STATE OF SOUTH CAROLINA)	THIRTY-SIXTH AMENDMENT TO THE MASTER
)	DEED OF THE CLEARWATER BAY
COUNTY OF HORRY)	HORIZONTAL PROPERTY REGIME (Bldg. 33)

THIS THIRTY-SIXTH AMENDMENT TO MASTER DEED OF THE CLEARWATER BAY HORIZONTAL PROPERTY REGIME (the "Thirty-Sixth Amendment") is made this ____ day of January of 2013, by Centex Homes, a Nevada general partnership, hereinafter called "Developer."

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 36 thereto one (1) Building, Building 33, containing six (6) 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-Sixth Amendment, unless the context shall clearly indicate otherwise, shall have the same meanings as set forth in the Master Deed.
- II. <u>Addition of Building 33 as Phase 36.</u> Exhibit "B" to the Master Deed is hereby supplemented by the addition of Exhibit "B-29", which is attached hereto and incorporated herein by reference. The Plans of the Regime shall include the site plans and floor plans for Building 33, which are recorded simultaneously herewith, as referred to in Exhibit "B-29."
- 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#: 2013000001505, DEED BK: 3630 PG: 906 DOCTYPE: 069 01/04/2013 at 01:21:15 PM, 1 OF 11 BALLERY V. SKIPPER, HORRY COUNTY, SC REGISTRAR OF DEEDS

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

WITNESSES MOLT MOSO		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 La	nowledged before me this 307 day of December, 2012 nd: Coastal Carolinas Division for Centex Real Estate or of Centex Homes, a Nevada general partnership.

Notary Public of South Carolina

My Commission Expires

Exhibit "B-29"

SITE PLANS AND FLOOR PLANS THE CLEARWATER BAY HORIZONTAL PROPERTY REGIME

PHASE 36 BUILDING 33

Exhibit "B-29" is composed of a survey showing the location of Building 33 and other improvements, as well as the vertical locations of each floor and the Units located thereon. Exhibit "B-29" also includes a set of floor plans for Building 33, 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 33 has been recorded in Plat Book 256, Page 279 (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 280 (hereinafter "Plans"), which are also incorporated herein by reference. Exhibit "B-29" further includes the matters set forth below, and includes the attached Building 33 certification letter dated December 21, 2012 by Miller Design Services, P.A., architect of the Plans.

Building 33 is two (2) stories in height, and contains six (6) Units, each containing a first and second floor. Each Unit in Building 33 is individually numbered and described as Units 3301, 3302, 3303, 3304, 3305, and 3306. Each Unit has three (3) bedrooms.

Each of the Units in Building 33 has a separate entrance door off of an exterior porch (each of which is a Limited Common Element). All six (6) Units have and three and one-half (3 ½) bathrooms and a patio area located at the rear of the Unit; each patio is 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 3306. Units 3301 and 3305 have a screened-in porch in addition to the patio(s), which are also 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 33 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 for the screened-in porches (for Units 3301 and 3305), 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 33 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 33 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 allison@aamlaw.net 843.251.6035

Re: Clearwater Bay, Building No. 33

6244 Catalina Drive 3301, 3302, 3303, 3304, 3305, and 3306

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 December 21, 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:

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

"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 \$268,000.00. 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	0.7463%	
0112	\$2,000	0.7463%	
0113	\$2,000	0.7463%	
0211	\$2,000	0.7463%	
0212	\$2,000	0.7463%	
0213	\$2,000	0.7463%	
0311	\$2,000	0.7463%	
0312	\$2,000	0.7463%	
0313	\$2,000	0.7463%	
0411	\$2,000	0.7463%	
0412	\$2,000	0.7463%	
0413	\$2,000	0.7463%	
0511	\$2,000	0.7463%	
0512	\$2,000	0.7463%	
0513	\$2,000	0.7463%	

Clearwater Bay			
Buildings / Units Numbering Per Horizontal Property Regime Act	Assigned Value	Percentage Interests	Propane Tank Ltd Common Element
0611	\$2,000	0.7463%	
0612	\$2,000	0.7463%	
0613	\$2,000	0.7463%	
	00.00	0.546004	
0711	\$2,000	0.7463%	
0712	\$2,000	0.7463%	
0713	\$2,000	0.7463%	
0811	\$2,000	0.7463%	
0812	\$2,000	0.7463%	
0813	\$2,000	0.7463%	
0015	Ψ2,000	0.710370	
0911	\$2,000	0.7463%	
0912	\$2,000	0.7463%	
0913	\$2,000	0.7463%	
1011	\$2,000	0.7463%	
1012	\$2,000	0.7463%	
1013	\$2,000	0.7463%	
1111	\$2,000	0.7463%	
1112	\$2,000	0.7463%	
1113	\$2,000	0.7463%	
		0.546004	
1211	\$2,000	0.7463%	
1212	\$2,000	0.7463%	
1213	\$2,000	0.7463%	
1311	\$2,000	0.7463%	
1312	\$2,000	0.7463%	
1312	\$2,000	0.7463%	
1313	\$2,000	0.740370	
1411	\$2,000	0.7463%	
1412	\$2,000	0.7463%	
1413	\$2,000	0.7463%	
2.12	+=,000		
1511	\$2,000	0.7463%	
1512	\$2,000	0.7463%	
1513	\$2,000	0.7463%	

	Clearwate	er Bay	
Buildings / Units Numbering Per Horizontal Property Regime Act	Assigned Value	Percentage Interests	Propane Tank Ltd Common Element
1611	\$2,000	0.7463%	
1612	\$2,000	0.7463%	
1613	\$2,000	0.7463%	
1711	Φ2.000	0.746207	
1711	\$2,000	0.7463%	
1712	\$2,000	0.7463% 0.7463%	
1713	\$2,000	0.7463%	
1811	\$2,000	0.7463%	
1812	\$2,000	0.7463%	
1813	\$2,000	0.7463%	
1911	\$2,000	0.7463%	
1912	\$2,000	0.7463%	LCE PT 1912
1913	\$2,000	0.7463%	
2011	\$2,000	0.7463%	
2012	\$2,000	0.7463%	
2013	\$2,000	0.7463%	
2111	\$2,000	0.7463%	
2112	\$2,000	0.7463%	LCE PT 2112
2113	\$2,000	0.7463%	LCETT 2112
2115	\$2,000	0.740370	
2211	\$2,000	0.7463%	
2212	\$2,000	0.7463%	
2213	\$2,000	0.7463%	
2411	\$2,000	0.7463%	
2412	\$2,000	0.7463%	
2413	\$2,000	0.7463%	
2611	Φ2.000	0.746307	-
2611	\$2,000	0.7463%	LOE PT 2616
2612	\$2,000	0.7463% 0.7463%	LCE PT 2612
2613	\$2,000	0.7403%	-
3301	\$2,000	0.7463%	
3302	\$2,000	0.7463%	
3303	\$2,000	0.7463%	
3304	\$2,000	0.7463%	

Clearwater Bay			
Buildings / Units Numbering Per Horizontal Property Regime Act	Assigned Value	Percentage Interests	Propane Tank Ltd Common Element
3305	\$2,000	0.7463%	
3306	\$2,000	0.7463%	LCE PT 3306
3300	ψ2,000	0.7 10370	LCE I I 3300
3701	\$2,000	0.7463%	
3702	\$2,000	0.7463%	
3703	\$2,000	0.7463%	
5705	Ψ2,000	0.710370	
3704	\$2,000	0.7463%	
3705	\$2,000	0.7463%	
3706	\$2,000	0.7463%	
3700	\$2,000	0.710370	
3801	\$2,000	0.7463%	
3802	\$2,000	0.7463%	-
3803	\$2,000	0.7463%	
3804	\$2,000	0.7463%	
3805	\$2,000	0.7463%	
3803	\$2,000	0.740370	
3901	\$2,000	0.7463%	
3902	\$2,000	0.7463%	
3903	\$2,000	0.7463%	
3904	\$2,000	0.7463%	
3905	\$2,000	0.7463%	
4101	\$2,000	0.7463%	
4102	\$2,000	0.7463%	
4103	\$2,000	0.7463%	
4104	\$2,000	0.7463%	
4311	\$2,000	0.7463%	
4311	\$2,000	0.7463%	
4313	\$2,000	0.7463%	
1313	Ψ2,000	3.7.13370	
4401	\$2,000	0.7463%	
4402	\$2,000	0.7463%	
4403	\$2,000	0.7463%	
4404	\$2,000	0.7463%	
4405	\$2,000	0.7463%	
4406	\$2,000	0.7463%	
	A. A.	0.546504	
4501	\$2,000	0.7463%	

	Clearwate	r Bay	
Buildings / Units Numbering Per Horizontal Property Regime	Assigned	Percentage	Propane Tank Ltd Common
Act	Value	Interests	Element
4502	\$2,000	0.7463%	Liement
4503	\$2,000	0.7463%	
4504	\$2,000	0.7463%	
4505	\$2,000	0.7463%	
4601	\$2,000	0.7463%	
4602	\$2,000	0.7463%	
4603	\$2,000	0.7463%	
4604	\$2,000	0.7463%	-
4605	\$2,000	0.7463%	
4606	\$2,000	0.7463%	
4701	\$2,000	0.7463%	
4702	\$2,000	0.7463%	
4703	\$2,000	0.7463%	
4704	\$2,000	0.7463%	
4705	\$2,000	0.7463%	
4706	\$2,000	0.7463%	
4801	\$2,000	0.7463%	LCE PT 480
4802	\$2,000	0.7463%	
4803	\$2,000	0.7463%	
4804	\$2,000	0.7463%	
4901	\$2,000	0.7463%	
4902	\$2,000	0.7463%	
4903	\$2,000	0.7463%	
4904	\$2,000	0.7463%	
4905	\$2,000	0.7463%	
4906	\$2,000	0.7463%	
	\$268,000	100%	

The aggregate statutory valuation of the Regime for all future phases shall be \$110,000.00, which, if added to the existing aggregate valuation (\$268,000.00), 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 six (6) Units, each having an assigned statutory valuation of \$2,000.00, the total assigned value for the Regime would be increased

by \$12,000.00, for a total assigned value amount of \$280,000.00. The percentage interests of each Unit would then be adjusted in accordance with the formula provided above:

$$V = $2,000$$

$$A = $280,000$$

$$P = 0.7143\%$$

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