STATE OF SOUTH CAROLINA)	THIRTY-FIFTH AMENDMENT TO THE MASTER
)	DEED OF THE CLEARWATER BAY
COUNTY OF HORRY)	HORIZONTAL PROPERTY REGIME (Bldg. 26)

WITNESSETH:

WHEREAS, the Developer, by "Master Deed of The Clearwater Bay Horizontal Property Regime" recorded February 7, 2007 in Deed Book 3220 at Page 327 of the Horry County Register of Deeds, together with all amendments and supplements thereto (hereinafter collectively "Master Deed"), created a horizontal property regime upon certain property situate in Horry County, South Carolina; and

WHEREAS, pursuant to <u>Section 14.2</u> of the Master Deed, the Developer retained the right to expand the Regime by constructing additional Units on any portion of the Common Area previously submitted to the Regime; and

WHEREAS, Developer desires to amend the Master Deed to submit to the Regime additional Units it has constructed.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Developer does hereby exercise its right under the Master Deed to expand the Regime by adding as Phase 35 thereto one (1) Building, Building 26, containing three (3) Units, which shall be held, transferred, sold, conveyed, given, donated, leased and occupied subject to the covenants, restrictions, conditions, easements and affirmative obligations set forth in the Master Deed as amended herein, and as may be amended from time to time, and does further declare as follows:

- I. <u>Definitions</u>. The words used in this Thirty-Fifth Amendment, unless the context shall clearly indicate otherwise, shall have the same meanings as set forth in the Master Deed.
- II. Addition of Building 26 as Phase 35. Exhibit "B" to the Master Deed is hereby supplemented by the addition of Exhibit "B-28", which is attached hereto and incorporated herein by reference. The Plans of the Regime shall include the site plans and floor plans for Building 26, which are recorded simultaneously herewith, as referred to in Exhibit "B-28."
- III. <u>Amendment of Exhibit "C"</u>. Exhibit "C" to the Master Deed, the "Schedule of Assigned Values and Percentage Interests in the Common Elements," is deleted in its entirety and replaced with a new Exhibit "C" which is attached hereto and incorporated herein by reference.

Instrument#: 2012000147502, DEED BK: 3627 PG: 1700 DOCTYPE: 069 12/19/2012 at 01:45:12 PM, 1 OF 10 BALLERY V. SKIPPER, HORRY COUNTY, SC REGISTRAR OF DEEDS

- 1

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

WITNESSES Mesca Many	CENTEX HOMES, a Nevada general partnership By: Centex Real Estate Corporation, Its: Managing General Partner By: Matt Raines Its: Vice President of Land: Coastal Carolinas Division
STATE OF SOUTH CAROLINA COUNTY OF BERKELEY) ACKNOWLEDGMENT)
by Matt Raines, the Vice President of	acknowledged before me this 17 day of December, 2012 of Land: Coastal Carolinas Division for Centex Real Estate Partner of Centex Homes, a Nevada general partnership.
	Havannah Mompoon Notary Public of South Carolina

My Commission Expires 11.19.19

Exhibit "B-28"

SITE PLANS AND FLOOR PLANS THE CLEARWATER BAY HORIZONTAL PROPERTY REGIME

PHASE 35 BUILDING 26

Exhibit "B-28" is composed of a survey showing the location of Building 26 and other improvements, as well as the vertical locations of each floor and the Units located thereon. Exhibit "B-28" also includes a set of floor plans for Building 26, which shows graphically the dimensions, area and location of each Unit in the Building, and the dimensions, area and location affording access to each Unit. The survey for Building 26 has been recorded in Plat Book 256, Page 18 (hereinafter "As-Built"), which is incorporated herein by reference; and the floor plans for Building 26 have been recorded in Condominium Cabinet 256 at Page 18 (hereinafter "Plans"), which are also incorporated herein by reference. Exhibit "B-28" further includes the matters set forth below, and includes the attached Building 26 certification letter dated November 16, 2012 by Miller Design Services, P.A., architect of the Plans.

Building 26 is two (2) stories in height, and contains three (3) Units, each containing a first and second floor. Each Unit in Building 26 is individually numbered and described as Units 2611, 2612, and 2613. Each Unit has four (4) bedrooms.

Each of the Units in Building 26 has a separate entrance door off of an exterior porch (which are Limited Common Elements). Unit 2611 has four (4) full bathrooms and a courtyard area; the courtyard is also a Limited Common Element. Unit 2612 has three (3) full bathrooms and a courtyard area (the courtyard being a Limited Common Element); the buried gas tank shown on the Plans and the As-Built is a Limited Common Element for the use of Unit 2612. Unit 2613 has three and one-half (3 ½) bathrooms; it also has a screened lanai and a courtyard area, both of which are Limited Common Elements. All Units include a kitchen area, great room, dining area, utility room, and garage. The locations of each Unit and the floor plan for Building 26 are graphically shown on the Plans, and the As-Built shows the ground location, the elevations of each floor, and the Common Areas (both General and Limited).

As to each of the foregoing Units: All built-in kitchen appliances, the 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. All screens or privacy walls for the courtyard(s) and/or lanai areas for each, are Limited Common Elements and subject to restrictions as set forth elsewhere in the Master Deed.

The Developer shall provide to the Association plywood sheets that may be placed over all of the windows in Building 26 in the event of an impending hurricane or storm. As more particularly set forth in Section 4.2 of the Master Deed, the Association shall make such plywood sheets available to each Building 26 Unit Owner in the event the Association does not undertake to install or remove the same.

ARCHITECT'S CERTIFICATION LETTER Attached Here



Allison A. Murphy Counselor & Attorney at Law, PC 25 Lumbee Ct. Unit 3 Pawleys Island, SC 29585 allisonadamsmurphy@gmail.com 843.251.6035

Re: Clearwater Bay, Building No. 26

6244 Catalina Drive 2611, 2612, and 2613

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 November 16, 2012



EXHIBIT "C"

Schedule of Assigned Values and Percentage Interests in the Common Elements

The percentage of each Unit's title and interest in the Common Elements (both General and Limited) which is appurtenant to each Unit, is based on the proportionate value of each Unit to the value of the total Regime as set forth below.

For purposes of the Act, and pursuant to the terms of the Master Deed, the percentage interest appurtenant to each Unit of the Regime shall be established in accordance with the following formula:

$$\frac{V}{A}$$
 = I

"P" - Percentage Interest of each Unit

"V" - Valuation of the Unit set forth

"A" - Aggregate Valuation of all Units existing in the Regime

Each Unit in the Regime shall have an assigned statutory value of \$2,000.00, resulting in an aggregate statutory valuation (of all Units) of \$256,000.00. Based on the above values, the percentage of undivided interest in the Common Elements appurtenant to each Unit in the Regime is set forth below:

	Clearwate	er Bay	
Buildings / Units Numbering Per Horizontal Property Regime Act	Assigned Value	Percentage Interests	Propane Tank Ltd Common Element
0111	#2.000	0.70120/	
0111	\$2,000	0.7813%	
0112	\$2,000	0.7813%	
0113	\$2,000	0.7813%	
0211	\$2,000	0.7813%	
0212	\$2,000	0.7813%	
0213	\$2,000	0.7813%	
0311	\$2,000	0.7813%	
0312	\$2,000	0.7813%	
0313	\$2,000	0.7813%	
0411	\$2,000	0.7813%	
0412	\$2,000	0.7813%	
0413	\$2,000	0.7813%	
0511	\$2,000	0.7813%	
0512	\$2,000	0.7813%	
0513	\$2,000	0.7813%	

	Clearwate	r Bay	
Buildings / Units			
Numbering Per			Propane
Horizontal			Tank Ltd
Property Regime	Assigned	Percentage	Common
Act	Value	Interests	Element
	value	Interests	Element
0611	\$2,000	0.7813%	
0612	\$2,000	0.7813%	
0613	\$2,000	0.7813%	
0711	\$2,000	0.7813%	
0712	\$2,000	0.7813%	
0713	\$2,000	0.7813%	
0011	62.000	0.79120/	
0811	\$2,000	0.7813%	
0812	\$2,000	0.7813%	
0813	\$2,000	0.7813%	
0911	\$2,000	0.7813%	
0912	\$2,000	0.781376	
0912	\$2,000	0.7813%	
0913	\$2,000	0.7813%	
1011	\$2,000	0.7813%	
1012	\$2,000	0.7813%	
1013	\$2,000	0.7813%	
	1 42,000	01,010,0	
1111	\$2,000	0.7813%	
1112	\$2,000	0.7813%	
1113	\$2,000	0.7813%	
1211	\$2,000	0.7813%	
1212	\$2,000	0.7813%	
1213	\$2,000	0.7813%	
1311	\$2,000	0.7813%	
1312	\$2,000	0.7813%	
1313	\$2,000	0.7813%	
Na a a	00.000	0.501001	
1411	\$2,000	0.7813%	
1412	\$2,000	0.7813%	
1413	\$2,000	0.7813%	
1511	\$2,000	0.7813%	
1512	\$2,000	0.7813%	
1513	\$2,000	0.7813%	
1313	\$2,000	0.701370	

	Clearwate	r Bay	
Buildings / Units			
Numbering Per			Propane
Horizontal			Tank Ltd
Property Regime	Assigned	Percentage	Common
Act	Value	Interests	Element
	Value	Interests	Biement
1611	\$2,000	0.7813%	
1612	\$2,000	0.7813%	
1613	\$2,000	0.7813%	
1711	\$2,000	0.7813%	
1712	\$2,000	0.7813%	-
1713	\$2,000	0.7813%	
1/13	\$2,000	0.781370	
1811	\$2,000	0.7813%	
1812	\$2,000	0.7813%	
1813	\$2,000	0.7813%	
1014	#2.000	0.701007	-
1911	\$2,000	0.7813%	T OF PE 101
1912	\$2,000	0.7813%	LCE PT 1912
1913	\$2,000	0.7813%	
2011	\$2,000	0.7813%	
2012	\$2,000	0.7813%	
2013	\$2,000	0.7813%	
2111	\$2,000	0.7813%	
2111		0.7813%	LCE PT 2112
	\$2,000		LCE PI 2112
2113	\$2,000	0.7813%	
2211	\$2,000	0.7813%	
2212	\$2,000	0.7813%	
2213	\$2,000	0.7813%	
2411	02.000	0.70120/	
2411	\$2,000	0.7813%	
2412	\$2,000	0.7813%	-
2413	\$2,000	0.7813%	
2611	\$2,000	0.7813%	
2612	\$2,000	0.7813%	LCE PT 2612
2613	\$2,000	0.7813%	
2701	00.000	0.701007	
3701	\$2,000	0.7813%	
3702	\$2,000	0.7813%	-
3703	\$2,000	0.7813%	

	Clearwate	er Bay	
Buildings / Units Numbering Per Horizontal			Propane
Property Regime			Tank Ltd
Act	Assigned	Percentage	Common
1100	Value	Interests	Element
3704	\$2,000	0.7813%	
3705	\$2,000	0.7813%	
3706	\$2,000	0.7813%	
3801	\$2,000	0.7813%	
3802	\$2,000	0.7813%	
3803	\$2,000	0.7813%	
3804	\$2,000	0.7813%	
3805	\$2,000	0.7813%	
3901	\$2,000	0.7813%	
3902	\$2,000	0.7813%	
3903	\$2,000	0.7813%	
3904	\$2,000	0.7813%	
3905	\$2,000	0.7813%	
3703	\$2,000	0.781370	
4101	\$2,000	0.7813%	
4102	\$2,000	0.7813%	
4103	\$2,000	0.7813%	
4104	\$2,000	0.7813%	
4311	\$2,000	0.7813%	
4312	\$2,000	0.7813%	
4313	\$2,000	0.7813%	
4401	\$2,000	0.7813%	
4402	\$2,000	0.7813%	
4403	\$2,000	0.7813%	
4404	\$2,000	0.7813%	
4405	\$2,000	0.7813%	
4406	\$2,000	0.7813%	
4501	\$2,000	0.7813%	
4502	\$2,000	0.7813%	
4503	\$2,000	0.7813%	
4504	\$2,000	0.7813%	
4505	\$2,000	0.7813%	
4601	\$2,000	0.7813%	
4602	\$2,000	0.7813%	

	Clearwate	r Bay	
Buildings / Units Numbering Per Horizontal Property Regime Act	Assigned Value	Percentage Interests	Propane Tank Ltd Common Element
4603	\$2,000	0.7813%	
4604	\$2,000	0.7813%	
4605	\$2,000	0.7813%	
4606	\$2,000	0.7813%	
4701	\$2,000	0.7813%	
4702	\$2,000	0.7813%	
4703	\$2,000	0.7813%	
4704	\$2,000	0.7813%	
4705	\$2,000	0.7813%	
4706	\$2,000	0.7813%	
4801	\$2,000	0.7813%	LCE PT 4801
4802	\$2,000	0.7813%	
4803	\$2,000	0.7813%	
4804	\$2,000	0.7813%	
4901	\$2,000	0.7813%	
4902	\$2,000	0.7813%	
4903	\$2,000	0.7813%	
4904	\$2,000	0.7813%	
4905	\$2,000	0.7813%	
4906	\$2,000	0.7813%	
	\$256,000	100%	

The aggregate statutory valuation of the Regime for all future phases shall be \$122,000.00, which, if added to the existing aggregate valuation (\$256,000.00), shall result in a total statutory value for Clearwater Bay of \$378,000.00. In the event the Developer elects to expand the Regime as provided herein, the percentage interests of each Unit may be adjusted in accordance with the formula set forth above.

By way of example, if the Regime is expanded to include an additional 3 Units, each having an assigned statutory valuation of \$2,000.00, the total assigned value for the Regime would be increased by \$6,000.00, for a total assigned value amount of \$262,000.00. The percentage interests of each Unit would then be adjusted in accordance with the formula provided above:

$$V = \$2,000$$

$$A = \$262,000$$

$$P = 0.7634\%$$

NOTE: THESE VALUATIONS ARE FOR PURPOSES OF THE SOUTH CAROLINA HORIZONTAL PROPERTY ACT