



## 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 III, 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 III.

## 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 Second Amendment.

## ARTICLE III

1. The location, dimensions and approximate square footage of each Condominium Unit in Phase III are shown and described in the Exhibits to this Second 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 Second Amendment or the Exhibits attached hereto.

2. A general description of the Eleven Buildings and Fifty Five (55) 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 \* 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. Also enclosed as part of Exhibit C is an inventory of the common space in the units for all units submitted to the Regime.

\* EK 323  
EK 326  
EK 327  
EK 328

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 III, their mortgagees and lien holders and the Grantor, except to the extent inclusion of Phase III 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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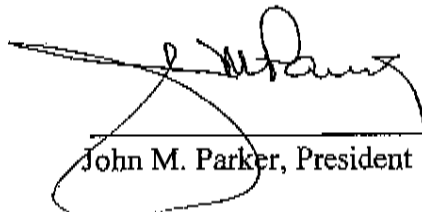
FOR GOOD AND VALUABLE CONSIDERATION the receipt whereof is hereby acknowledged, The Retreat at Charleston National Country Club Property Owners Association, Inc., hereby agrees to and does on behalf of itself and all its present and future Unit Owners, accept all the benefits and all the duties, responsibilities, obligations and burdens imposed upon it and them by the provisions of this Second Amendment to the Master Deed together with all the Exhibits hereto and as set forth in the Act.

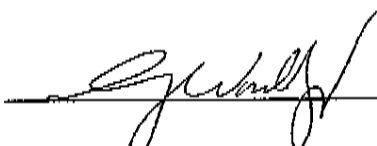
In Witness Whereof, the above-named The Retreat at Charleston National Country Club Property Owners Association, Inc. has executed this Second Amendment to the Master Deed of The Retreat at Charleston National Country Club Horizontal Property Regime this 14<sup>th</sup> day of December, 2006.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

THE RETREAT AT CHARLESTON NATIONAL  
COUNTRY CLUB PROPERTY OWNERS  
ASSOCIATION, INC.

  
\_\_\_\_\_

  
\_\_\_\_\_  
John M. Parker, President

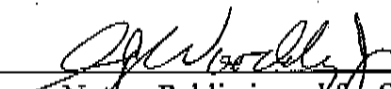
  
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STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF CHARLESTON    )

ACKNOWLEDGMENT

I, the undersigned, a Notary public for South Carolina, do hereby certify that John M. Parker as President of The Retreat at Charleston National Country Club Property Owners Association, Inc. personally appeared before me this day and acknowledged the due execution of the foregoing instrument, as the act and deed of said company.

Witness my hand and official seal this 14<sup>th</sup> day of July, 2005.

  
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Notary Public in and for SC  
My Commission Expires: 11/13/12

DECEMBER 14, 2006  
PROPERTY DESCRIPTION  
TRACT L-3, CHARLESTON NATIONAL COUNTRY CLUB

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING AND BEING IN CHARLESTON COUNTY, IN THE TOWN OF MOUNT PLEASANT, NEAR THE INTERSECTION OF NATIONAL DRIVE AND VICTORY POINTE DRIVE AND BEING MORE FULLY SHOWN AND DESIGNATED ON A PLAT ENTITLED "PLAT SHOWING COMBINING OF PHASES 1, 2 AND 3 TO FORM NEW TRACT L-3, (27.704 A.C.), PROPERTY OF WINSTON-CARLYLE CHARLESTON NATIONAL, LLC., LOCATED IN THE TOWN OF MOUNT PLEASANT, CHARLESTON COUNTY, SOUTH CAROLINA AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

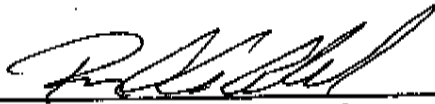
TO FIND THE POINT OF BEGINNING LOCATE THE CENTERLINE INTERSECTION OF NATIONAL DRIVE AND VICTORY POINTE DRIVE TO A POINT, THENCE RUNNING ALONG THE CENTERLINE OF NATIONAL DRIVE IN A SOUTHWESTERLY DIRECTION  $S48^{\circ}05'13''W$  FOR A DISTANCE OF 49.93' TO A POINT, THE POINT OF BEGINNING, THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION  $S41^{\circ}54'39''E$  FOR A DISTANCE OF 30.00' TO A 5/8" REBAR FOUND, THENCE TURNING AND RUNNING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH 39.24', A CHORD LENGTH OF 35.33' AND A CHORD BEARING OF  $S86^{\circ}56'49''E$  TO A 5/8" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION  $S41^{\circ}58'53''E$  FOR A DISTANCE OF 2.27' TO A 3/4" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION  $S47^{\circ}45'59''W$  FOR A DISTANCE OF 42.46' TO A 3/4" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION  $S24^{\circ}09'21''E$  FOR A DISTANCE OF 39.28' TO A 3/4" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION  $S46^{\circ}29'21''W$  FOR A DISTANCE OF 151.84' TO A 3/4" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION  $S08^{\circ}41'07''W$  FOR A DISTANCE OF 312.62' TO A 3/4" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION  $S53^{\circ}26'50''W$  FOR A DISTANCE OF 268.72 TO A 3/4" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION  $S39^{\circ}30'46''W$  FOR A DISTANCE OF 536.07' TO A 3/4" REBAR FOUND, THENCE TURNING AND RUNNING IN A NORTHEASTERLY DIRECTION  $N86^{\circ}32'09''E$  FOR A DISTANCE OF 214.81' TO A 3/4" REBAR FOUND, THENCE TURNING AND RUNNING IN A NORTHEASTERLY DIRECTION  $N06^{\circ}52'50''E$  FOR A DISTANCE OF 50.99' TO A 3/4" REBAR FOUND, THENCE TURNING AND RUNNING IN A NORTHEASTERLY DIRECTION  $N62^{\circ}23'31''E$  FOR A DISTANCE OF 345.66' TO A 3/4" REBAR FOUND, THENCE TURNING AND RUNNING IN A NORTHEASTERLY DIRECTION  $N52^{\circ}57'54''E$  FOR A DISTANCE OF 188.94' TO A 3/4" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION  $S18^{\circ}41'56''E$  FOR A DISTANCE OF 27.13' TO A 3/4" REBAR FOUND, THENCE TURNING AND RUNNING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00', AN ARC LENGTH 42.54', A CHORD LENGTH OF 42.44'

EXHIBIT A (Continued)

AND A CHORD BEARING OF N78°16'05"E TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A NORTHEASTERLY DIRECTION N85°13'57"E FOR A DISTANCE OF 17.41' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION S04°46'03"E FOR A DISTANCE OF 112.28' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION S43°19'19"E FOR A DISTANCE OF 15.06' THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION S64°26'21"E FOR A DISTANCE OF 100.54' TO A ¾" REBAR FOUND, TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION S89°14'33"E FOR A DISTANCE OF 67.34' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION S86°22'35"E FOR A DISTANCE OF 29.46' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION S40°22'33"E FOR A DISTANCE OF 55.93' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION S49°37'36"E FOR A DISTANCE OF 33.33' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION S73°09'31"E FOR A DISTANCE OF 67.56' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION S40°00'01"E FOR A DISTANCE OF 42.10' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION S60°58'41"E FOR A DISTANCE OF 36.86' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION S69°44'00"W FOR A DISTANCE OF 33.23' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION S15°29'37"W FOR A DISTANCE OF 217.57' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION S87°56'41"W FOR A DISTANCE OF 125.14' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A NORTHWESTERLY DIRECTION N80°08'47"W FOR A DISTANCE OF 731.34' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A NORTHEASTERLY DIRECTION N06°52'50"E FOR A DISTANCE OF 44.27' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION S86°32'09"W FOR A DISTANCE OF 252.27' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A NORTHWESTERLY DIRECTION N03°42'52"W FOR A DISTANCE OF 5.03' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION S86°17'03"W FOR A DISTANCE OF 79.14' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION S56°22'24"W FOR A DISTANCE OF 132.19' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION S88°49'52"W FOR A DISTANCE OF 21.55' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A NORTHWESTERLY DIRECTION N54°04'11"W FOR A DISTANCE OF 67.39' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A NORTHWESTERLY DIRECTION N54°37'27"W FOR A DISTANCE OF 27.35' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A NORTHWESTERLY DIRECTION N54°06'50"W FOR A DISTANCE OF 10.86' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 13.56', AN ARC LENGTH 19.17', A CHORD

EXHIBIT A (Continued)

I, RICHARD A. ALDRIDGE, 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.



Richard A. Aldridge 12-14-06  
Land Surveyor  
for State of South Carolina  
SC Registration Number 20854

