

STATE OF SOUTH CAROLINA) FORTY-THIRD AMENDMENT TO THE MASTER
)
) DEED OF THE CLEARWATER BAY
COUNTY OF HORRY) HORIZONTAL PROPERTY REGIME (Bldg. 35)

THIS FORTY-THIRD AMENDMENT TO MASTER DEED OF THE CLEARWATER BAY HORIZONTAL PROPERTY REGIME (the "Forty-Third Amendment") is made by Centex Homes, a Nevada general partnership, hereinafter called "Developer," to be effective as of the date of recording.

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 exhibits attached thereto and incorporated therein (which, together with all amendments and supplements thereto shall hereinafter collectively be 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 14.2 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.

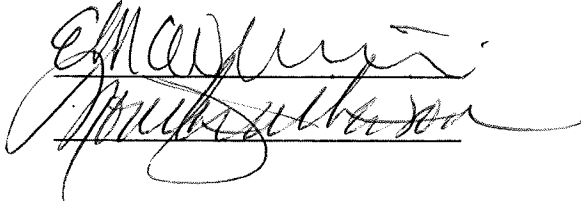
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Developer does hereby exercise its right under the Master Deed to expand the Regime by adding as Phase 42 thereto one (1) Building, Building 35, containing five (5) Units, which shall be held, transferred, sold, conveyed, given, donated, leased 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. Definitions. The words used in this Forty-Third Amendment, unless the context shall clearly indicate otherwise, shall have the same meanings as set forth in the Master Deed.
- II. Addition of Building 35 as Phase 42. Exhibit "B" to the Master Deed is hereby supplemented by the addition of Exhibit "B-34", which is attached hereto and incorporated herein by reference. The Plans of the Regime shall include the site plans and floor plans for Building 35, which are recorded simultaneously herewith, as referred to in Exhibit "B-34."
- III. Amendment of Exhibit "C". 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.

(signature page to follow) Instrument#: 2013000114411, DEED BK:
3685 PG: 3297 DOCTYPE: 069 09/23/2013
at 02:16:32 PM, 1 OF 11 BALLERY V.
SKIPPER, HORRY COUNTY, SC
REGISTRAR OF DEEDS


IN WITNESS WHEREOF, the Developer has caused this FORTY-THIRD AMENDMENT TO MASTER DEED OF THE CLEARWATER BAY HORIZONTAL PROPERTY REGIME to be executed this 17th day of September, 2013.

WITNESSES



CENTEX HOMES, a Nevada general partnership

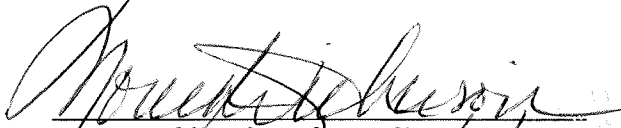
By: Centex Real Estate Corporation,
Its: Managing General Partner

By: 
Matt Raines
Its: Vice President of Land and
Acquisition, Coastal Carolinas
Division

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 17th day of September, 2013 by Matt Raines, the Vice President of Land and Acquisition, Coastal Carolinas Division for Centex Real Estate Corporation, the Managing General Partner of Centex Homes, a Nevada general partnership.


Notary Public of South Carolina
My Commission Expires 2/2/22

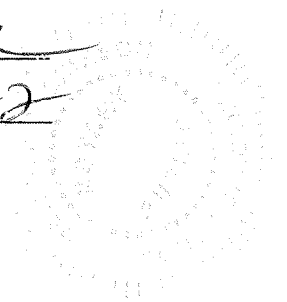


Exhibit "B-34"

SITE PLANS AND FLOOR PLANS THE CLEARWATER BAY HORIZONTAL PROPERTY REGIME

PHASE 42 BUILDING 35

Exhibit "B-34" is composed of a survey showing the location of Building 35 and other improvements, as well as the vertical locations of each floor and the Units located thereon. Exhibit "B-34" also includes a set of floor plans for Building 35, 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 35 has been recorded in Plat Book 259, Page 122 (hereinafter "As-Built"), which is incorporated herein by reference; and the floor plans for Building 35 have been recorded in Condominium Cabinet 259 at Page 123 (hereinafter "Plans"), which are also incorporated herein by reference. Exhibit "B-34" further includes the matters set forth below, and includes the attached Building 35 certification letter dated August 25, 2013 by Miller Design Services, P.A., architect of the Plans.

Building 35 is two (2) stories in height, and contains five (5) Units, each containing a first and second floor. Each Unit in Building 35 is individually numbered and described as Units 3501, 3502, 3503, 3504, and 3505. Units 3501, 3502, and 3503 have three (3) bedrooms and two and one-half (2 ½) bathrooms, and Units 3504 and 3505 and 2713 four (4) bedrooms and three and one-half (3 ½) bathrooms.

Each of the Units in Building 35 has a separate entrance door off of an exterior porch (each of which are Limited Common Elements). Units 3501 and 3504 have covered patios, Units 3502 and 3503 have uncovered patios, and Unit 3505 has a screen porch; each patio, along with the screened in porch, is a Limited Common Element for the exclusive use of the respective Unit. All Units include a kitchen area, a great or family room, a dining area, and a garage. The locations of each Unit and the floor plan for Building 35 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 porch off Unit 3505 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 35 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 35 Unit Owner in the event the Association does not undertake to install or remove the same.

ARCHITECT'S CERTIFICATION LETTER
Attached Here



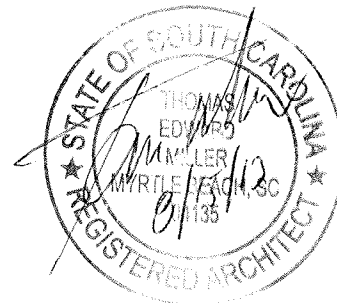
Allison A. Murphy
Counselor & Attorney at Law, PC
10698 Ocean Highway
Pawleys Island, SC 29585
allison@aamlaw.net
843.314.0012
F. 843.237.7967

Re: Clearwater Bay, Building No. 35
6244 Catalina Drive 3501, 3502, 3503, 3504, and 3505
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
August 15, 2013



Miller Design Services, 3991-A Dick Pond Rd, Myrtle Beach, South Carolina,
650-6798, Fax 650-6797

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 \$308,000.00. 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:

Clearwater Bay			
Buildings / Units Numbering Per Horizontal Property Regime Act	Assigned Value	Percentage Interests	Propane Tank Ltd Common Element
0111	\$2,000	0.6494%	
0112	\$2,000	0.6494%	
0113	\$2,000	0.6494%	
0211	\$2,000	0.6494%	
0212	\$2,000	0.6494%	
0213	\$2,000	0.6494%	
0311	\$2,000	0.6494%	
0312	\$2,000	0.6494%	
0313	\$2,000	0.6494%	
0411	\$2,000	0.6494%	
0412	\$2,000	0.6494%	
0413	\$2,000	0.6494%	
0511	\$2,000	0.6494%	
0512	\$2,000	0.6494%	

Clearwater Bay			
Buildings / Units Numbering Per Horizontal Property Regime Act	Assigned Value	Percentage Interests	Propane Tank Ltd Common Element
0513	\$2,000	0.6494%	
0611	\$2,000	0.6494%	
0612	\$2,000	0.6494%	
0613	\$2,000	0.6494%	
0711	\$2,000	0.6494%	
0712	\$2,000	0.6494%	
0713	\$2,000	0.6494%	
0811	\$2,000	0.6494%	
0812	\$2,000	0.6494%	
0813	\$2,000	0.6494%	
0911	\$2,000	0.6494%	
0912	\$2,000	0.6494%	
0913	\$2,000	0.6494%	
1011	\$2,000	0.6494%	
1012	\$2,000	0.6494%	
1013	\$2,000	0.6494%	
1111	\$2,000	0.6494%	
1112	\$2,000	0.6494%	
1113	\$2,000	0.6494%	
1211	\$2,000	0.6494%	
1212	\$2,000	0.6494%	
1213	\$2,000	0.6494%	
1311	\$2,000	0.6494%	
1312	\$2,000	0.6494%	
1313	\$2,000	0.6494%	
1411	\$2,000	0.6494%	
1412	\$2,000	0.6494%	
1413	\$2,000	0.6494%	
1511	\$2,000	0.6494%	
1512	\$2,000	0.6494%	
1513	\$2,000	0.6494%	

Clearwater Bay			
Buildings / Units Numbering Per Horizontal Property Regime Act	Assigned Value	Percentage Interests	Propane Tank Ltd Common Element
2611	\$2,000	0.6494%	
2612	\$2,000	0.6494%	LCE PT 2612
2613	\$2,000	0.6494%	
2711	\$2,000	0.6494%	LCE PT 2711
2712	\$2,000	0.6494%	LCE PT 2712
2713	\$2,000	0.6494%	
2811	\$2,000	0.6494%	
2812	\$2,000	0.6494%	
2812	\$2,000	0.6494%	LCE PT 2812
3301	\$2,000	0.6494%	
3302	\$2,000	0.6494%	
3303	\$2,000	0.6494%	
3304	\$2,000	0.6494%	
3305	\$2,000	0.6494%	
3306	\$2,000	0.6494%	LCE PT 3306
3501	\$2,000	0.6494%	
3502	\$2,000	0.6494%	
3503	\$2,000	0.6494%	
3504	\$2,000	0.6494%	
3505	\$2,000	0.6494%	
3701	\$2,000	0.6494%	
3702	\$2,000	0.6494%	
3703	\$2,000	0.6494%	
3704	\$2,000	0.6494%	
3705	\$2,000	0.6494%	
3706	\$2,000	0.6494%	
3801	\$2,000	0.6494%	
3802	\$2,000	0.6494%	
3803	\$2,000	0.6494%	
3804	\$2,000	0.6494%	
3805	\$2,000	0.6494%	
3901	\$2,000	0.6494%	
3902	\$2,000	0.6494%	

Clearwater Bay			
Buildings / Units Numbering Per Horizontal Property Regime Act	Assigned Value	Percentage Interests	Propane Tank Ltd Common Element
3903	\$2,000	0.6494%	
3904	\$2,000	0.6494%	
3905	\$2,000	0.6494%	
4101	\$2,000	0.6494%	
4102	\$2,000	0.6494%	
4103	\$2,000	0.6494%	
4104	\$2,000	0.6494%	
4201	\$2,000	0.6494%	LCE PT 4211
4202	\$2,000	0.6494%	LCE PT 4212
4203	\$2,000	0.6494%	
4311	\$2,000	0.6494%	
4312	\$2,000	0.6494%	
4313	\$2,000	0.6494%	
4401	\$2,000	0.6494%	
4402	\$2,000	0.6494%	
4403	\$2,000	0.6494%	
4404	\$2,000	0.6494%	
4405	\$2,000	0.6494%	
4406	\$2,000	0.6494%	
4501	\$2,000	0.6494%	
4502	\$2,000	0.6494%	
4503	\$2,000	0.6494%	
4504	\$2,000	0.6494%	
4505	\$2,000	0.6494%	
4601	\$2,000	0.6494%	
4602	\$2,000	0.6494%	
4603	\$2,000	0.6494%	
4604	\$2,000	0.6494%	
4605	\$2,000	0.6494%	
4606	\$2,000	0.6494%	
4701	\$2,000	0.6494%	
4702	\$2,000	0.6494%	
4703	\$2,000	0.6494%	
4704	\$2,000	0.6494%	

Clearwater Bay			
Buildings / Units Numbering Per Horizontal Property Regime Act	Assigned Value	Percentage Interests	Propane Tank Ltd Common Element
4705	\$2,000	0.6494%	
4706	\$2,000	0.6494%	
4801	\$2,000	0.6494%	LCE PT 4801
4802	\$2,000	0.6494%	
4803	\$2,000	0.6494%	
4804	\$2,000	0.6494%	
4901	\$2,000	0.6494%	
4902	\$2,000	0.6494%	
4903	\$2,000	0.6494%	
4904	\$2,000	0.6494%	
4905	\$2,000	0.6494%	
4906	\$2,000	0.6494%	
	\$308,000	100%	

The aggregate statutory valuation of the Regime for all future phases shall be \$70,000.00, which, if added to the existing aggregate valuation (\$308,000.00), 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 three (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 \$314,000.00. The percentage interests of each Unit would then be adjusted in accordance with the formula provided above:

$$\frac{V = \$2,000}{A = \$314,000} \quad P = 0.6369\%$$

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