

EXHIBIT "C"

WINDSOR COURT HORIZONTAL PROPERTY REGIME

PLAT/AS-BUILT SURVEY OF PROPERTY

PHASE II - WINDSOR COURT NORTH

Attached hereto is a plat entitled "As-Built Survey, Windsor Court Horizontal Property Regime, Phases I and II and Recreation Area", dated August 19, 1994, and last revised January 26, 1995, prepared by Hussey, Gay, Bell & DeYoung, Consulting Engineers, James M. Sims, R.L.S. (S.C.) #13169.

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BEITHA JORDAN
A ORBEER, P.A.
ATTORNEYS AND
COUNSELORS AT LAW

Exhibit "C" to First Amendment to Master Deed
Windsor Court Horizontal Property Regime - Page 1

EXHIBIT "D"

WINDSOR COURT HORIZONTAL PROPERTY REGIME

ARCHITECTURAL DRAWINGS OF FLOOR PLANS

PHASE (I) - WINDSOR COURT NORTH

Attached hereto are the floor plans, elevations and cross sections for Windsor Court North Building as follows:

| Sheet Nos. | Description | Prepared By |
|----------------------------------|---------------------------------------|-------------------------------------|
| 1. 4A.1 through 4A.11 | Floor Plans (dated 01/21/94) | The FWA Group |
| 2. 4B.1 through 4B.3 | Elevations | The FWA Group |
| 3. 4C.1, 4C.2 | Wall Sections | The FWA Group |
| 4. 4E.1 through 4E.3 | Ceiling Plan | The FWA Group |
| 5. 6A.3 through 6A.9 | Miscellaneous Plumbing Plans | Dulohery, Weeks & Gagliano, Inc. |
| 6. 7A.1 through 7A.3 and 7A.6 | Unit HVAC Plans and Roof HVAC Plan | Richard T. Simmons, P.E. |
| 7. 8A.1 through 8A.8 | Miscellaneous Electrical Plans | Randall J. Ehret, P.E. |

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DELLIA BORDAN
& GRUBIN, P.A.
ATTORNEYS AND
COUNSELLORS AT LAW

EXHIBIT "E"
WINDSOR COURT HORIZONTAL PROPERTY REGIME
ARCHITECT'S CERTIFICATE

PHASE II - WINDSOR COURT NORTH

This is to certify that Windsor Court Horizontal Property Regime, consisting of the forty-seven (47) Phase II Units numbered as follows: 4101 to 4110, 4201 to 4210; 4301 to 4309; 4401 to 4409; and 4501 to 4509, are built substantially in accordance with the floor plans attached to this Amendment to Master Deed as Exhibit "D" to be recorded in the RMC Office for Beaufort County, South Carolina, except for minor variations which are customary in projects of this nature.

F.W.A. GROUP, INC.

By: *[Signature]*

S.C. Registration #2578

Certified to this 7th
day of January, 1995.

Maude J. Christensen (L.S.)
Notary Public for South Carolina

My Commission Expires: 12/13/2003

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EXHIBIT "F"WINDSOR COURT HORIZONTAL PROPERTY REGIME PHASE IIWALK THROUGH DESCRIPTION OF UNITS

The six (6) different floor plans of Phase II of Windsor Court are described as follows:

ONE BEDROOM UNIT - TYPE A.1 (ALSO KNOWN AS TYPE A1)

Each Unit contains a total gross heated area of 1,031 square feet on one floor, consisting of foyer, living/dining room, kitchen, one bedroom, 1 3/4 baths, washer/dryer closet, mechanical closet, owners closet and remote storage unit.

Access to the Unit is gained from a common corridor, accessible from stair or elevator, and entering a 66.3 square foot foyer. In the foyer is a 11 square foot air handler closet, a 6 square foot owners closet and entry to a 45 square foot 3/4 bath. Opposite is the entry to a 127.18 square foot kitchen with all cabinets, appliances and ceramic tile breakfast bar. In the kitchen is a 17 square foot laundry closet.

The foyer opens to a 441.5 square foot living and dining room. The living room opens on to a 123 square foot balcony. Adjacent to the living room is the 175 square foot master bedroom, 20 square foot closet and 94.88 square foot master bath. The master bedroom opens on the aforementioned balcony. Adjacent to the dining area is a 20 square foot water heater closet.

ONE BEDROOM UNIT - TYPE A.2

Each Unit contains a total gross heated area of 1,037 square feet on one floor, consisting of a foyer, living/dining, kitchen, one bedroom, 1 3/4 baths, washer/dryer closet, mechanical closet, owners closet and remote storage unit.

Access to the Unit is gained from a common corridor, accessible from stair or elevator, and entering a 46.3 square foot foyer. In the foyer is a 11 square foot air handler closet, a 6 square foot owners closet, and entry to a 45 square foot 3/4 bath.

Through the foyer is a 441.5 square foot living and dining room which opens on to a 123 square foot balcony. Off the living room is entry to a 168.62 square foot kitchen with all cabinets, appliances and ceramic tile breakfast bar. In the kitchen is a 22.12 square foot laundry/water heater closet. Off the opposite side of the living room is the 175 square foot master bedroom, 20

square foot closet and 94.88 square foot master bath. The master bedroom opens on the aforementioned balcony.

TWO BEDROOM UNIT - TYPE B

Each Unit contains a total gross heated area of 1,442 square feet on one floor, consisting of foyer, living/dining room, kitchen, utility closet, two bedrooms, two baths, owners closet, and remote storage unit.

Access to the Unit is gained from a common corridor, accessible from stair or elevator, and entering a 30 square foot foyer. Through the foyer is a 487 square foot living/dining room which opens on a 124.62 square foot balcony. Off the dining area is the 170 square foot kitchen with all cabinets, appliances and a ceramic tile breakfast bar. In the kitchen is a 48 square foot utility room with laundry water heater and 6 square foot owners closet. On this same side is a 25 square foot hall with a 12.22 square foot dr handler closet, 35.5 square foot dressing closet, access to a 7 square foot bath on one end and terminating in a 182.7 square foot bedroom which opens on to the aforementioned balcony.

On the other side of the living room is a 215 square foot master bedroom, adjacent 50.12 square foot closet and 114.87 square foot master bath.

THREE BEDROOM UNIT - TYPE C

Each Unit contains a total gross heated area of 1,784 square feet on one floor, consisting of foyer, living room, dining room, kitchen/breakfast, three bedrooms, three baths, utility room, owners closet and remote storage unit.

Access to the Unit is gained from a common corridor, accessible from stair or elevator and entering a 51 square foot foyer. The foyer is open to a 135.5 square foot dining room and 348 square foot living room which opens on to a 213 square foot balcony. Off of the living room is the master suite with a 197.62 square foot bedroom and adjacent 22 square foot dressing area off the dressing area is a 28 square foot closet, and a 109 square foot master bath. The bedroom also opens on to a 72 square foot private balcony. Adjacent to the living room is the 8 square foot owners' closet.

On the opposite side of the living room is the 248 square foot kitchen and breakfast area with all appliances, cabinets and ceramic tile pass-through. Through the breakfast area is the 196 square foot bedroom #2 with adjacent 31 square foot closet and 61 square foot bath. The breakfast and bedroom #2 open on the living room balcony.

At the top of the kitchen is a 24 square foot hallway which accesses the 15 square foot mechanical closet on one side and the 35 square foot utility/laundry room, 41 square foot bath #3 on the other and terminates at a 153.6 square foot bedroom #3 and a 13 square foot closet.

THREE BEDROOM UNIT - TYPE D

Each Unit contains a total gross heated area of 1,850 square feet on one floor, consisting of foyer, living room, dining room, kitchen/breakfast, three bedrooms, three baths, utility room, owners closet and remote storage unit.

Access to the Unit is gained from a common corridor, accessible from stair or elevator, and entering a 71.8 square foot foyer. In the foyer is a 10 square foot owners closet. Through the foyer is a 289 square foot living room and 122 square foot dining room, which each open on to an 82 square foot screened porch.

Off the foyer is the 274 square foot kitchen/breakfast area with all appliances. Off the kitchen is the 75 square foot utility room with washer, dryer and mechanical closet. The breakfast area opens on to a 263 square foot balcony, the dining room on one side accesses a 170 square foot bedroom #3 with adjacent 24 square foot closet and 69.5 square foot bath. The bedroom opens on the aforementioned balcony.

On the other side of the foyer is entry to 173.13 square foot bedroom #2 with 18.22 square foot closet and adjacent 145 bath which opens back into the foyer. Also in the foyer is entry to the master suite. The 230 square foot master bedroom opens on to a 104 square foot private balcony and has adjacent 42.25 square foot closets and 128 square foot master bath.

FOUR BEDROOM UNIT - TYPE E

Each Unit contains a total gross heated area of 2,135 square feet on one floor, consisting of foyer, living/dining room, kitchen/breakfast, four bedrooms, four baths, utility room, owners closet and remote storage unit.

Access to the Unit is gained from a common corridor, accessible from stair or elevator and entering a 43.16 square foot foyer. Through the foyer is the 551.62 square foot living/dining room which opens on to a 289.24 square foot balcony. Off the living room is 168 square foot bedroom #4 with adjacent 12 square foot closet and 49.22 square foot bath.

Across the foyer and opening to the dining area is the 212.88 square foot kitchen/breakfast. The 38 square foot laundry/utility room is accessible from the kitchen. From the kitchen is a 56 square foot hall with a 11 square foot owners closet, 11 square foot air handler closet, and 8 square foot water heater closet. Off one side is access to an 182.87 square foot bedroom #2 through a 26.66 square foot hall with an 18 square foot closet, and 51.68 square foot bath. This bedroom opens on to the aforementioned balcony.

On the other side of the hall is 152 square foot bedroom #3 with adjacent 14 square foot closet and 52.2 square foot bath.

The hall terminates at the master suite with 95.37 square foot master bath, 40 square foot closet and 210.49 square foot master bedroom which opens on to the aforementioned balcony.

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EXHIBIT "G" TO FIRST AMENDMENT TO MASTER DEED
WINDSOR COURT HORIZONTAL PROPERTY REGIME
PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON ELEMENTS
AND VALUE FOR SOUTH CAROLINA STATUTORY PURPOSES

(PHASES I AND II - WINDSOR COURT NORTH)

For purposes of the South Carolina Horizontal Property 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 respect Units as set forth in this Exhibit "H" and in the Amendment to Master Deed for Phase II.
- "A" - Aggregate Valuation of all Units existing in the Regime and added to the Regime as provided in Articles VIII and IX of the Master Deed.

UNIT TYPES/STATUTORY VALUES:

As set forth in Section 7 of Article V of the Master Deed and in Section 2 of Article FIFTH herein, there are six (6) basic types of Units in Phases I and II of Windsor Court. These Residence Types have the following statutory value for purposes of the South Carolina Horizontal Property Act:

| | | | |
|-------------------|--------------|-------------|-------------|
| Residence A (A.1) | = \$ 203,800 | Residence C | = \$166,000 |
| Residence A.2 | = \$ 203,800 | Residence D | = \$166,000 |
| Residence B | = \$ 288,400 | Residence E | = \$426,000 |

OVERALL SUMMARY - COMPOSITE CHART OF PERCENTAGE INTERESTS

Subsequent to the filing of this Amendment to Master Deed the total number of Units by Type and Percentage Interest is as follows:

| Residence Type | Individual % Interest | Total # of Residences | | Total Percentage |
|----------------|-----------------------|-----------------------|----------|------------------|
| | | Phase I | Phase II | |
| 1. A (A.1) | .75% | 12 | 12 | 18.00% |
| 2. A.2 | .75% | 2 | 2 | 3.00% |
| 3. B | 1.06% | 20 | 20 | 42.6% |
| 4. C | 1.35% | 5 | 5 | 13.5% |
| 5. D | 1.35% | 5 | 5 | 13.5% |
| 6. E | 1.57% | 1 | 1 | 2.12% |
| | | 47 | 47 | 100.00% |

INDIVIDUAL UNIT STATUTORY PERCENTAGE INTERESTS

Based upon the above values, the percentage of undivided interest in the common elements appurtenant to each Unit in Windsor Court Horizontal Property Regime is set forth below:

| Unit No./Type Phase I | Statutory Value | Percentage Phases I & II |
|--------------------------|-----------------|-----------------------------|
| 3101B | \$ 288,400 | 1.06 |
| 3102B | 288,400 | 1.06 |
| 3103A | 203,800 | .75 |
| 3104A | 203,800 | .75 |
| 3105B | 288,400 | 1.06 |
| 3106B | 288,400 | 1.06 |
| 3107D | 366,000 | 1.35 |
| 3108C | 366,000 | 1.35 |
| 3109A | 203,800 | .75 |
| 3110A.2 | 203,800 | .75 |
| 3201B | \$ 288,400 | 1.06 |
| 3202B | 288,400 | 1.06 |
| 3203A | 203,800 | .75 |
| 3204A | 203,800 | .75 |
| 3205B | 288,400 | 1.06 |
| 3206B | 288,400 | 1.06 |
| 3207D | 366,000 | 1.35 |
| 3208C | 366,000 | 1.35 |
| 3209A | 203,800 | .75 |
| 3210A.2 | 203,800 | .75 |

| Unit No./Type Phase I | Statutory Value | Percentage Phase I & II |
|--------------------------|-----------------|----------------------------|
| 3301B | \$ 288,400 | 1.06 |
| 3302B | 288,400 | 1.06 |
| 3303A | 203,800 | .75 |
| 3304A | 203,800 | .75 |
| 3305B | 288,400 | 1.06 |
| 3306B | 288,400 | 1.06 |
| 3307D | 366,000 | 1.35 |
| 3308C | 366,000 | 1.35 |
| 3309E | 426,000 | 1.57 |
| | | |
| 3401B | \$ 288,400 | 1.06 |
| 3402B | 288,400 | 1.06 |
| 3403A | 203,800 | .75 |
| 3404A | 203,800 | .75 |
| 3405B | 288,400 | 1.06 |
| 3406B | 288,400 | 1.06 |
| 3407D | 366,000 | 1.35 |
| 3408C | 366,000 | 1.35 |
| 3409E | 426,000 | 1.57 |
| | | |
| 3501B | \$ 288,400 | 1.06 |
| 3502B | 288,400 | 1.06 |
| 3503A | 203,800 | .75 |
| 3504A | 203,800 | .75 |
| 3505B | 288,400 | 1.06 |
| 3506B | 288,400 | 1.06 |
| 3507D | 366,000 | 1.35 |
| 3508C | 366,000 | 1.35 |
| 3509E | 426,000 | 1.57 |
| | | |
| Phase I Totals | \$ 13,565,200 | 506 |
| | | |
| Phase II | | |
| 4101B | \$ 298,400 | 1.06 |
| 4102B | 298,400 | 1.06 |
| 4103A | 203,800 | .75 |
| 4104A | 203,800 | .75 |
| 4105B | 288,400 | 1.06 |
| 4106B | 288,400 | 1.06 |
| 4107D | 366,000 | 1.35 |
| 4108C | 366,000 | 1.35 |
| 4109A | 203,800 | .75 |
| 4110A.2 | 203,800 | .75 |

| <u>Unit No./Type</u> | <u>Statutory Value</u> | <u>Percentage</u> |
|----------------------|------------------------|-------------------|
| <u>Phase II</u> | | |
| 4201B | \$ 288,400 | 1.06 |
| 4202B | 288,400 | 1.06 |
| 4203A | 203,800 | .75 |
| 4204A | 203,800 | .75 |
| 4205B | 288,400 | 1.06 |
| 4206B | 288,400 | 1.06 |
| 4207D | 366,000 | 1.35 |
| 4208C | 366,000 | 1.35 |
| 4209A | 203,800 | .75 |
| 4210A.2 | 203,800 | .75 |
| | | |
| 4301B | \$ 288,400 | 1.06 |
| 4302B | 288,400 | 1.06 |
| 4303A | 203,800 | .75 |
| 4304A | 203,800 | .75 |
| 4305B | 288,400 | 1.06 |
| 4306B | 288,400 | 1.06 |
| 4307D | 366,000 | 1.35 |
| 4308C | 366,000 | 1.35 |
| 4309E | 426,000 | 1.57 |
| | | |
| 4401B | \$ 288,400 | 1.06 |
| 4402B | 288,400 | 1.06 |
| 4403A | 203,800 | .75 |
| 4404A | 203,800 | .75 |
| 4405B | 288,400 | 1.06 |
| 4406B | 288,400 | 1.06 |
| 4407D | 366,000 | 1.35 |
| 4408C | 366,000 | 1.35 |
| 4409E | 426,000 | 1.57 |
| | | |
| 4501B | \$ 288,400 | 1.06 |
| 4502B | 288,400 | 1.06 |
| 4503A | 203,800 | .75 |
| 4504A | 203,800 | .75 |
| 4505B | 288,400 | 1.06 |
| 4506B | 288,400 | 1.06 |
| 4507D | 366,000 | 1.35 |
| 4508C | 366,000 | 1.35 |
| 4509E | 426,000 | 1.57 |
| | | |
| Phases I & II | \$ 27,116,400 | 508 |
| Totals | | |

RETHA, JORDAN & GRIFFIN, P.A. ATTORNEYS AND COUNSELLORS AT LAW

NOTE: The total statutory value of the Property in Phase II only is \$13,559,200. The total value for Phase I and Phase II combined is \$27,118,400.

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

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RETHEA, JORDAN
& GRIFFIN, P.A.
ATTORNEYS AND
COUNSELLORS AT LAW

Exhibit "G" to First Amendment to Master Deed
Windsor Court Horizontal Property Regime - Page 9

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OF 11 MONTH 19 95
IN BOOK AB PAGE 163

James A. [Signature]
AUDITOR, BEAUFORT COUNTY, S.C.