

585126

FIRST AMENDMENT TO MASTER DEED
OF BEACHWALK VILLAS HORIZONTAL PROPERTY REGIME
SAID MASTER DEED BEING DATED FEBRUARY 24, 2005 AND
RECORDED MARCH 2, 2005 IN DEED BOOK 2868 AT PAGE 1343
RECORDS OF THE REGISTER OF DEED OF HORRY COUNTY, SOUTH CAROLINA

FILED
HORRY COUNTY, S.C.
OCT 23 AM 10:29
PAULEY V. SKIPPER
REGISTRAR OF DEEDS

Pursuant to the terms and conditions of the aforesaid Master Deed and related documents, Beachwalk Properties, LLC ("Grantor") hereby amends the said Master Deed and related documents as set out herein for the purpose of submitting the land described in Exhibit "A" attached hereto, along with all improvements thereon to Beachwalk Villas Horizontal Property Regime. This Amendment is for the purpose of adding into the Horizontal Property Regime Phase II including Cabana of Beachwalk Villas.

Therefore, Grantor, as the sole owner in fee simple of the land and improvements hereinafter described, does hereby make, declare and publish its intention and desire to submit, and does hereby submit, the land together with all improvements thereon, including all easements, rights and appurtenances thereto belonging, to the Horizontal Property Regime (sometimes termed "condominium ownership") known as Beachwalk Villas, in the manner provided for by Sections 27-31-10 through 27-31-300 of Chapter 31 entitled "Horizontal Property Act" of the 1976 Code of Laws of South Carolina, as amended, and as provided for in the Master Deed creating Beachwalk Villas Horizontal Property Regime, dated February 24, 2005 and recorded March 2, 2005 in Deed Book 2868 at Page 1343, records of the Register of Deed's of Horry County, as the same may have been previously amended.

The Master Deed and all amendments thereto are hereby amended to add the following described additional land together with all buildings and other improvements thereon which are hereby submitted to the Horizontal Property Regime:

SEE EXHIBIT A ATTACHED HERETO COMMONLY BEING REFERRED
TO AS CABANA OF BEACHWALK VILLAS.

RESERVING unto the Grantor, its successors and assigns, a nonexclusive, perpetual easement, in common with the Grantor and the Grantor's successors and assigns, for ingress, egress and/or utility purposes.

RESERVING further unto the Grantor, its successors and assigns, any and all easements which may be necessary for the construction of any amenities which Grantor, in its sole discretion, may determine to construct, which amenities shall become a part and parcel of Beachwalk Villas Horizontal Property Regime upon their construction. Such easements shall be in addition to, and not in lieu of, any and all easements reserved unto the Grantor in the Master Deed.

The within conveyance is subject to all easements of record and/or upon the ground and to all restrictions, reservations, covenants and agreements, including, but not limited to, those shown upon the aforesaid map.

DEED
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Pursuant to Section 27-31-100 of the South Carolina Code (1976), as amended, notice is given that all activities on or over and all uses of any submerged land or other critical areas are subject to the jurisdiction of the South Carolina Department of Health and Environmental Control, Office of Coastal Resource Management, including, but not limited to, the requirements that any activity or use must be authorized by the South Carolina Department of Health and Environmental Control Office of Coastal Resource Management.

Pursuant to said Section, any owner is liable to the extent of his ownership for any damages to, any inappropriate or unpermitted uses of, and any duties or responsibilities concerning any submerged land, coastal waters, or other critical area.

The Master Deed is amended to add the following:

Annexed hereto and expressly made a part hereof, as Exhibit B, is a site plan showing the location of the land, buildings and other improvements added to the regime by this Amendment, and a set of floor plans denominated as Exhibit C of such buildings which shows graphically the dimensions and location of COMMON ELEMENTS affording access to each UNIT within the Horizontal Property Regime. Exhibit B and Exhibit C are also recorded as a separate condominium plat in the public records of the Horry County, maintained by the Register of Deeds in Condominium Plat Book 6 at Page 123.

The said Master Deed is further amended in all particulars, generalities and references so as to reflect and include the submission of and the intent to submit the said land and improvements to the Horizontal Property Regime, and to reserve all rights to submit or to not submit additional land and improvements to the Regime as more fully described in the Master Deed.

All of the terms in the Master Deed apply as well in this First Amendment except as herein modified. The property committed to Beachwalk Villas Horizontal Property Regime consists of the property heretofore committed in the Master Deed (Phase I/Building 1) and the property described in this First Amendment to the Master Deed (Cabana).

The percentage of undivided interest in the COMMON ELEMENTS of the property and share in the common expenses and assessments and common surpluses appurtenant to each condominium represented remains the same as stated in the Master Deed creating Beachwalk Villas Horizontal Property Regime, dated February 24, 2005 and recorded March 2, 2005 in Deed Book 2868 at Page 1343, records of the Register of Deed's of Horry County.

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EXHIBIT A

LEGAL DESCRIPTION OF THE LAND SUBMITTED TO
BEACHWALK PROPERTIES VILLAS HORIZONTAL PROPERTY REGIME
BY THIS FIRST AMENDMENT TO THE MASTER DEED

ALL that piece, parcel or lot of land situate, lying and being on the southeasterly side of Ocean Boulevard, Cherry Grove Beach, City of North Myrtle Beach, Horry County, South Carolina, being known and designated as Lot No. 4, Block FF, Cherry Grove Beach more particularly known as Abbe Villa Cottage and having, according to a survey from Benson C. McWhite and Martha Ashley McWhite prepared by Robert L. Bellamy and Associates dated March 23, 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Ocean Boulevard at the edge of a five foot walk and running thence with Ocean Boulevard N. 67-05 E., 55 feet to an iron pin; thence S. 22-05 E., 125 feet to an iron pin; thence S. 67-05 W., 55 feet to an iron pin; thence N. 22-05 W., 125 feet to an iron pin, the point of beginning.

This is the same property conveyed to Beachwalk Properties, LLC by Deed of Benson Carwile & Martha Ashley McWhite Family Limited Partnership and recorded on January 21, 2003 in the Office of the ROD for Horry County, South Carolina in Deed Book 2557 at Page 1457.

TMS# 144-02-06-004

EXHIBIT B
BEACHWALK VILLAS HORIZONTAL PROPERTY REGIME
FIRST AMENDMENT TO THE MASTER DEED
SITE PLAN

ATTACHED HERETO is a plot showing the location of the building and other improvements, a set of floor plans of the building, which graphically shows the dimensions, area, and location of each dwelling therein, and the dimensions and area and location of the Common Elements. The said plat plans and floor plans are recorded in Condominium Cabinet G at Page 123, records of the Register of Deeds of Horry County and Exhibit A attached hereto in Plat Book G, Page 123.



EXHIBIT C

BEACHWALK VILLAS HORIZONTAL PROPERTY REGIME
FIRST AMENDMENT TO MASTER DEED

FLOOR PLANS AND ELEVATIONS

See Condominium Cabinet G at Page 123.

All areas constitute COMMON ELEMENTS.

Amenities in located at the Cabana including a swimming pool, which may substantially increase the proportionate amount of the common expense payable by existing unit owners.

The Limited Common Area is the portion of the Common Area comprising the deck/patio/porch area adjacent to the designated units as more fully shown on the floor plans attached by reference in Condominium Cabinet G, at Page 123