

IN WITNESS WHEREOF, the Developer has caused this SEVENTEENTH AMENDMENT TO MASTER DEED OF THE CLEARWATER BAY HORIZONTAL PROPERTY REGIME to be executed the day and year first above written.

WITNESSES:

CENTEX HOMES, a
Nevada general partnership

[Signature]
(Witness No 1)
Eileen Dowling
(Notary)

By: [Signature]
Its: Division 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 Centex Homes, by William Cutler, its Division 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.

[Signature]
(Witness #1)

SWORN and subscribed to before me
this 7 day of July, 2009.

Eileen Dowling (L.S.)
Notary Public for South Carolina
My commission expires: 6/20/18



Exhibit "B-13"

SITE PLANS AND FLOOR PLANS

THE CLEARWATER BAY HORIZONTAL PROPERTY REGIME

PHASE XVII

BUILDING 13

NOTE

Exhibit "B-13" is composed of a survey showing the location of Building 13 and other improvements, as well as the vertical locations of each floor and the Units located therein. Exhibit "B-13" also includes a set of floor plans for Building 13, which shows graphically the dimensions, area and location of each Unit in the Building, and the dimensions, area and location affording access to each such Unit.

The survey for Building 13 has been recorded in Plat Book 244 at Page 303.
The floor plans for Building 13 have been recorded in Condominium Cabinet 244 at Page 304.

Exhibit "B-13" further includes the matters set forth below, and includes the attached Building 13 certification letter by Miller Design Services, P.A., architect of the above referenced plans, dated June 22, 2009 and recorded herewith.

Building 13 contains three (3) Units. Each Unit is individually numbered and described as Unit 1311, Unit 1312 and Unit 1313. Unit 1311 is one-story in height and Units 1312 and 1313 are each two stories in height. Unit 1311 is located on the southwest end of Building 13, and Unit 1313 is located on the northeast end of Building 13. All the Units have both garage and living area on the ground floor. Units 1312 and 1313 have an additional living area on the second floor, as well as a Limited Common Element courtyard adjacent to each of the Units. Unit 1311, the one-story Unit, has two bedrooms, a master bedroom and a second bedroom, and two full baths. Unit 1312, a two-story Unit, has an owner's suite with adjoining sitting room and a second bedroom and two full baths on the first floor, and a third bedroom and full bath on the second floor. Unit 1313 has a master and second bedroom and 2½ baths on the first floor, and a third bedroom and bath on the second floor.

The locations of each Unit and the floor plan for Building 13 are graphically shown on the floor plans of Miller Design Services, P.A., dated June 22, 2009. The as-built survey of Earthworks Planning and Design Consultants, dated June 29, 2009 shows the ground location of Building 13, the elevations of each floor of the Building, and the Common Elements, which as-built survey is made a part hereof and recorded simultaneously herewith.

As to each Unit: All built-in kitchen appliances, any refrigerator, air conditioner units and condensers and hot water heater located in each Unit are part of the Unit in which they are located and are not Common Elements. The entry stoop, patio or courtyard adjacent to each

Unit, including the railing thereof, is a Limited Common Element and is subject to restrictions as set forth elsewhere in this Master Deed.

The Developer shall provide either to the Owner or to the Association plywood sheets that may be placed over all of the windows in Building 13 in the event of an impending hurricane or storm. If given to the Association, the Association shall make such plywood sheets available to each Building 13 Owner in the event of such impending hurricane or storm and if the Association is not to undertake such installation and removal, which the Association is not otherwise obligated to undertake as further provided in Section 4.2 of the Master Deed to which this Exhibit is attached and incorporated by reference. Unless specifically provided in this Exhibit "B-13" or any amendment or addition to this Exhibit for future phases and as may be required by law, the Developer shall not be obligated to provide plywood sheets or other hurricane covering for windows in the Regime's Buildings, other than is covenanted to be provided for Building 13, as herein stated.

Reference to areas as Common Elements or elements in this paragraph will be in addition to and read in conjunction with the further designations of Common Elements and elements set out in other portions of this Master Deed and the survey and floor plans making up the balance of this Exhibit "B-13". The asphalt parking areas designated on the as-built survey are Common Elements.

ARCHITECT'S CERTIFICATION LETTER
Attached Hereto

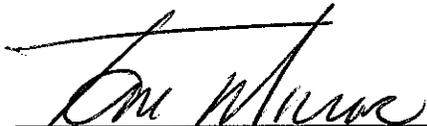


Brian F. Kernaghan, Esq.
Nexsen Pruet, LLC
P.O. Drawer 14610
Surfside Beach, SC 29587

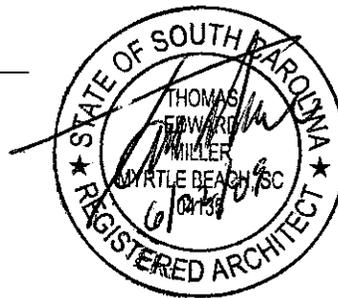
Re: Clearwater Bay, Building No. 13

This letter is to serve as the Architect's Certification for the above referenced project as requested by you for attachment to the Master Deed.

The undersigned Architect, registered to practice in the State of South Carolina, certifies that these documents reflect, to the best of the Architect's knowledge, information and belief, the observable and accessible configuration of the structures. They show floor plans and elevations of the building, and graphically show the dimensions, area and location of the common elements affording access to each apartment.



Thomas E. Miller, AIA
Miller Design Services, P.A.
South Carolina Architect
License No. 04135



Myrtle Beach, SC
June 22, 2009

Exhibit "C"

Schedule of Assigned Values and Percentage Interests in the Common Elements

This is a schedule of Assigned Values and Percentage Interests in the Common Elements appurtenant to Units in Clearwater Bay. The Developer's current plan provides for sixty-two (62) Buildings developed in sixty-two (62) phases, which the Developer may, but is not obligated to, develop; provided, the Developer has also reserved the right to expand the Regime further by adding an additional sixty-third (63rd) Phase Building. At the date hereof, the Declarant has completed construction of sixteen (16) Buildings, Buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, and being development Phases I –XVII. The Developer has reserved the right, but not the obligation, to develop Phases XVIII through LXIII, inclusive. The Assigned Value is for statutory purposes only and has no relationship to the actual value of each Unit.

Clearwater Bay			
Buildings / Units Numbering Per Horizontal Property Regime Act	Assigned Value	Percentage Interests	Propane Tank Ltd Common Element
0111	\$2,000	1.96078%	
0112	\$2,000	1.96078%	
0113	\$2,000	1.96078%	
0211	\$2,000	1.96078%	
0212	\$2,000	1.96078%	
0213	\$2,000	1.96078%	
0311	\$2,000	1.96078%	
0312	\$2,000	1.96078%	
0313	\$2,000	1.96078%	
0411	\$2,000	1.96078%	
0412	\$2,000	1.96078%	
0413	\$2,000	1.96078%	
0511	\$2,000	1.96078%	
0512	\$2,000	1.96078%	
0513	\$2,000	1.96078%	
0611	\$2,000	1.96078%	
0612	\$2,000	1.96078%	
0613	\$2,000	1.96078%	
0711	\$2,000	1.96078%	
0712	\$2,000	1.96078%	
0713	\$2,000	1.96078%	

Clearwater Bay			
Buildings / Units Numbering Per Horizontal Property Regime Act	Assigned Value	Percentage Interests	Propane Tank Ltd Common Element
0811	\$2,000	1.96078%	
0812	\$2,000	1.96078%	
0813	\$2,000	1.96078%	
0911	\$2,000	1.96078%	
0912	\$2,000	1.96078%	
0913	\$2,000	1.96078%	
1011	\$2,000	1.96078%	
1012	\$2,000	1.96078%	
1013	\$2,000	1.96078%	
1111	\$2,000	1.96078%	
1112	\$2,000	1.96078%	
1113	\$2,000	1.96078%	
1211	\$2,000	1.96078%	
1212	\$2,000	1.96078%	
1213	\$2,000	1.96078%	
1311	\$2,000	1.96078%	
1312	\$2,000	1.96078%	
1313	\$2,000	1.96078%	
1411	\$2,000	1.96078%	
1412	\$2,000	1.96078%	
1413	\$2,000	1.96078%	
1511	\$2,000	1.96078%	
1512	\$2,000	1.96078%	
1513	\$2,000	1.96078%	
1611	\$2,000	1.96078%	
1612	\$2,000	1.96078%	
1613	\$2,000	1.96078%	
1711	\$2,000	1.96078%	
1712	\$2,000	1.96078%	
1713	\$2,000	1.96078%	
	\$102,000	99.99978%	

Buildings 18 through and including 63, or any of them, may be submitted in any order as Phases XVIII through LXIII of The Clearwater Bay Horizontal Property Regime. As each phase is added, the total Assigned Value of all phases submitted and constituting The Clearwater Bay Horizontal Property Regime at that time and the Percentage Interest of each Unit may be determined. In determining the Percentage Interest of each Unit, a formula is employed using the Assigned Value of each Unit set forth in this Exhibit "C", as amended for each phase added, as the numerator and the total Assigned Values of all Units (including the phase being submitted and all phases previously submitted to the Regime) as the denominator. The resulting fraction will then be expressed as a percentage rounded to the nearest .00001. The total Assigned Values assigned to each Building currently a part of the Regime and that may be constructed and submitted to the Regime as Phases XVIII through LXIII, if constructed and submitted, will be in accordance with the following schedule.

Total Assigned Values in Building 13 Submitted Herewith	\$ 6,000
Total Assigned Values in Building 17 Previously Submitted	6,000
Total Assigned Values in Building 11 Previously Submitted	6,000
Total Assigned Values in Building 14 Previously Submitted	6,000
Total Assigned Values in Building 16 Previously Submitted	6,000
Total Assigned Values in Building 1 Previously Submitted	6,000
Total Assigned Values in Building 10 Previously Submitted	6,000
Total Assigned Values in Building 12 Previously Submitted	6,000
Total Assigned Values in Building 7 Previously Submitted	6,000
Total Assigned Values in Building 15 Previously Submitted	6,000
Total Assigned Values in Building 6 Previously Submitted	6,000
Total Assigned Values in Building 8 Previously Submitted	6,000
Total Assigned Values in Building 9 Previously Submitted	6,000
Total Assigned Values in Building 4 Previously Submitted	6,000
Total Assigned Values in Building 5 Previously Submitted	6,000
Total Assigned Values in Building 3 Previously Submitted	6,000
Total Assigned Values in Building 2 Previously Submitted	6,000
Total Assigned Values in Proposed Building 18	6,000
Total Assigned Values in Proposed Building 19	6,000
Total Assigned Values in Proposed Building 20	6,000
Total Assigned Values in Proposed Building 21	6,000
Total Assigned Values in Proposed Building 22	6,000
Total Assigned Values in Proposed Building 23	6,000
Total Assigned Values in Proposed Building 24	6,000
Total Assigned Values in Proposed Building 25	6,000
Total Assigned Values in Proposed Building 26	6,000
Total Assigned Values in Proposed Building 27	6,000
Total Assigned Values in Proposed Building 28	6,000
Total Assigned Values in Proposed Building 29	6,000
Total Assigned Values in Proposed Building 30	6,000
Total Assigned Values in Proposed Building 31	6,000

Total Assigned Values in Proposed Building 32	6,000
Total Assigned Values in Proposed Building 33	6,000
Total Assigned Values in Proposed Building 34	6,000
Total Assigned Values in Proposed Building 35	6,000
Total Assigned Values in Proposed Building 36	6,000
Total Assigned Values in Proposed Building 37	6,000
Total Assigned Values in Proposed Building 38	6,000
Total Assigned Values in Proposed Building 39	6,000
Total Assigned Values in Proposed Building 40	6,000
Total Assigned Values in Proposed Building 41	6,000
Total Assigned Values in Proposed Building 42	6,000
Total Assigned Values in Proposed Building 43	6,000
Total Assigned Values in Proposed Building 44	6,000
Total Assigned Values in Proposed Building 45	6,000
Total Assigned Values in Proposed Building 46	6,000
Total Assigned Values in Proposed Building 47	6,000
Total Assigned Values in Proposed Building 48	6,000
Total Assigned Values in Proposed Building 49	6,000
Total Assigned Values in Proposed Building 50	6,000
Total Assigned Values in Proposed Building 51	6,000
Total Assigned Values in Proposed Building 52	6,000
Total Assigned Values in Proposed Building 53	6,000
Total Assigned Values in Proposed Building 54	6,000
Total Assigned Values in Proposed Building 55	6,000
Total Assigned Values in Proposed Building 56	6,000
Total Assigned Values in Proposed Building 57	6,000
Total Assigned Values in Proposed Building 58	6,000
Total Assigned Values in Proposed Building 59	6,000
Total Assigned Values in Proposed Building 60	6,000
Total Assigned Values in Proposed Building 61	6,000
Total Assigned Values in Proposed Building 62	6,000
Total Assigned Values in Proposed Building 63 (TBD - 3 max. Units)	<u>6,000</u>

Total Assigned Values of the Project, If All Phases Remaining Are Constructed and Submitted \$ 378,000

As an example, if Building 18, composed of 3 Units, is added as Phase XVIII, the total Assigned Values in Phases I – XVII (\$102,000) would be added to the additional Assigned Values in Phase XVIII (\$6,000), so that, following submission the total Assigned Values in Phases I – XVIII would be \$108,000.00. To determine the Percentage Interest of Unit 1811 if Phase XVIII is added to Phases I – XVII and those phases constitute the entire Regime, the following formula would be used:

ASSIGNED VALUE	<u>\$ 2,000</u>	=	1.85185%
TOTAL ASSIGNED VALUES	\$108,000		