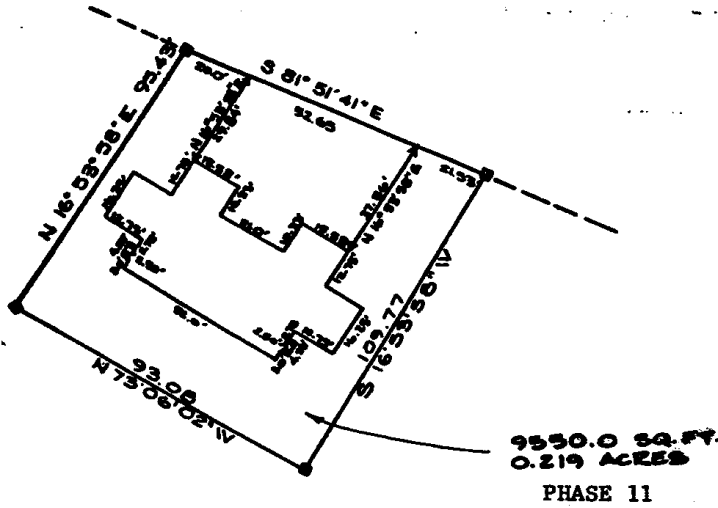
RECORDED THIS 13th DAB
OF September 19 83
IN BOOK 0 PAGE 857

FEES, \$
Mary Ann Smythe
AUDITOR, BEAUFORT COUNTY, S. C.

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851219

EXHIBIT "Aa"



EXEMPT

The development plan shown hereon is exempt from the requirements of the Beaufort County Development Standards

Ordinance according to the provisions in Article 2

Section 2.3.2

Certified by *Henry Jackson*

Date *August 19, 1983*

Beaufort County Joint Planning Commission

A PLAT OF:
A PORTION OF TRACT II-A
HILTON HEAD ISLAND
BEAUFORT COUNTY
SOUTH CAROLINA

REFERENCE: A PLAT OF TRACTS I-A, I-B, II, III, IV
BY GIFFORD, NIELSON, & WILLIAMS
DATED 3 JUNE 1982

GNW Gifford, Nielson and Williams

A-3 Wappoo Creek Executive Park / 2 Wappoo Creek Drive
Charleston, SC 29412 / Telephone: 803-795-0920

Woods

FILED IN DEED - M BOOK	376	PAGE	186
FILED AT	17.00.00	ON	08/19/83
BOOK NUMBER	376	PAGES	182- 186
FILING FEE	6.00		
STATE STAMPS	.00		
COUNTY STAMPS	.00		
TOTAL FEES	6.00		

DATE: 19 JULY 1983
REVISED: 15 AUG. 1983

SCALE: 1" = 400' CLERK OF COURT BFT CNTY. SC

I, JOSIAH M. WILLIAMS, III, A REGISTERED SURVEYOR OF THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT THIS PLAT SHOWS THE TRUE DIMENSIONS OF THE PROPERTY AND THAT ALL NECESSARY MARKERS HAVE BEEN INSTALLED AND THERE ARE NO ENCROACHMENTS OTHER THAN AS SHOWN HEREON AND THE PRECISION IS 1/10,000

Josiah M. Williams III
JOSIAH M. WILLIAMS, III
S.C. REG. L.S. NO. 7828