



BP0281232

STATE OF SOUTH CAROLINA    )    THIRD AMENDMENT TO MASTER DEED  
   )    FOR SAWYER'S LANDING  
 COUNTY OF CHARLESTON        )    HORIZONTAL PROPERTY REGIME

WHEREAS, Turtle Bay Development, LLC (hereinafter the "Initial Developer") was the Owner of the real estate project known as Sawyer's Landing Horizontal Property Regime which is located in the Town of Mt. Pleasant, County of Charleston, State of South Carolina (hereinafter the "Regime") and;

WHEREAS, the Regime was formed in accordance with the South Carolina Horizontal Property Regime Act found in Sections 27-31-10 et seq. South Carolina Code of Laws Annotated under the terms and provisions of the Master Deed for Sawyer's Landing Horizontal Property Regime recorded in Book H645, Page 559 and subsequently amended by instruments recorded in Book 0078, Page 048 and Book 0204, Page 091 of the Charleston County RMC Office (hereinafter collectively the "Master Deed"); and

WHEREAS, Initial Developer subsequently conveyed all its right, title and interest in the Regime to Mark III Properties, LLC (hereafter "Mark III") by conveyance recorded in Book 0179, Page 265 including Developer's Rights; and

WHEREAS, by signature of the Initial Developer to this Amendment, it affirms that it conveyed and assigned the Developer rights under the terms of the Master Deed to Mark III in the Deed referenced above effective as of March 29, 2011; and

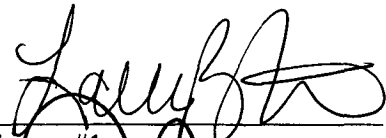
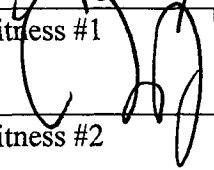
WHEREAS, Section 4 of the Master Deed provides that the Developer reserved the right to construct three (3) additional Units and to amend the Master Deed to more fully show and delineate the location of a previously proposed Unit as a completed Unit.


NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Developer, in accordance with the Master Deed, desires amend the Master Deed as follows:

1. The Master Deed is amended to include Exhibit "A", attached hereto and made a part hereof, which delineates the exact location and dimensions of Unit B-15. Exhibit "A" consists of a plat by John E. Wade Jr. SC RLS No. 13171 dated September 10, 2012 and entitled "#950 Cove Bay Lane AKA Unit B-15 Sawyer's Landing HPR At Simmons Point Town of Mount Pleasant, Charleston County, South Carolina."
2. The Master Deed is amended to include Exhibit "B", attached hereto and made a part hereof, which delineates the exact floor plans of Unit B-15. Exhibit "B" consists of the floor plans of the ground floor, 1<sup>st</sup> floor, 2<sup>nd</sup> floor and exterior elevations together with the certification of Giles N. Branch, PE, LEED SC No. 25148 as to the accuracy of the area, dimension and location of Unit B-15 and the common elements affording access thereto.

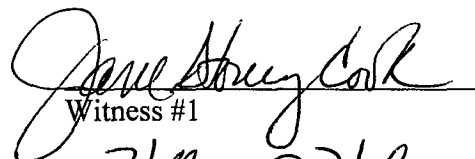

3. All other terms and provisions of the Master Deed shall remain in full force and effect.

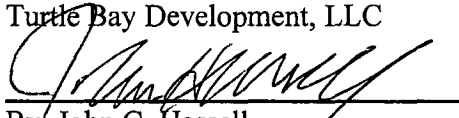
IN WITNESS WHEREOF, the undersigned have set their hands and seals this 27<sup>th</sup> day of September, 2012.

  
\_\_\_\_\_  
Witness #1  
  
\_\_\_\_\_  
Witness #2

DEVELOPER:  
Mark III Properties, LLC  
  
\_\_\_\_\_  
By: John Beeson  
Its: President

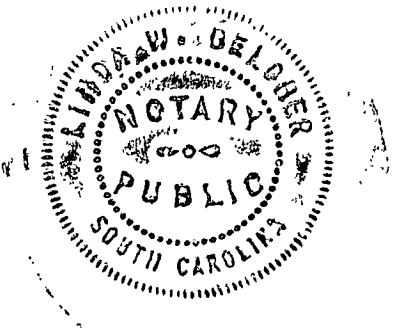
The undersigned Turtle Bay Development, LLC, as the Initial Developer of Sawyer's Landing Horizontal Property Regime, hereby affirms by the signature of John G. Hassell, its authorized Member, that Turtle Bay Development, LLC conveyed its rights as Developer under the terms and provisions of the Master Deed of Sawyers Landing Horizontal Property Regime to Mark III Properties, LLC effective March 29, 2011.

  
\_\_\_\_\_  
Witness #1  
  
\_\_\_\_\_  
Witness #2

Turtle Bay Development, LLC  
  
\_\_\_\_\_  
By: John G. Hassell  
Its: Authorized Member

STATE OF South Carolina )  
 )  
COUNTY OF Spartanburg ) ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 27<sup>th</sup> of Sept, 2012, by **MARK III PROPERTIES, INC., By John W. Beeson, Its President.**



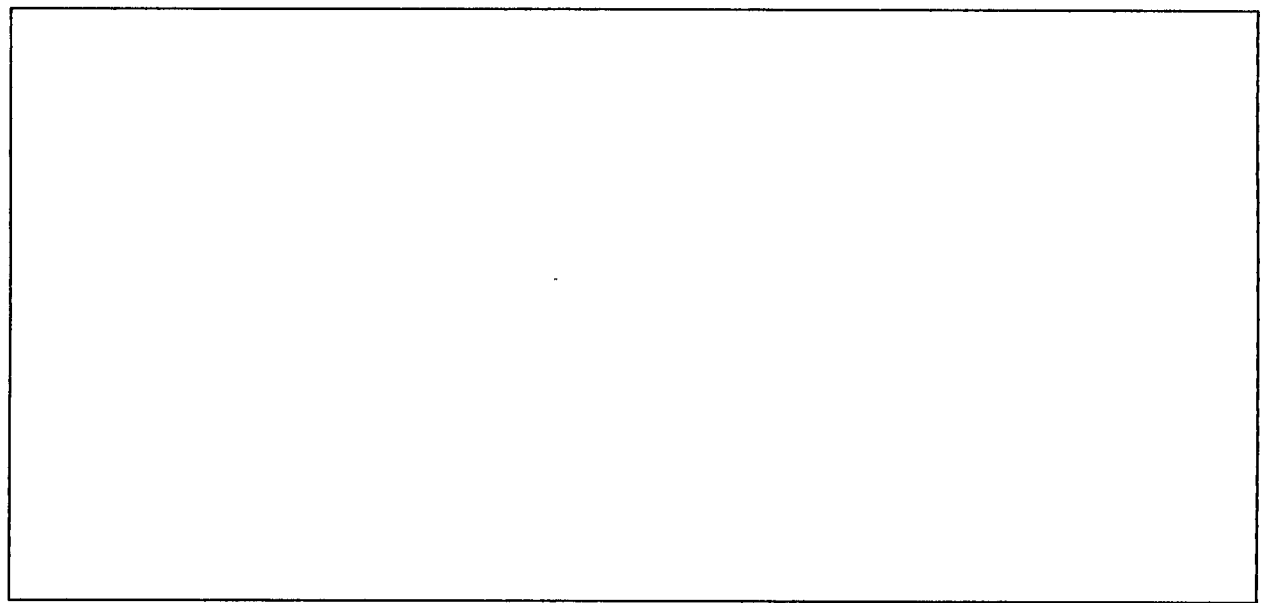
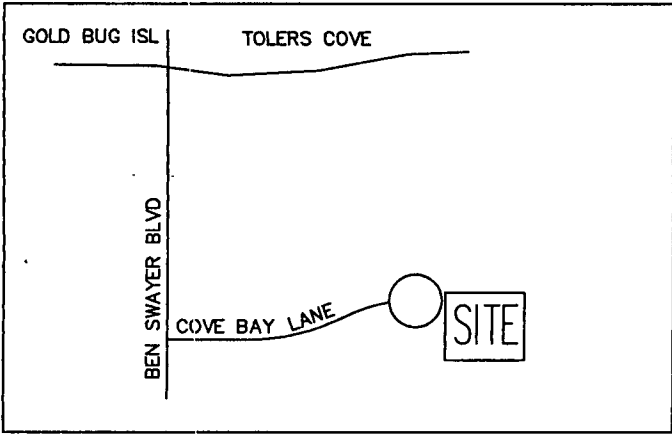
Linda M. Poelcher (SEAL)  
NOTARY PUBLIC FOR SC  
MY COMMISSION EXPIRES: 01-16-17

STATE OF S.C. )  
 )  
COUNTY OF Berkeleny ) ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 28<sup>th</sup> of Sept, 2012, by **TURTLE BAY DEVELOPMENT, LLC, By John G. Hassell, Its Authorized Member.**

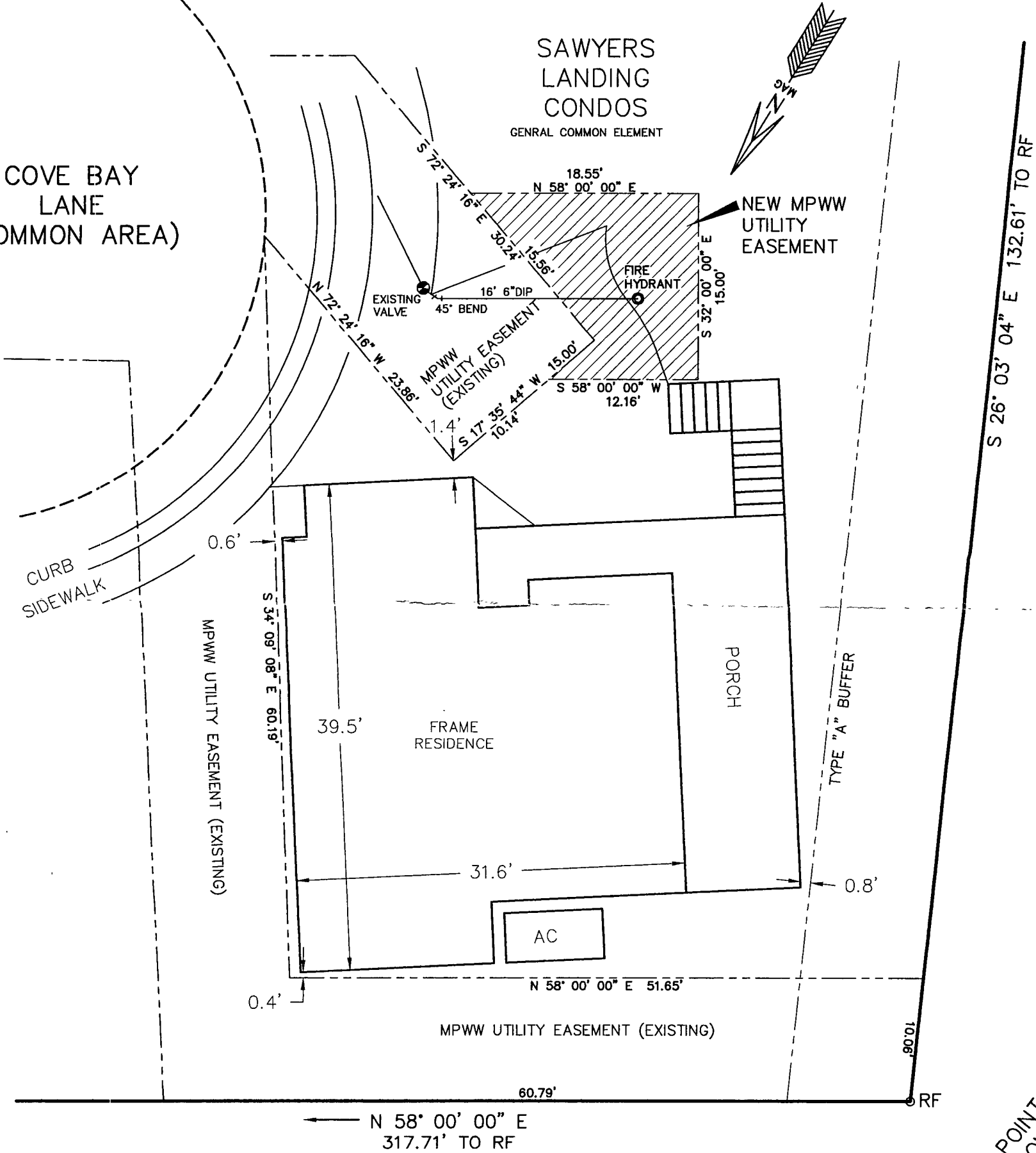
John G. Hassell (SEAL)  
NOTARY PUBLIC FOR SC  
MY COMMISSION EXPIRES: 3-16-17

© DRAWING COPYRIGHT PROTECTED AND IS NOT A LEGAL COPY UNLESS SEALED WITH RAISED IMPRESSION SEAL



COVE BAY LANE  
(COMMON AREA)

SAWYERS LANDING CONDOS  
GENERAL COMMON ELEMENT



NOTES:

- 1) TMS# 532-15-00-040
- 2) REFERENCE PLAT BOOK L09-0249
- 3) OWNER: MARK III PROPERTIES INC.
- 4) FLOOD ZONE VE ELEV 15  
45019C-0536-J (11-17-2004)

LEGEND:  
RF #5 REBAR FOUND

WATER LINE ASBUILT

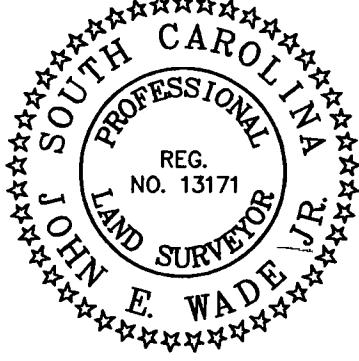
SIMMONS POINT  
SUBDIVISION

SCALE: 1" = 10' DATE: SEPTEMBER 10, 2012



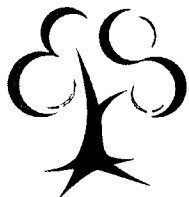
JOHN E. WADE JR., RLS  
PO BOX 686  
ISLE OF PALMS  
SOUTH CAROLINA  
29451  
(843) 886-6262  
FILE # 015-12E

#950 COVE BAY LANE  
AKA UNIT B-15  
SAWYERS LANDING HPR  
AT SIMMONS POINT  
TOWN OF MOUNT PLEASANT  
CHARLESTON COUNTY  
SOUTH CAROLINA



"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN."

*John E. Wade Jr.*  
JOHN E. WADE JR., R.L.S.  
S.C. REG. NO. 13171



# EARTHSOURCE ENGINEERING

CIVIL ENGINEERING | SITE PLANNING | LANDSCAPE DESIGN | LEED DESIGN

September 20<sup>th</sup>, 2012

Ms Lydia Davidson  
Krawcheck & Davidson, LLC  
9 State Street

RE: **950 COVE BAY LANE**  
**BUILDING B-15, SAWYERS LANDING**  
**MT.PLEASANT SC**

Mrs, Davidson,

Please accept this as a certification of the attached floor plans and building plans which accurately reflect the area, dimensions, and location of unit B-15 Sawyers Landing HPR Mt. Pleasant SC and of all common elements affording access to the unit to the best of my knowledge.

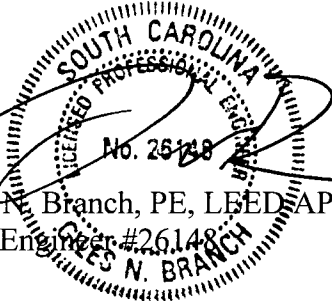
  
Giles N. Branch, PE, LEED AP  
Civil Engineer #26148

Exhibit B-1



SIGNATURE BUILDING SYSTEMS  
 OF SOUTH CAROLINA, LLC  
 176 ACADEMY ROAD  
 ST. GEORGE, S.C. 29477  
 (843) 636-9101

A1.2

DRAWING #: 100611

REVISION #:  
 BY: 11-16sth

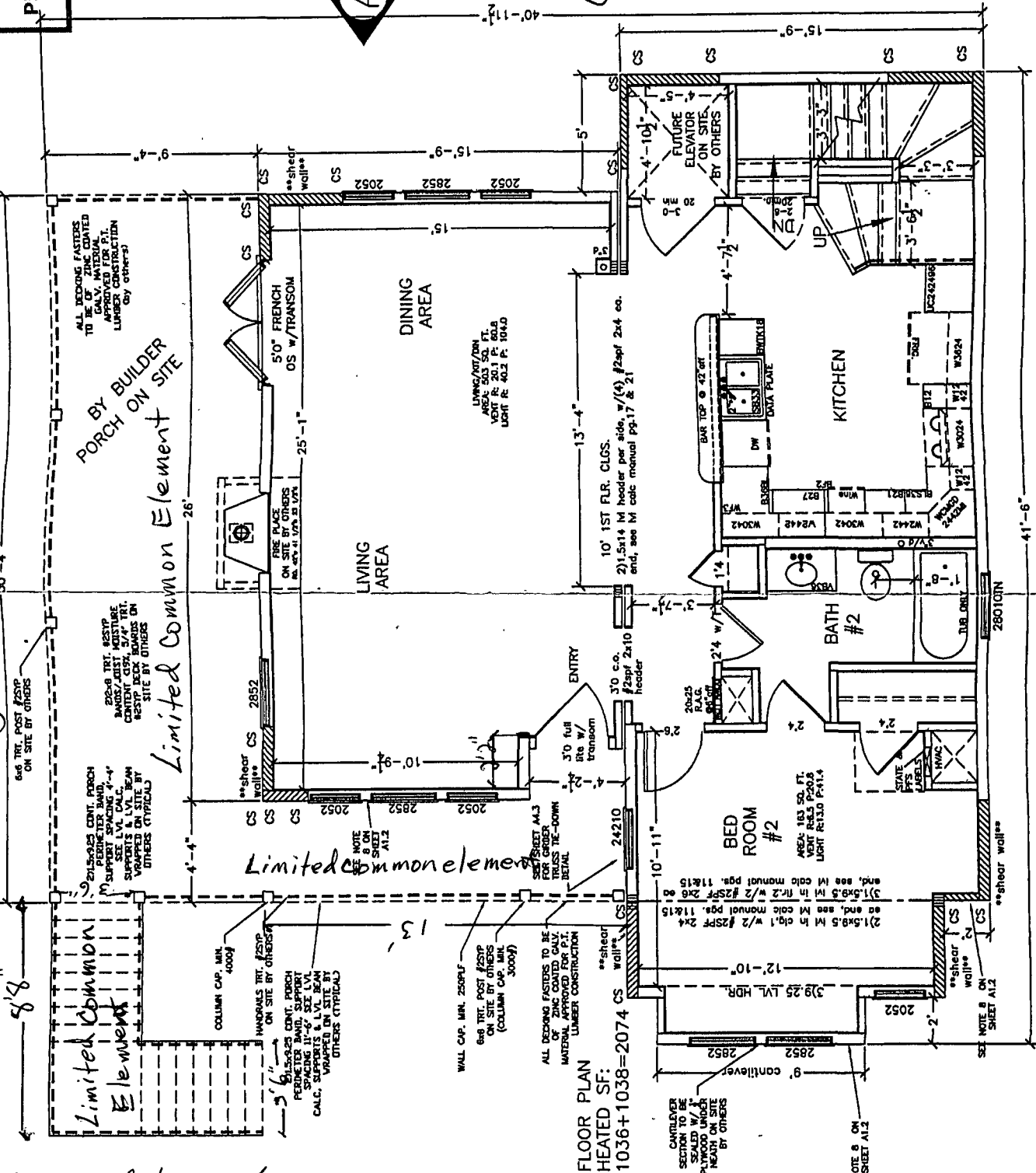
STATE: SC  
 SCALE: 3/16" = 1'-0"

DRAWN BY: STH  
 DATE: 11-08-2011

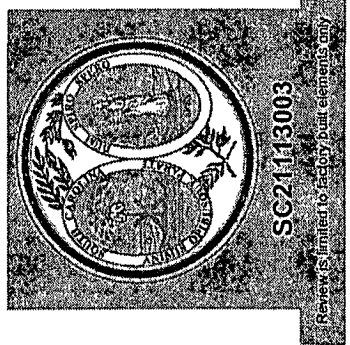
**PFS APPROVED**  
 DATE 12/28/11  
**PFS CORPORATION**  
 Raleigh, NC



*Stairs and porches are Common elements affording access to the building/unit.  
 Total area of common or limited elements affording access is 437.13 S.F.*



- NOTE:
- 1) SEE SHEET A1.1 FOR DP RATINGS OF DOOR AND WINDOWS.
  - 2) ALL DECKS ARE INDEPENDENTLY SUPPORTED AND ARE NOT TO BE CONNECTED TO THE BUILDING.
  - 3) SEE SHEET A4.1 FOR SHEAR WALL DETAIL.
  - 4) SEE SHEET E1.1 & E1.2 FOR ELECTRICAL, OUTLET SPACING & TOTAL SQUARE FOOTAGE.
  - 5) SEE COVER SHEET FOR USE GROUP, TYPE CONSTRUCTION AND DOORS REQUIRED DUE TO LOCAL CONDITIONS. WILL BE PROVIDED AND INSTALLED ON SITE BY THE BUILDER. INSPECTED AND APPROVED BY LOCAL BUILDING OFFICIAL.
  - 6) ANY HAND BARGE DECKS PROTECTION FOR WINDOWS AND DOORS REQUIRED DUE TO LOCAL CONDITIONS WILL BE PROVIDED AND INSTALLED ON SITE WITH "CS" INDICATE INSTALLATION OF AN ADDITIONAL CS16 STRAP PER THE SHEAR WALL DETAIL ON SHEET A4.1.
  - 7) ENDS OF SHEAR WALLS NOTED WITH "CS" INDICATE INSTALLATION OF AN ADDITIONAL CS16 STRAP PER THE SHEAR WALL DETAIL ON SHEET A4.1.
  - 8) THIS ENTIRE WALL TO BE CONSTRUCTED OF 1/2 PLYWOOD BOTH SIDES. PROVIDE STRAP AROUND WINDOWS PER SECTION ON SHEET A4.3.



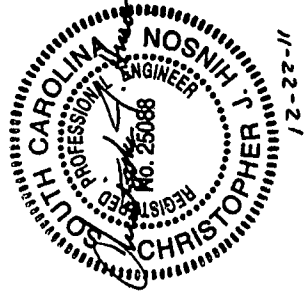
1st Floor  
 Unit B-15  
 Sawyers Landing  
 Horizontal Property Regime

Exhibit B-3

- NOTE:
- 1) SEE SHEET A1.1 FOR DP RATINGS OF DOOR AND WINDOWS.
  - 2) ALL DECKS ARE INDEPENDENTLY SUPPORTED AND ARE NOT TO BE CONNECTED TO THE BUILDING.
  - 3) ALL SHEET A4.1 FOR SHEAR WALL DETAIL.
  - 4) SEE SHEET E1.1 & E1.2 FOR ELECTRICAL OUTLET SPACING & SMOKE DETECTORS.
  - 5) SEE SHEET FOR USE GROUP, TYPE CONSTRUCTION & TOTAL SQUARE FOOTAGE.
  - 6) ANY WIND BORNE DEBRIS PROTECTION FOR WINDOWS AND DOORS, REQUIRED DUE TO LOCAL CONDITIONS, WILL BE PROVIDED AND INSTALLED ON SITE BY THE BUILDER, INSPECTED AND APPROVED BY LOCAL BUILDING OFFICIAL.
  - 7) ENDS OF SHEAR WALLS NOTED WITH "CS" INDICATE INSTALLATION OF AN ADDITIONAL CS16 STRAP PER THE SHEAR WALL DETAIL ON SHEET A4.1

2nd Floor  
Unit B-15  
Sawyers Landing Horizontal Property Regime

**PFS APPROVED**  
Shaaron Barry  
DATE 12/28/11  
**PFS CORPORATION**  
Raleigh, NC



|                             |               |                      |                  |
|-----------------------------|---------------|----------------------|------------------|
| DRAWING #: 100611           | STATE, SC     | SCALE: 3/16" = 1'-0" | DATE: 11-08-2011 |
|                             | DRAWN BY: STH |                      |                  |
| REVISION #:<br>BY: 11-18sth |               | STATE Seal           |                  |

SIGNATURE BUILDING SYSTEMS  
OF SOUTH CAROLINA, LLC  
176 ACADEMY ROAD  
ST. GEORGE, S.C. 29477  
(843) 636-9101

A1.3

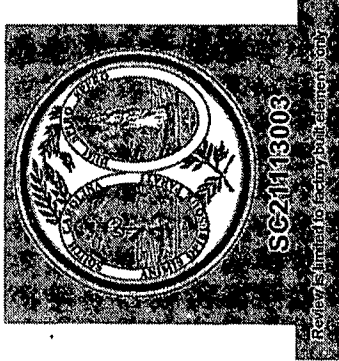
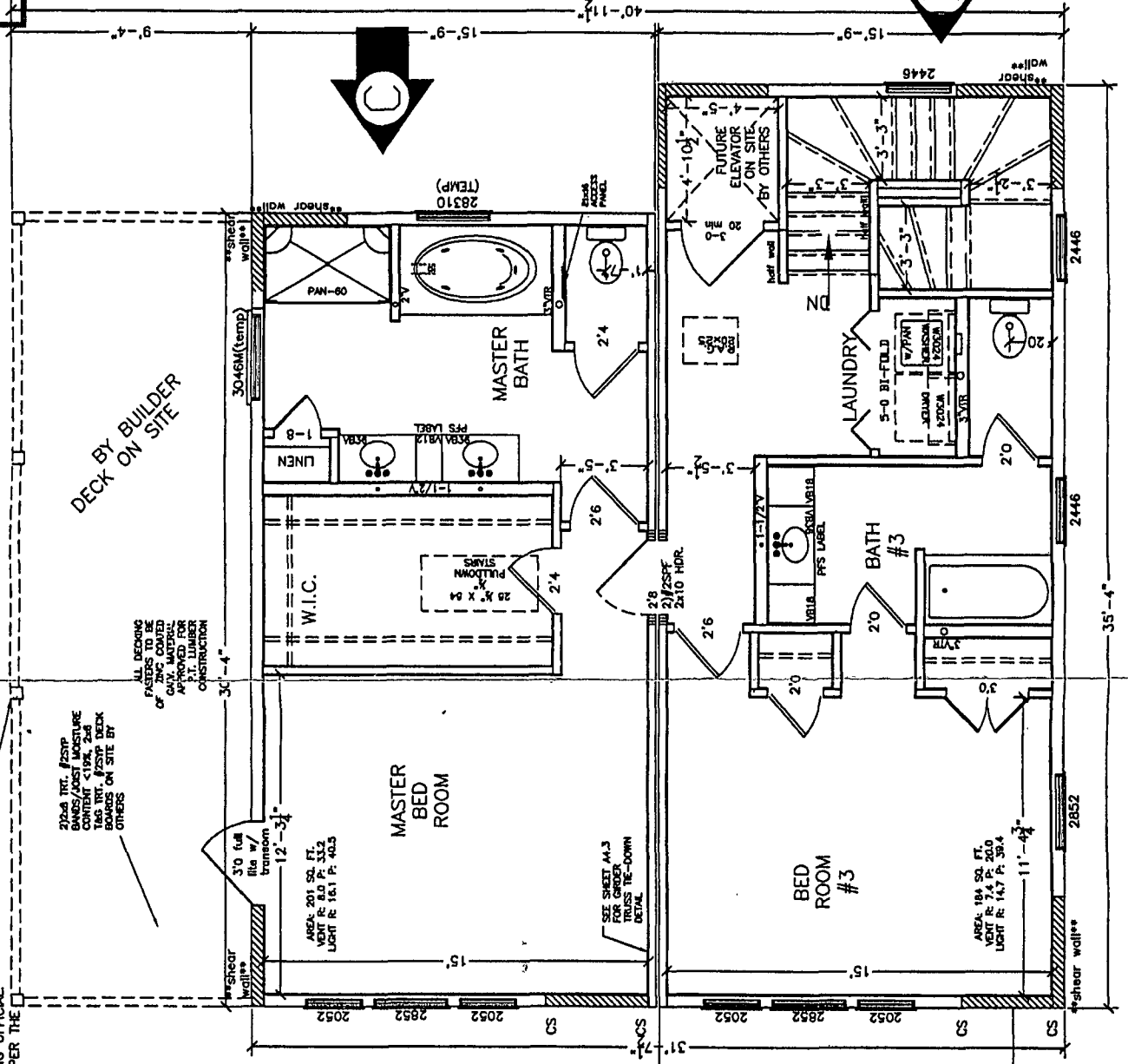


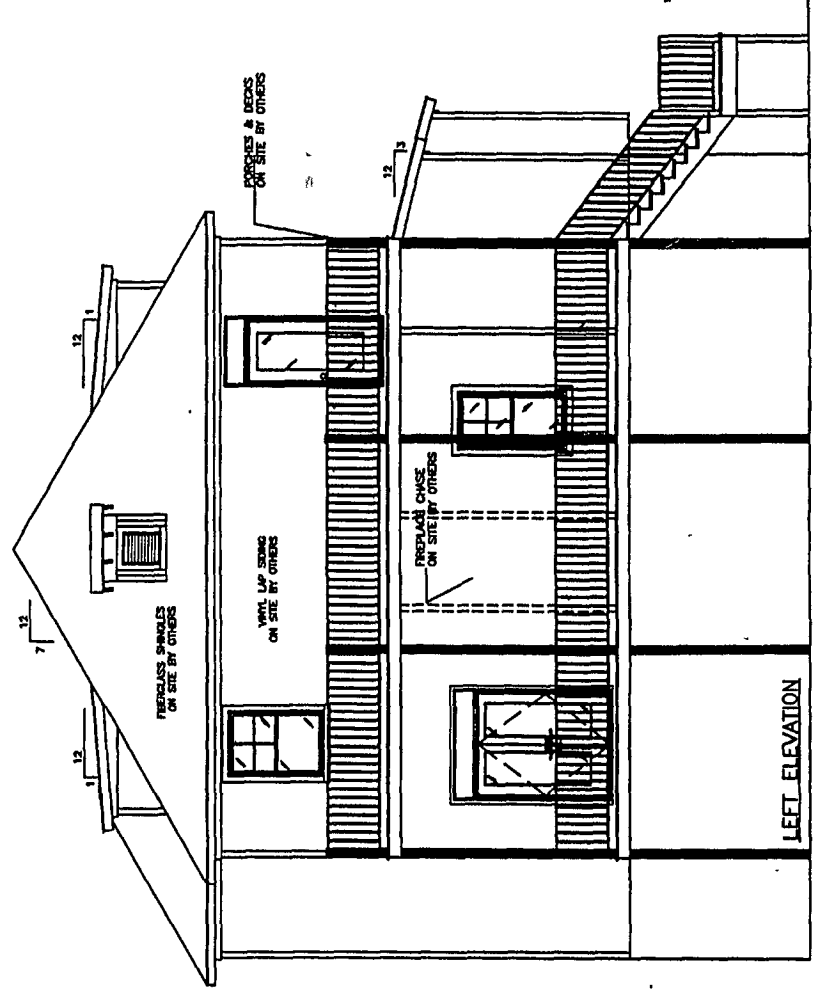
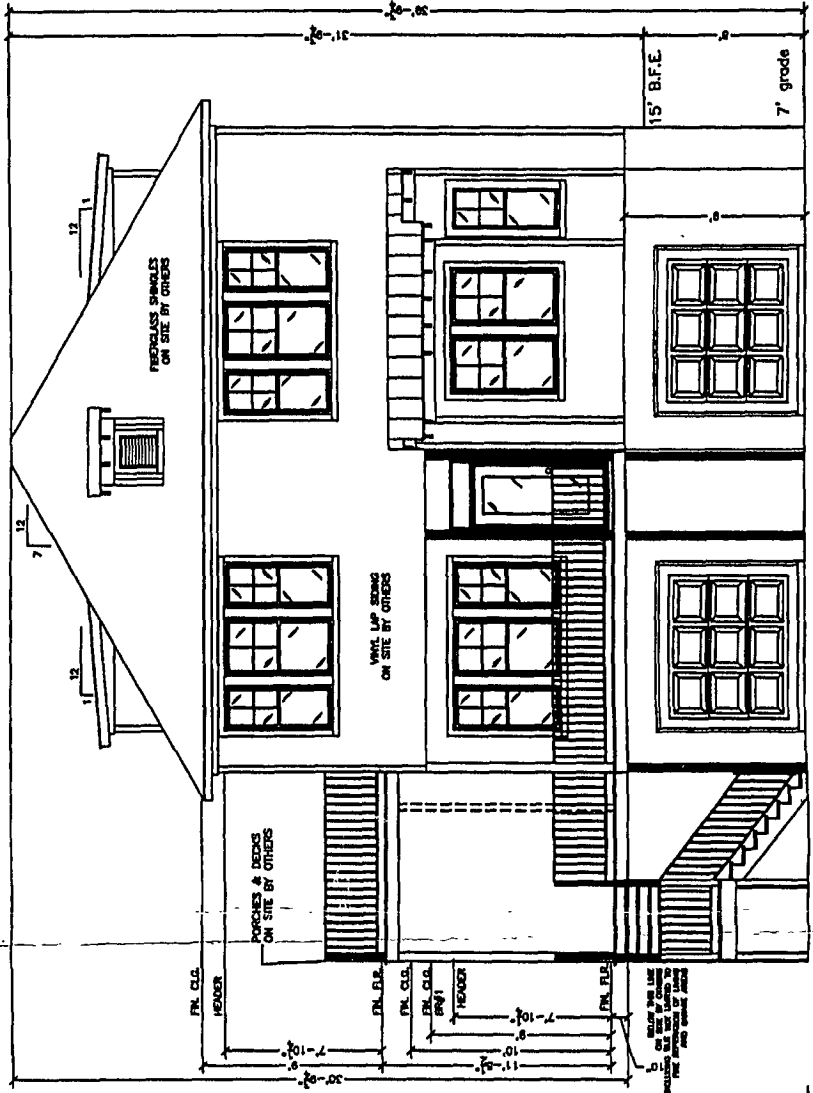
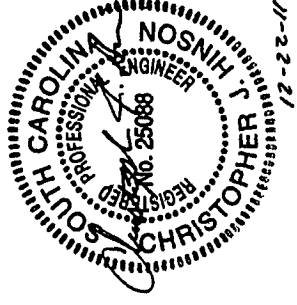
Exhibit B-4



SIGNATURE BUILDING SYSTEMS  
 OF SOUTH CAROLINA, LLC  
 176 ACADEMY ROAD  
 ST. GEORGE, SC. 29477  
 (843) 636-9101

A2.1

|             |                     |
|-------------|---------------------|
| DRAWING #:  | 100611              |
| STATE SC    | SCALE: 1/8" = 1'-0" |
| DRAWN BY:   | STH                 |
| DATE:       | 7-22-2011           |
| REVISION #: | BY: 12-2-11sth      |
| State Seal  |                     |



NOTE: SOME ITEMS SHOWN ON ELEVATION ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY BE OPTIONAL. ALL FOUNDATIONS ON SITE BY OTHERS PER STATE AND LOCAL CODE INCLUDING FIRE SEPARATION REQUIREMENTS BETWEEN HOUSE AND GARAGE. SEE SHEET N1.1 FOR ATTIC VENTILATION.

Exhibit B-5

SIGNATURE BUILDING SYSTEMS  
 OF SOUTH CAROLINA, LLC  
 176 ACADEMY ROAD  
 ST. GEORGE, S.C. 29477  
 (843) 636-9101

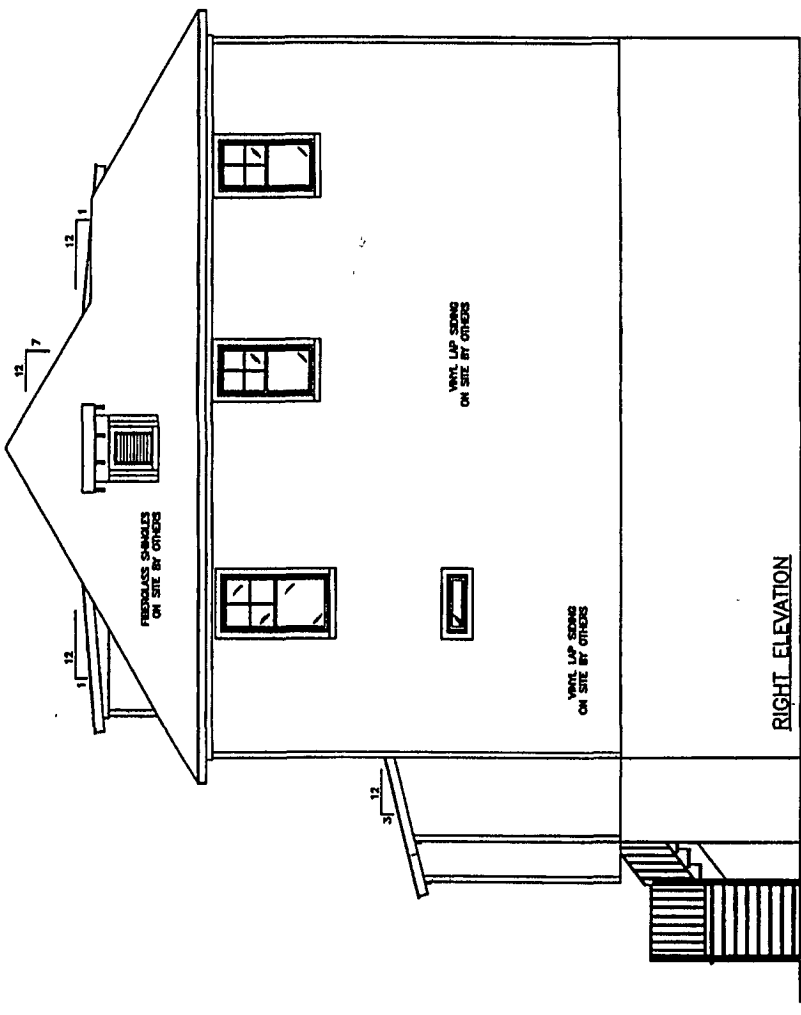
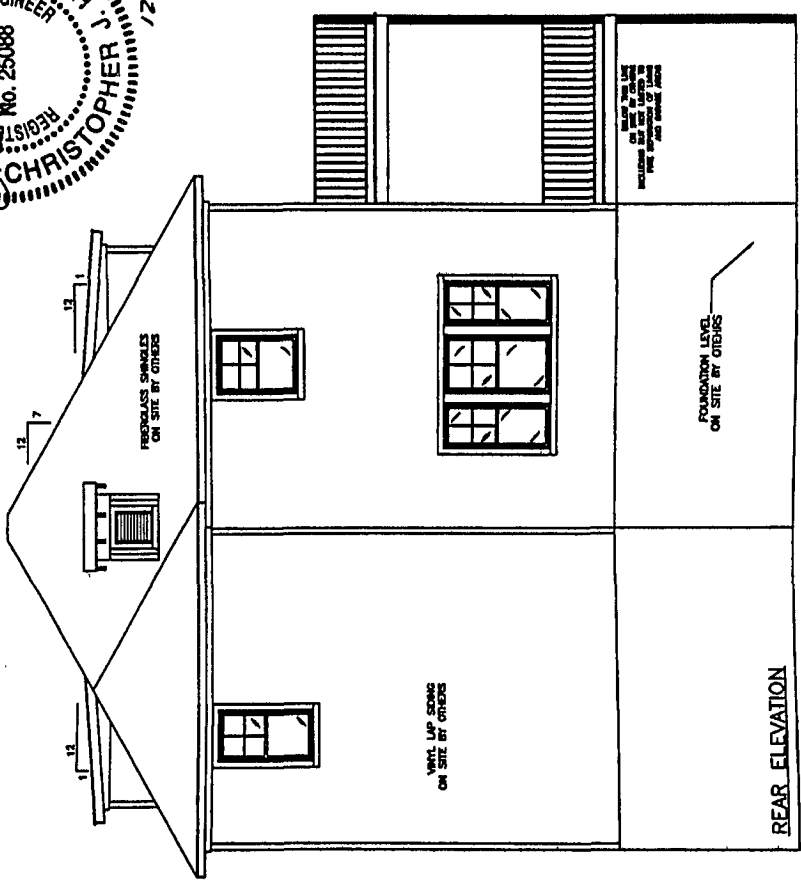
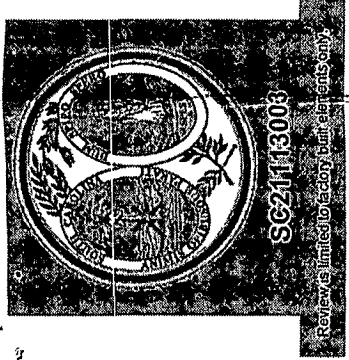
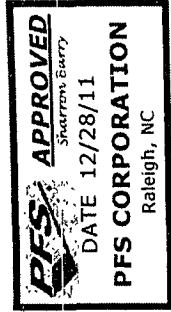
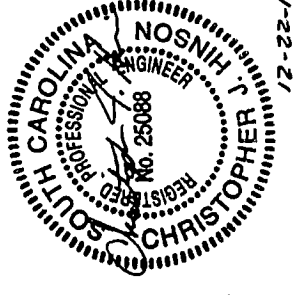
A2.2

DRAWING #: 100611

STATE: SC SCALE: 1/8" = 1'-0"  
 DRAWN BY: STH DATE: 11-08-2011

REVISION #:  
 BY: 12-2-11sth

State Seal



NOTE: SOME ITEMS SHOWN ON ELEVATION ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY BE OPTIONAL. ALL FOUNDATIONS ON SITE BY OTHERS PER STATE AND LOCAL CODE INCLUDING FIRE SEPARATION REQUIREMENTS BETWEEN HOUSE AND GARAGE. SEE SHEET N1.1 FOR ATTIC VENTILATION.

Exhibit B-6

# RECORDER'S PAGE



**NOTE:** This page **MUST** remain with the original document

*KAH  
SMT*

**Filed By:**

BARNWELL WHALEY PATTERSON & HELMS  
PO DRAWER H  
CHARLESTON SC 29402 (BOX)

|  |                    |                |
|--|--------------------|----------------|
| <b>RECORDED</b>                                    |                    |                |
| Date:  | September 28, 2012 |                |
| Time:  | 3:42:45 PM         |                |
| <u>Book</u>  | <u>Page</u>        | <u>DocType</u> |
| 0281   | 232                | Amen/Mas/Deed  |
| Charlie Lybrand, Register<br>Charleston County, SC |                    |                |

**MAKER:**

TURTLE BAY DEVELOPMENT AL

**RECIPIENT:**

SAWYER'S LANDING HPR

# of Pages: 11

Note:

|               |                 |
|---------------|-----------------|
| Recording Fee | \$ 10.00        |
| State Fee     | \$ -            |
| County Fee    | \$ -            |
| Extra Pages   | \$ 6.00         |
| Postage       | \$ -            |
| Chattel       | \$ -            |
| <b>TOTAL</b>  | <b>\$ 16.00</b> |

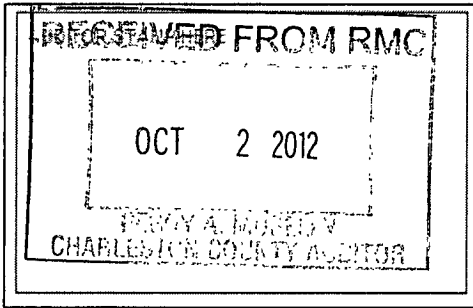
**Original Book:**

H645

**Original Page:**

559

Drawer **Drawer 4**  
Clerk **LRR**



PID VERIFIED BY ASSESSOR

REP \_\_\_\_\_

DATE \_\_\_\_\_

*To Mapping*



0281  
Book



232  
Page



09/28/2012  
Recorded Date



11  
# Pgs



H645  
Original Book



559  
Original Page



D  
Doc Type



15.42:45  
Recorded Time