

STATE OF SOUTH CAROLINA )	FIRST AMENDMENT
)	TO THE MASTER DEED OF
)	THE RETREAT AT CHARLESTON
)	NATIONAL COUNTRY CLUB
COUNTY OF CHARLESTON )	HORIZONTAL PROPERTY REGIME

KNOW ALL MEN BY THESE PRESENTS, that this First Amendment to the Master Deed of The Retreat at Charleston National Country Club Horizontal Property Regime is made on the date hereinafter set forth by Winston-Carlyle Charleston National, LLC, a South Carolina limited liability company, hereinafter referred to as "Grantor":

WITNESSETH

WHEREAS, Grantor has heretofore committed certain real property to The Retreat at Charleston National Country Club Horizontal Property Regime by Master Deed of The Retreat at Charleston National Country Club Horizontal Property Regime (the "Master Deed"), which Master Deed is recorded in the RMC Office for Charleston County, South Carolina in Deed Book N546, Page 778, as amended; and

WHEREAS, all of the said terms of said Master Deed and amendments shall apply as well in this First Amendment except as herein modified; and

WHEREAS, said Master Deed provides for the inclusion of additional phases in said Horizontal Property Regime; and

WHEREAS, Grantor wishes to annex additional property, improvements and Condominium Units as defined in the Master Deed and amend said Master Deed for the purposes of creating Phase II of the Horizontal Property Regime; and,

NOW THEREFORE, Grantor does hereby submit the property described in Exhibit A attached hereto, being more particularly described hereinafter in this Amendment and Exhibits hereto, to the provisions of the Horizontal Property Act of South Carolina, Title 27, Chapter 31, South Carolina Code of Laws, (1976) and does further submit said property to the provisions of the Master Deed of The Retreat at Charleston National Country Club Horizontal Property Regime and the Exhibits thereto, as amended, the same being recorded in the RMC Office of Charleston County, South Carolina in Deed Book N546, Page 778.

## ARTICLE I

The Property hereby committed by this Amendment to the aforesaid Master Deed, means and includes that property shown as contained within The Retreat at Charleston National Country Club Horizontal Property Regime, Phase II, as described in the Exhibits to this Amendment, and includes the land, buildings, all improvements and structures thereon and all easements, rights and appurtenances belonging thereto as described in the Exhibits to this Amendment, and as subject to all easements, rights of way, rights of use, restrictions obligations and covenants as described in this Amendment, the aforesaid Master Deed, the Exhibits thereto and hereto and of record. Therefore, the property committed to The Retreat at Charleston National Country Club Horizontal Property Regime consists of the property heretofore committed in the Master Deed and in addition thereto, that property described in said Master Deed and the Exhibits thereto and herein in the Exhibits hereto as Phase II.

## ARTICLE II

The percentage of undivided interest in the Common Area of the property and share in the common expenses and assessments and common surplus appurtenant to each Condominium Unit represented is shown in Exhibit D to this First Amendment.

## ARTICLE III

1. The location, dimensions and approximate square footage of each Condominium Unit in Phase II are shown and described in the Exhibits to this First Amendment. All real property and improvements not included within the Condominium Units as Condominium Units as defined in the Master Deed, are and shall be Common Area. There is hereby granted to each Unit Owner an easement for ingress and egress to the Condominium Units as set forth in the Master Deed and Exhibits hereto as well as a grant of any easement of ingress and egress set forth in this First Amendment or the Exhibits attached hereto.

2. A general description of the Six Buildings and Twenty (20) Residential Units which are to be sold in fee simple and the designation of each Condominium Unit by number together with an expression of its location, area, and other data necessary for its identification is set forth in Exhibit C attached hereto and incorporated herein by reference. The Condominium Units are more particularly located, described and designated on Exhibit B attached hereto (reference being made to Plat Book EJ Page \* in the RMC Office for Charleston County for a more complete location and description) and on the set of elevation and floor plans attached hereto as Exhibit C and incorporated herein by reference. \*pages 917, 918 and 919.

In addition to the description of each Condominium Unit as may be seen by reference to Exhibits attached hereto, each Condominium Unit is described as set forth in the Master Deed in Article 3.2 (a) and (b). The owners of each Condominium Unit shall be responsible for the maintenance, repair and upkeep of the Condominium Unit.

ARTICLE IV

All terms, restriction, rules covenants and conditions set forth in the Master Deed of The Retreat at Charleston National Country Club Horizontal Property Regime shall remain unchanged except as provided herein and shall be, and hereby are, binding upon all present and future Owners in Phase II, their mortgagees and lien holders and the Grantor, except to the extent inclusion of Phase II within the Regime require a necessary change. The foregoing Master Deed and all Amendments shall be construed together as to create one unified Horizontal Property Regime, pursuant to the laws of the State of South Carolina.

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JULY 5, 2006  
PROPERTY DESCRIPTION  
PHASE 2, CHARLESTON NATIONAL COUNTRY CLUB

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING AND BEING IN CHARLESTON COUNTY, STATE OF SOUTH CAROLINA, IN THE TOWN OF MOUNT PLEASANT, NEAR THE INTERSECTION OF NATIONAL DRIVE & VICTORY POINTE DRIVE AND BEING MORE FULLY SHOWN AND DESIGNATED ON A PLAT ENTITLED "PLAT SHOWING THE SUBDIVISION OF TRACT L, INTO NEW PHASE 2 (9.544 AC.), A NEW 50' INGRESS/EGRESS EASEMENT (0.451 AC.), AND TRACT L RESIDUAL (26.303 AC.), CHARLESTON NATIONAL COUNTRY CLUB, PROPERTY OF WINSTON-CARLYLE CHARLESTON NATIONAL LLC., LOCATED IN THE TOWN OF MOUNT PLEASANT, CHARLESTON COUNTY, SOUTH CAROLINA, DATED MAY 1, 2006 BY RICHARD A. ALDRIDGE, SCPLS NO. 20854 AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT'

TO FIND THE POINT OF BEGINNING LOCATE THE CENTERLINE INTERSECTION OF NATIONAL DRIVE & VICTORY POINTE DRIVE TO A POINT, THENCE RUNNING ALONG THE CENTERLINE OF NATIONAL DRIVE IN A SOUTHWESTERLY DIRECTION  $S48^{\circ}05'13''W$  FOR A DISTANCE OF 147.06' TO A POINT, THENCE RUNNING ALONG THE CENTERLINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00', A ARC LENGTH OF OF 22.85', A CHORD DISTANCE OF 22.80' AND A CHORD BEARING OF  $S41^{\circ}32'31''W$  TO A POINT, THENCE RUNNING ALONG THE CENTERLINE IN A SOUTHWESTERLY DIRECTION  $S34^{\circ}59'49''W$  FOR A DISTANCE OF 51.78' TO A POINT, THENCE RUNNING ALONG THE CENTERLINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 195.00', A ARC LENGTH OF 125.99', A CHORD DISTANCE OF 123.81' AND A CHORD BEARING OF  $S53^{\circ}30'24''W$  TO A POINT, THENCE RUNNING ALONG THE CENTERLINE IN A SOUTHWESTERLY DIRECTION  $S72^{\circ}00'59''W$  FOR A DISTANCE OF 58.17' TO A POINT, THENCE RUNNING ALONG THE CENTERLINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00', A ARC LENGTH OF 91.92', A CHORD DISTANCE OF 88.72' AND A CHORD BEARING OF  $S45^{\circ}40'58''W$  TO A POINT, THENCE RUNNING ALONG THE CENTERLINE IN A SOUTHWESTERLY DIRECTION  $S19^{\circ}20'56''W$  FOR A DISTANCE OF 55.27' TO A POINT, THENCE RUNNING ALONG THE CENTERLINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00', A ARC LENGTH OF 41.44', A CHORD DISTANCE OF 41.15' AND A CHORD BEARING OF  $S31^{\circ}13'16''W$  TO A POINT, THENCE RUNNING ALONG THE CENTERLINE IN A SOUTHWESTERLY DIRECTION  $S43^{\circ}05'36''W$  FOR A DISTANCE OF 64.76' TO A POINT, THE POINT OF BEGINNING, THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION  $S42^{\circ}45'46''E$  FOR A DISTANCE OF 25.07' TO A  $\frac{1}{4}$ " REBAR SET ON THE SOUTHERN RIGHT OF WAY OF NATIONAL DRIVE, THENCE RUNNING IN A SOUTHEASTERLY DIRECTION  $S42^{\circ}45'46''E$  FOR A DISTANCE OF 230.50' TO A  $\frac{1}{4}$ " REBAR, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION

S53°26'50"W FOR A DISTANCE OF 106.96' TO A ¾" REBAR, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION S39°30'46"W FOR A DISTANCE OF 468.97' TO A ¾" REBAR SET, THENCE TURNING AND RUNNING IN A NORTHWESTERLY DIRECTION N50°29'14"W FOR A DISTANCE OF 99.94' TO A ¾" REBAR SET, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION S39°25'20"W FOR A DISTANCE OF 138.32' TO A ¾" REBAR SET, THENCE TURNING AND RUNNING IN A NORTHWESTERLY DIRECTION N46°42'22"W FOR A DISTANCE OF 179.42' TO A ¾" REBAR SET, THENCE TURNING AND RUNNING IN A NORTHWESTERLY DIRECTION N42°42'59"W FOR A DISTANCE OF 26.53' TO A ¾" REBAR SET ON THE SOUTHERN RIGHT OF WAY OF NATIONAL DRIVE, THENCE RUNNING IN NORTHWESTERLY DIRECTION N42°42'59"W FOR A DISTANCE OF 50.59' TO A ¾" REBAR SET ON THE NORTHERN RIGHT OF WAY OF NATIONAL DRIVE, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N42°42'59"W FOR A DISTANCE OF 334.02' TO A ¾" REBAR SET, THENCE TURNING AND RUNNING IN A NORTHEASTERLY DIRECTION N47°17'01"E FOR A DISTANCE OF 733.52' TO A ¾" REBAR, THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION S42°45'46"E FOR A DISTANCE OF 337.67 TO A ¾" REBAR SET ON THE NORTHERN RIGHT OF WAY OF NATIONAL DRIVE, THENCE RUNNING IN A SOUTHEASTERLY DIRECTION S42°45'46"E FOR A DISTANCE OF 25.07' TO A POINT, THE POINT OF BEGINNING AND CONTAINING 9.544 ACRES OR 415,737 SQUARE FEET MORE OR LESS.

SAID PROPERTY IS SUBJECT TO A 50' PUBLIC RIGHT OF WAY (0.923 AC.) AND IS NOT INCLUDED IN THE PHASE 2 TOTAL ACREAGE.

EXHIBIT A (Continued)

I HEREBY CERTIFY THAT THE METES AND BOUNDS NARRATIVE OF THE ABOVE LOT DESCRIBES A TRUE AND ACCURATE SURVEY OF THE PREMISES AND THAT THE EXHIBIT B (THE "AS-BUILT" SURVEY) ATTACHED HERETO ACCURATELY REFLECTS THE HORIZONTAL AND VERTICAL LOCATIONS OF THE IMPROVEMENTS AND OF THE COMMON ELEMENTS FOR THE RETREAT AT CHARLESTON NATIONAL COUNTRY CLUB HORIZONTAL PROPERTY REGIME SHOWN THEREON. I FURTHER CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA.



Licensed Surveyor for State of South Carolina  
SC Registration Number 20854