

STATE OF SOUTH CAROLINA     )  
  )  
COUNTY OF HORRY            )

THIRTEENTH AMENDMENT TO  
MASTER DEED OF CLEARWATER BAY  
HORIZONTAL PROPERTY REGIME

THIS THIRTEENTH AMENDMENT TO MASTER DEED OF CLEARWATER BAY HORIZONTAL PROPERTY REGIME (the "Thirteenth Amendment") is made this 29th day of January, 2009, by The Clearwater Bay Condominium Association, a South Carolina non-profit corporation, hereinafter, "Association." Nevada general partnership, hereinafter called "Developer."

W I T N E S S E T H:

WHEREAS, Centex Homes, a Nevada general partnership (the “Developer”), by “Master Deed of The Clearwater Bay Horizontal Property Regime”, recorded February 2, 2007 in the Office of Recorder of Deeds for Horry County in Book 3220 Page 327 (hereinafter referred to as the “Master Deed”), created a horizontal property regime upon certain property situate in Horry County, South Carolina; and

WHEREAS, pursuant to Section 18.2 of the Master Deed, on December 31, 2008 Owners of Units representing thirty (30) Units voted to amend the Master Deed to change the possible Building composition from 3-Unit townhouse triplexes, to Buildings composed of 2-Unit, 3-Unit, 4-Unit, 5-Unit or 6-Unit townhouse Buildings of any mixture, but not to exceed more than a total of one hundred eighty-nine (189) townhouse Units for the entire Regime, which vote represented sixty-seven percent (67%) or more of the total vote in the Association and approval of the amendment; and

WHEREAS, pursuant to Section 18.2 of the Master Deed and the vote duly cast as above provided, the undersigned President of officer of The Clearwater Bay Condominium Association is authorized and directed to execute and record on behalf of the Association and its Members and Owners of Units in the Clearwater Bay Horizontal Property Regime an amendment of the Master Deed reflecting the approved amendment.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Association, but it duly authorized and directed President, does hereby amend the Master Deed, and all Units in the Regime shall be held, transferred, sold, conveyed, given, donated, leased and occupied subject to the Master Deed, as amended by this Thirteenth Amendment, and shall be held, transferred, sold, conveyed, given, donated, leased and occupied subject to the covenants, restrictions, conditions, easements and affirmative obligations set forth therein, and as further amended hereby, and does further declare as follows:

I. Definitions. The words used in this Thirteenth Amendment, unless the context shall clearly indicate otherwise, shall have the same meanings as set forth in the Master Deed.

II. Amendment of Section 14.1 of the Master Deed. Section 14.1 of the Master Deed is hereby deleted in its entirety, and a new Section 14.1 is substituted therefor, which shall read as follows:

**Instrument#: 2009000011588, DEED BK:  
3385 PG: 389 DOCTYPE: 069 02/03/2009 at  
01:14:26 PM, 1 OF 2 BALLERY V.  
SKIPPER, HORRY COUNTY, SC  
REGISTRAR OF DEEDS**

NPMB1:48099.1-CONDO-(BFK) 025000-00003

14.1 The Developer's plan of development for The Clearwater Bay Property is to develop and construct the Regime's Buildings and Common Elements in multiple phases, each phase consisting of 2-Unit, 3-Unit, 4-Unit, 5-Unit or 6-Unit townhouse Buildings. The Developer shall not be obligated to construct any specific mixture of 2-Unit, 3-Unit, 4-Unit, 5-Unit or 6-Unit townhouse Buildings, provided it shall not develop and construct more than a total of one hundred eighty-nine (189) townhouse Units for the entire Regime, and each townhouse Unit so developed and constructed shall have the same Assigned Value and Percentage Interest.

IN WITNESS WHEREOF, the President of The Clearwater Bay Condominium Association has caused this THIRTEENTH AMENDMENT TO MASTER DEED OF THE CLEARWATER BAY HORIZONTAL PROPERTY REGIME to be executed the day and year first above written.

WITNESSES:

THE CLEARWATER BAY CONDO  
MINIUM ASSOCIATION, a  
South Carolina non-profit corporation

Mrs. Dg  
(Witness No. 1)  
Eileen Dowling  
(Notary)

By: [Signature]

Its: President

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )

PROBATE

PERSONALLY appeared before me the undersigned witness who, being duly sworn, deposes and says that (s)he saw the within-named The Clearwater Bay Condominium Association, by Brian Wastler, its President, sign, seal and as its act and deed deliver the foregoing instrument, and that (s)he together with the other witness whose name appears as a witness, witnessed the execution thereof.

Mrs. Dg  
(Witness #1)

SWORN and subscribed to before me  
this 29 day of January, 2009.

Eileen Dowling (L.S.)  
Notary Public for South Carolina  
My commission expires: 6/20/2018

