

EXHIBITS

BROAD CREEK LANDING
HORIZONTAL PROPERTY REGIME

CO-OWNER PERCENTAGE INTEREST IN THE COMMON ELEMENTS

The values of each Apartment in Phase 1 shall be fixed at equal amounts for computing the percentage interest in the Common Elements. The equal values are fixed for the sole purpose of such computations irrespective of the actual value of any Apartments. Because the Apartments have equal values (for the sole purpose of computations herein), each Co-Owner will have an equal percentage ownership in the Common Elements at the time of the addition of each Phase to the Regime.

The percentage of undivided interest in the Common Elements appurtenant to each Apartment at the time of the addition of each proposed Phase to the Broad Creek Landing Horizontal Property Regime is as follows:

| <u>Apt. No.</u> | <u>Value</u> | <u>% Interest After Phase 1</u> | <u>After Phase 2</u> |
|-----------------|-------------------|-------------------------------------|----------------------|
| 1 | \$ 90,000 | 12.500% | 6.859% |
| 2 | \$ 90,000 | 12.500% | 6.859% |
| 3 | \$ 90,000 | 12.500% | 6.859% |
| 4 | \$ 90,000 | 12.500% | 6.859% |
| 5 | \$ 90,000 | 12.500% | 6.859% |
| 6 | \$ 90,000 | 12.500% | 6.859% |
| 7 | \$ 90,000 | 12.500% | 6.859% |
| 8 | \$ 90,000 | 12.500% | 6.859% |
| | <u>\$ 720,000</u> | <u>100.000%</u> | <u>54.872%</u> |

| <u>Apt. No.</u> | <u>After Phase 3</u> | <u>After Phase 4</u> | <u>After Phase 5</u> |
|-----------------|----------------------|----------------------|----------------------|
| 1 | 4.573% | 3.429% | 2.691% |
| 2 | 4.573% | 3.429% | 2.691% |
| 3 | 4.573% | 3.429% | 2.691% |
| 4 | 4.573% | 3.429% | 2.691% |
| 5 | 4.573% | 3.429% | 2.691% |
| 6 | 4.573% | 3.429% | 2.691% |
| 7 | 4.573% | 3.429% | 2.691% |
| 8 | 4.573% | 3.429% | 2.691% |
| | <u>36.584%</u> | <u>27.432%</u> | <u>21.528%</u> |

| <u>Apt. No.</u> | <u>After Phase 6</u> | <u>After Phase 7</u> | <u>After Phase 8</u> |
|-----------------|----------------------|----------------------|----------------------|
| 1 | 2.250% | 1.932% | 1.694% |
| 2 | 2.250% | 1.932% | 1.694% |
| 3 | 2.250% | 1.932% | 1.694% |
| 4 | 2.250% | 1.932% | 1.694% |
| 5 | 2.250% | 1.932% | 1.694% |
| 6 | 2.250% | 1.932% | 1.694% |
| 7 | 2.250% | 1.932% | 1.694% |
| 8 | 2.250% | 1.932% | 1.694% |
| | <u>18.000%</u> | <u>15.456%</u> | <u>13.552%</u> |

| <u>Apt. No.</u> | <u>After Phase 9</u> | <u>After Phase 10</u> | <u>After Phase 11</u> |
|-----------------|----------------------|-----------------------|-----------------------|
| 1 | 1.508% | 1.358% | 1.236% |
| 2 | 1.508% | 1.358% | 1.236% |
| 3 | 1.508% | 1.358% | 1.236% |
| 4 | 1.508% | 1.358% | 1.236% |
| 5 | 1.508% | 1.358% | 1.236% |
| 6 | 1.508% | 1.358% | 1.236% |
| 7 | 1.508% | 1.358% | 1.236% |
| 8 | 1.508% | 1.358% | 1.236% |
| | <u>12.064%</u> | <u>10.864%</u> | <u>9.888%</u> |

| <u>Apt. No.</u> | <u>After Phase 12</u> | <u>After Phase 13</u> | <u>After Phase 14</u> |
|-----------------|-----------------------|-----------------------|-----------------------|
| 1 | 1.134% | 1.047% | .973% |
| 2 | 1.134% | 1.047% | .973% |
| 3 | 1.134% | 1.047% | .973% |
| 4 | 1.134% | 1.047% | .973% |
| 5 | 1.134% | 1.047% | .973% |
| 6 | 1.134% | 1.047% | .973% |
| 7 | 1.134% | 1.047% | .973% |
| 8 | 1.134% | 1.047% | .973% |
| | <u>9.072%</u> | <u>8.376%</u> | <u>7.784%</u> |

| <u>Apt. No.</u> | <u>After Phase 15</u> | <u>After Phase 16</u> | <u>After Phase 17</u> |
|-----------------|-----------------------|-----------------------|-----------------------|
| 1 | .908% | .852% | .802% |
| 2 | .908% | .852% | .802% |
| 3 | .908% | .852% | .802% |
| 4 | .908% | .852% | .802% |
| 5 | .908% | .852% | .802% |
| 6 | .908% | .852% | .802% |
| 7 | .908% | .852% | .802% |
| 8 | .908% | .852% | .802% |
| | <u>7.264%</u> | <u>6.816%</u> | <u>6.416%</u> |

| <u>Apt. No.</u> | <u>After Phase 18</u> | <u>After Phase 19</u> | <u>After Phase 20</u> |
|-----------------|-----------------------|-----------------------|-----------------------|
| 1 | .758% | .718% | .682% |
| 2 | .758% | .718% | .682% |
| 3 | .758% | .718% | .682% |
| 4 | .758% | .718% | .682% |
| 5 | .758% | .718% | .682% |
| 6 | .758% | .718% | .682% |
| 7 | .758% | .718% | .682% |
| 8 | .758% | .718% | .682% |
| | <u>6.064%</u> | <u>5.744%</u> | <u>5.456%</u> |

| <u>Apt. No.</u> | <u>After Phase 21</u> | <u>After Phase 22</u> | <u>After Phase 23</u> |
|-----------------|-----------------------|-----------------------|-----------------------|
| 1 | .650% | .620% | .593% |
| 2 | .650% | .620% | .593% |
| 3 | .650% | .620% | .593% |
| 4 | .650% | .620% | .593% |
| 5 | .650% | .620% | .593% |
| 6 | .650% | .620% | .593% |
| 7 | .650% | .620% | .593% |
| 8 | .650% | .620% | .593% |
| | <u>5.200%</u> | <u>4.960%</u> | <u>4.744%</u> |

| <u>Apt. No.</u> | <u>After Phase 24</u> | <u>After Phase 25</u> | <u>After Phase 26</u> |
|-----------------|-----------------------|-----------------------|-----------------------|
| 1 | .569% | .546% | .525% |
| 2 | .569% | .546% | .525% |
| 3 | .569% | .546% | .525% |
| 4 | .569% | .546% | .525% |
| 5 | .569% | .546% | .525% |
| 6 | .569% | .546% | .525% |
| 7 | .569% | .546% | .525% |
| 8 | .569% | .546% | .525% |
| | <u>4.552%</u> | <u>4.368%</u> | <u>4.200%</u> |

| <u>Apt. No.</u> | <u>After Phase 27</u> | <u>After Phase 28</u> | <u>After Phase 29</u> |
|-----------------|-----------------------|-----------------------|-----------------------|
| 1 | .506% | .488% | .471% |
| 2 | .506% | .488% | .471% |
| 3 | .506% | .488% | .471% |
| 4 | .506% | .488% | .471% |
| 5 | .506% | .488% | .471% |
| 6 | .506% | .488% | .471% |
| 7 | .506% | .488% | .471% |
| 8 | .506% | .488% | .471% |
| | <u>4.048%</u> | <u>3.904%</u> | <u>3.768%</u> |

| <u>Apt. No.</u> | <u>After Phase 30</u> | <u>After Phase 31</u> | <u>After Phase 32</u> |
|-----------------|-----------------------|-----------------------|-----------------------|
| 1 | .455% | .441% | .427% |
| 2 | .455% | .441% | .427% |
| 3 | .455% | .441% | .427% |
| 4 | .455% | .441% | .427% |
| 5 | .455% | .441% | .427% |
| 6 | .455% | .441% | .427% |
| 7 | .455% | .441% | .427% |
| 8 | .455% | .441% | .427% |
| | <u>3.640%</u> | <u>3.528%</u> | <u>3.416%</u> |

| <u>Apt. No.</u> | <u>After Phase 33</u> | <u>After Phase 34</u> | <u>After Phase 35</u> |
|-----------------|-----------------------|-----------------------|-----------------------|
| 1 | .414% | .402% | .390% |
| 2 | .414% | .402% | .390% |
| 3 | .414% | .402% | .390% |
| 4 | .414% | .402% | .390% |
| 5 | .414% | .402% | .390% |
| 6 | .414% | .402% | .390% |
| 7 | .414% | .402% | .390% |
| 8 | .414% | .402% | .390% |
| | <u>3.312%</u> | <u>3.216%</u> | <u>3.120%</u> |

| <u>Apt. No.</u> | <u>After Phase 36</u> | <u>After Phase 37</u> | <u>After Phase 38</u> |
|-----------------|-----------------------|-----------------------|-----------------------|
| 1 | .380% | .369% | .360% |
| 2 | .380% | .369% | .360% |
| 3 | .380% | .369% | .360% |
| 4 | .380% | .369% | .360% |
| 5 | .380% | .369% | .360% |
| 6 | .380% | .369% | .360% |
| 7 | .380% | .369% | .360% |
| 8 | .380% | .369% | .360% |
| | <u>3.040%</u> | <u>2.952%</u> | <u>2.880%</u> |

| <u>Apt. No.</u> | <u>After Phase 39</u> | <u>After Phase 40</u> | <u>After Phase 41</u> |
|-----------------|-----------------------|-----------------------|-----------------------|
| 1 | .350% | .342% | .333% |
| 2 | .350% | .342% | .333% |
| 3 | .350% | .342% | .333% |
| 4 | .350% | .342% | .333% |
| 5 | .350% | .342% | .333% |
| 6 | .350% | .342% | .333% |
| 7 | .350% | .342% | .333% |
| 8 | .350% | .342% | .333% |
| | <u>2.800%</u> | <u>2.736%</u> | <u>2.664%</u> |

| <u>Apt. No.</u> | <u>After Phase 42</u> | <u>After Phase 43</u> | <u>After Phase 44</u> |
|-----------------|-----------------------|-----------------------|-----------------------|
| 1 | .325% | .318% | .311% |
| 2 | .325% | .318% | .311% |
| 3 | .325% | .318% | .311% |
| 4 | .325% | .318% | .311% |
| 5 | .325% | .318% | .311% |
| 6 | .325% | .318% | .311% |
| 7 | .325% | .318% | .311% |
| 8 | .325% | .318% | .311% |
| | <u>2.600%</u> | <u>2.544%</u> | <u>2.488%</u> |

| <u>Apt. No.</u> | <u>After Phase 45</u> | <u>After Phase 46</u> | <u>After Phase 47</u> |
|-----------------|-----------------------|-----------------------|-----------------------|
| 1 | .304% | .297% | .291% |
| 2 | .304% | .297% | .291% |
| 3 | .304% | .297% | .291% |
| 4 | .304% | .297% | .291% |
| 5 | .304% | .297% | .291% |
| 6 | .304% | .297% | .291% |
| 7 | .304% | .297% | .291% |
| 8 | .304% | .297% | .291% |
| | <u>2.432%</u> | <u>2.376%</u> | <u>2.328%</u> |

| <u>Apt. No.</u> | <u>After Phase 48</u> | <u>After Phase 49</u> | <u>After Phase 50</u> |
|-----------------|-----------------------|-----------------------|-----------------------|
| 1 | .285% | .279% | .273% |
| 2 | .285% | .279% | .273% |
| 3 | .285% | .279% | .273% |
| 4 | .285% | .279% | .273% |
| 5 | .285% | .279% | .273% |
| 6 | .285% | .279% | .273% |
| 7 | .285% | .279% | .273% |
| 8 | .285% | .279% | .273% |
| | <u>2.280%</u> | <u>2.232%</u> | <u>2.184%</u> |

| <u>Apt. No.</u> | <u>After Phase 51</u> | <u>After Phase 52</u> | <u>After Phase 53</u> |
|-----------------|-----------------------|-----------------------|-----------------------|
| 1 | .268% | .263% | .258% |
| 2 | .268% | .263% | .258% |
| 3 | .268% | .263% | .258% |
| 4 | .268% | .263% | .258% |
| 5 | .268% | .263% | .258% |
| 6 | .268% | .263% | .258% |
| 7 | .268% | .263% | .258% |
| 8 | .268% | .263% | .258% |
| | <u>2.144%</u> | <u>2.104%</u> | <u>2.064%</u> |

| <u>Apt. No.</u> | <u>After Phase 54</u> | <u>After Phase 55</u> | <u>After Phase 56</u> |
|-----------------|-----------------------|-----------------------|-----------------------|
| 1 | .254% | .249% | .245% |
| 2 | .254% | .249% | .245% |
| 3 | .254% | .249% | .245% |
| 4 | .254% | .249% | .245% |
| 5 | .254% | .249% | .245% |
| 6 | .254% | .249% | .245% |
| 7 | .254% | .249% | .245% |
| 8 | .254% | .249% | .245% |
| | <u>2.032%</u> | <u>1.992%</u> | <u>1.960%</u> |

| <u>Apt. No.</u> | <u>After Phase 57</u> | <u>After Phase 58</u> | <u>After Phase 59</u> |
|-----------------|-----------------------|-----------------------|-----------------------|
| 1 | .240% | .236% | .232% |
| 2 | .240% | .236% | .232% |
| 3 | .240% | .236% | .232% |
| 4 | .240% | .236% | .232% |
| 5 | .240% | .236% | .232% |
| 6 | .240% | .236% | .232% |
| 7 | .240% | .236% | .232% |
| 8 | .240% | .236% | .232% |
| | <u>1.920%</u> | <u>1.888%</u> | <u>1.856%</u> |

| <u>Apt. No.</u> | <u>After Phase 60</u> | <u>After Phase 61</u> | <u>After Phase 62</u> |
|-----------------|-----------------------|-----------------------|-----------------------|
| 1 | .228% | .225% | .221% |
| 2 | .228% | .225% | .221% |
| 3 | .228% | .225% | .221% |
| 4 | .228% | .225% | .221% |
| 5 | .228% | .225% | .221% |
| 6 | .228% | .225% | .221% |
| 7 | .228% | .225% | .221% |
| 8 | .228% | .225% | .221% |
| | <u>1.824%</u> | <u>1.800%</u> | <u>1.768%</u> |

| <u>Apt. No.</u> | <u>After Phase 63</u> |
|-----------------|-----------------------|
| 1 | .217% |
| 2 | .217% |
| 3 | .217% |
| 4 | .217% |
| 5 | .217% |
| 6 | .217% |
| 7 | .217% |
| 8 | .217% |
| | <u>1.736%</u> |

(Total of 504 units at the end of Phase 63)

EXHIBIT "F"

BROAD CREEK LANDING - PHASE 1
HORIZONTAL PROPERTY REGIME

1139

DESCRIPTION OF APARTMENTS

The Apartments include (a) the space enclosed by the unfinished surfaces of perimeter and interior walls, ceilings and floors thereof, including vents, doors, windows and such other structural elements that ordinarily are regarded as enclosures of space; (b) all interior dividing walls and partitions (including the space occupied by such walls or partitions); and (c) the decorated inner surfaces of said perimeter and interior walls (including the decorated inner surfaces of all interior load-bearing walls) and floors, ceilings, consisting (as the case may be) of paint, gypsum board, carpeting, tiles and all other furnishing materials and fixtures affixed or installed and for the sole and exclusive use of any dwelling space, commencing at the point of disconnection from the structural body of the building and for utility lines, pipes or systems serving the dwelling space. No pipes, wires, conduits or other public utility lines or installations constituting a part of the overall systems designed for the service of any particular dwelling space of the building, nor any property of any kind, including fixtures and appliances within any Apartment, which are not removable without jeopardizing the soundness, safety or usefulness of the remainder of the building shall be deemed to be a part of any Apartment.

There are eight (8) two bedroom/den apartments in one building. Four (4) Apartments are upstairs, and four (4) are downstairs. With the exception of the entries, the Apartments are essentially identical, adjoining units being mirror images of each other. The downstairs Apartments contain approximately 1258 feet plus a screened porch containing approximately 99 square feet. The upstairs Apartments contain approximately 1448 square feet plus a screened porch containing

approximately 99 square feet. The downstairs Apartment is entered via a covered stair, to a covered deck, through the entry door, to a foyer measuring approximately 4'11" x 6'6". The foyer provides access to a closet approximately 6'6" x 3' and to the living room/dining room measuring approximately 12'10" x 25'3". Leading off the living room/dining room is a screened porch, a den/bedroom and a hall. The covered screened porch measures approximately 12'10" x 7'8½" and is entered through sliding glass doors. The den/bedroom contains approximately 129 square feet and is entered from the living room/dining room or the hall, or both. The hall provides access to the kitchen, laundry room, bath number 2, bedroom number 2, and the master suite. The kitchen contains approximately 87 square feet and is equipped with a dishwasher, disposal, frost free refrigerator with icemaker, range with self-cleaning oven and vented hood, all electric. The laundry room contains approximately 44 square feet and is equipped with washer and electrical dryer connections. Bath number 2 contains approximately 41 square feet. Bedroom number 2 contains approximately 140 square feet. The master bedroom contains approximately 148 square feet. The master bath contains approximately 30 square feet. The dressing room contains approximately 26 square feet. The closet contains approximately 27 square feet.

The upstairs Apartment is entered via covered stairs, to a covered deck through the entry floor to a foyer containing approximately 28 square feet. The foyer provides access to the stairway leading to the upstairs location of the Apartment. The stairway ends in the solarium containing approximately 92 square feet. Off the solarium is a coat closet and the living room/dining room.

The living room/dining room, screened porch, bedroom/den, hall, kitchen, laundry room, bath number 2, bedroom number 2, and master suite are essentially identical to the downstairs two bedroom/den apartment described above.

EXHIBIT "G"

BROAD CREEK LANDING
HORIZONTAL PROPERTY REGIME

LOCATION OF APARTMENTS

BUILDING NO. 1

Street
(Name to be filled in)

| | |
|---|---|
| 6 | 3 |
| 7 | 2 |

FIRST LEVEL

THREE MAST LANE

| | |
|---|---|
| 5 | 4 |
| 8 | 1 |

SECOND LEVEL

BUILDING NO. 2

Wood

| | | |
|--------------|------------|-------------|
| FILED | BEAUFORT | RECORDED |
| AT | COUNTY | IN |
| <i>12:10</i> | S. C. | BOOK |
| O'CLOCK | JUN 3 1982 | <i>34</i> |
| P. M. | | PAGE |
| | | <i>1074</i> |

Wm. H. Leary, Dep.
CLERK OF COURT OF COMMON PLEAS