

BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	Submap	Parcel	Block
520	16		343	

BJ&G:CSG:7/27/87-CG66Q1/yi

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STATE OF SOUTH CAROLINA)
)
 COUNTY OF BEAUFORT)

GREENWOOD DEVELOPMENT CORPORATION,)
 a South Carolina Corporation)

TO

BARRINGTON ONE HORIZONTAL PROPERTY)
 REGIME)

) SECOND AMENDMENT
) TO MASTER DEED OF BARRINGTON
) ONE HORIZONTAL PROPERTY REGIME
) (for Phase III)

WHEREAS, on the 22nd day of August, 1986 Greenwood Development Corporation, a South Carolina Corporation, hereinafter referred to as "Declarant", executed a certain Master Deed establishing the Barrington One Horizontal Property Regime, which Master Deed was recorded on the 27th day of August, 1986, in Deed Book 457 at Page 1247, et seq., and in Plat Book 34 at Page 30 in the Office of the Clerk of Court for Beaufort County, South Carolina; and

WHEREAS, said Master Deed reserved the right at the sole option of the Declarant, its successors, grantees or assigns, that said project could be divided into one, two three or four phases, Phase I being activated by the aforementioned Master Deed with the provision that Phase II and/or Phase III and/or Phase IV of said property could be made a part of the Barrington One Horizontal Property Regime at the election of the Declarant and upon the filing of Amendments submitting said property to said Regime;

WHEREAS, on December 4, 1986, the Declarant herein filed a First Amendment to Master Deed which had the effect of adding the Phase II Units to the Horizontal Property Regime, said First Amendment having been recorded in the RMC Office for Beaufort County, South Carolina, on December 9, 1986, in Deed Book 465 at Page 1321, and Plat Book 34 at Page 81; and,

WHEREAS, it is the intent and desire of Declarant herein to further amend the Master Deed pursuant to its reserved rights so as to add Phase III to the Horizontal Property Regime.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Greenwood Development Corporation, a South Carolina Corporation, its principal offices on Hilton Head Island and in Greenwood, South Carolina, hereinafter referred to as "Declarant", does hereby declare:

BETHEA, JORDAN
 & GRIFFIN, P. A.
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 COUNSELLORS AT LAW
 HILTON HEAD ISLAND, S. C.

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FIRST:

That Declarant does hereby elect to exercise and does hereby exercise the options and rights hereinabove referred to and more particularly set forth in the Master Deed of the Barrington One Horizontal Property Regime recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 457 at Page 1247, et seq., to amend said Master Deed to include the Phase III property more particularly described and set forth in Exhibit "A" hereto as a part of the Barrington One Horizontal Property Regime in such a way that effective upon the filing of this Amendment, the property included in the Barrington One Horizontal Property Regime shall be as described in Exhibit "B" hereto which description includes the Phase I, Phase II and and Phase III properties.

SECOND:

That Declarant is the sole owner of the land described in Exhibit "A" herein, which land is shown on a plat thereof, said plat being designated as Exhibit "C" and being attached hereto and made a part hereof and being recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 35 at Page 14.

THIRD:

That Declarant does hereby, by duly executing this Amendment to the Master Deed of the Barrington One Horizontal Property Regime, submit the land referred to in Paragraph SECOND, together with the buildings and improvements erected thereon, and all easements, rights and appurtenances belonging thereto (hereinafter referred to as the "Property") to the provisions of the Master Deed for the Barrington One Horizontal Property Regime and the provisions of the Horizontal Property Act of the State of South Carolina, and does hereby state that it proposes to make the property a part of the Barrington One Horizontal Property Regime to be governed by the provisions of the aforementioned Master Deed and the provisions of Horizontal Property Act of South Carolina.

FOURTH:

That the improvements constructed on and forming a part of the Property are constructed in accordance with the plot plan and floor plans identified as Exhibit "D" to the First Amendment to Master Deed which floor plans are incorporated by reference and those floor plans identified as Exhibit "D" attached hereto and made a part hereof. Said plans were prepared and certified by Eugene R. Smith, AIA Architects/Planners, Inc., architects duly licensed to practice in the State of South Carolina under Registration Number 1658. Attached to this Amendment as Exhibit "E" is a certificate by an architect licensed to practice in the State of South Carolina, that the buildings constructed on the

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property, and specifically the buildings added to the Regime by this Amendment were constructed substantially in accordance with said plans.

FIFTH:

That the property within Phase III which is being added to and combined with the Phase I and Phase II property of Barrington Horizontal One Property Regime includes two (2) buildings each of two (2) stories, containing a total of twelve (12) individual dwelling units (hereinafter referred to as "Units") all of which are to be used for residential purposes. The Units are capable of individual utilization on account of having their own exits to the common elements of the Property, and a particular and exclusive property right thereto, and also an undivided interest in the general and limited common elements of the property, as set forth in the recorded Master Deed, and as hereinafter set forth, necessary for their adequate use and enjoyment (hereinafter referred to as "Common Elements"), all of the above in accordance with the Horizontal Property Act of South Carolina.

SIXTH:

That the Property comprising Phase III and being hereby added to the Property of the Barrington Horizontal One Property Regime has a total of 1.22 acres, of which approximately 7,974 square feet will constitute and be occupied by Units and a total of approximately 44,985 square feet will constitute the remainder of the common elements.

SEVENTH:

That the total property of the Barrington One Horizontal Property Regime, subsequent to the filing of this Amendment and including the Phase I, Phase II and Phase III property, has a total of 5.69 acres of which approximately 30,780 square feet will constitute Units and approximately 216,936 square feet will constitute the remainder of the common elements.

EIGHTH:

There are three (3) basic types of Units in the Barrington One Horizontal Property Regime, Phases II and III, Unit Type A, Unit Type B, and Unit Type C with slight variations dependent upon whether the Unit is first floor (e.g. A-1) or second floor (e.g. A-2). A Unit Type A-1 is a one bedroom floor plan containing approximately 786 gross heated square feet; Unit Type A-2, a one bedroom floor plan containing approximately 801 gross heated square feet; Unit B-1, a two bedroom floor plan containing approximately 1,072 gross heated square feet; and Unit B-2, a two bedroom floor plan containing approximately 1,108 gross heated square feet; and Unit Type C-1, a three bedroom floor plan containing approximately 1,482 gross heated square feet; and Unit Type C-2, a three bedroom floor plan containing approximately

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1,489 gross heated square feet, all of those being more particularly designated and described in the Architect's "walk through" description attached hereto and incorporated herein as Exhibit "F".

The twelve (12) Units on the Property are contained in two (2) buildings on two (2) floors and numbered as follows:

<u>Building #5</u>	<u>Unit No.</u>	<u>Unit Type</u>
First Floor	603	B-1
	604	A-1
	605	A-1
	606	B-1
Second Floor	703	B-2
	704	A-2
	705	A-2
	706	B-2

<u>Building #6</u>	<u>Unit No.</u>	<u>Unit Type</u>
First Floor	601	C-1
	602	C-1
Second Floor	701	C-2
	702	C-2

NINTH:

That the Common Elements of the property, both General and Limited, and including Phase I and Phase II property, shall be as set forth in the recorded Master Deed, the provisions of which are incorporated herein and made a part hereof in the same manner as if the same were expressly set forth herein except as herein modified or amended.

The outside parking facilities within the General Common Elements shall consist of approximately 34,663 square feet in the Regime subsequent to the execution and recording of this Amendment.

TENTH:

As referenced in the original Master Deed, the general plan of development by the Declarant provides that the Phase II and the Phase III properties were not to be necessarily of the same form, design and general evaluation as the Phase I and contemplated Phase IV properties. The Buildings 5 and 6 of this Phase III are generally wood frame, townhouse flat-type units constructed in clusters and are generally known as the Barrington Park Cottages. The general common elements as described in Article VII, Section 1 of the Master Deed referenced above are not modified by virtue of this Amendment and, as referenced above

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in Article NINTH, the common elements shall be as set forth in the original Master Deed and as to those areas being included in the Phase III property.

The limited common elements for the Phase III property are as follows:

(a) All balconies, decks, porches, service yards immediately adjacent to each unit or to which each unit has direct access from the interior thereof, and as shown on the floor plans identified as Exhibit "D" to the First Amendment and in the floor plans identified as Exhibit "D" attached hereto and/or the plat identified as Exhibit "C" attached hereto and incorporated herein.

(b) The roofs of the Buildings 5 and 6, which together with the Phase II units, shall be considered as a limited common element to the twenty-eight (28) Phase II and Phase III units, reference being made to Article VII, Section 2(b) in the original Master Deed as it relates to the roof of the Phase I property, said roof being considered a limited common element as it relates to Phase I Units.

(c) The space lying between the upper boundary of each unit as described herein and the floor or roof above such unit subject to easements for utilizing services previously described.

ELEVENTH:

The percentage of title and interest appurtenant to each Unit and the Unit Owner's title and interest in the common elements (both General and Limited) of the Property (Phase I, Phase II and Phase III) of the Barrington One Horizontal Property Regime and their share in the profits and common monthly expenses as well as proportionate representation for voting purposes in the meeting of the Barrington One Owners' Association (hereinafter usually referred to as "Association") of the Regime is based upon the proportionate value of each Unit to the value of the total Property (Phase I, Phase II and Phase III) as set forth in Exhibit "I" to the Master Deed establishing said Regime, the provisions of which are incorporated herein and made a part hereof. Said percentages are likewise set forth in Exhibit "G" to this Amendment which is attached hereto and made a part hereof. The proportionate representation for voting purposes and the percentage of the undivided interests in the common elements (both General and Limited) provided in this paragraph and in Exhibit "G" hereto shall not be altered without the acquiescence of the co-owners representing all of the Units expressed in a duly recorded Amendment to this Master Deed for such Regime or by an Amendment filed by the Declarant in accordance with the reservations set forth in the Master Deed.

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TWELFTH:

Declarant has registered the Barrington One, Phase III, Project with the Internal Revenue Service as a tax shelter pursuant to the applicable provisions of the Internal Revenue Code. Barrington One Horizontal Property Regime, Phase III, has a tax identification number of 86220000052. Reference is made to Exhibit "H" to this First Amendment for a Notice of this designation. The purpose of including this Exhibit "H" as an attachment to the First Amendment to Master Deed is to provide actual notice to subsequent purchasers of Units within the Barrington One, Phase III, Project.

THIRTEENTH:

The sole purpose of this Amendment being to add the Phase III property to the Barrington One Horizontal Property Regime so as to make it an integral part of said Regime, all provisions of the Master Deed establishing the Barrington One Horizontal Property Regime as recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, which are not modified herein are expressly incorporated into and reaffirmed by this Amendment in the same manner as if the same were expressly set forth herein. This Amendment is intended to comply with the provisions of the aforementioned Master Deed and the Horizontal Property Act of South Carolina. In case any of the provisions stated above conflict with the provisions of said statute, the provisions of said statute shall control. The provisions hereof shall be deemed independent and severable, and the invalidity in whole or in part of any section, sub-section, sentence, clause, phrase or word, or other provision of this Amendment shall not affect the validity or enforceability of the remaining portions thereof and in such event, all of the other provisions of the Amendment shall continue in full force and effect as if such invalid provision had never been included therein.

IN WITNESS WHEREOF, GREENWOOD DEVELOPMENT CORPORATION, a South Carolina Corporation, has caused these presents to be executed this 3rd day of August, in the year of Our Lord one thousand nine hundred eighty-seven and in the two hundred and twelfth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GREENWOOD DEVELOPMENT CORPORATION
A South Carolina Corporation

John F. Asensan
Mamie W. Nicholas

By: John W. Davis
John W. Davis, President

Attest: Wayne Q. Gustesen, Jr.
Wayne Q. Gustesen, Jr.,
Secretary

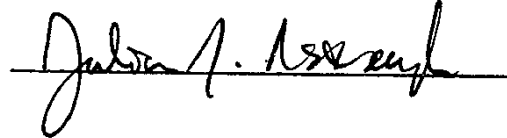
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STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

PROBATE

PERSONALLY appeared before me Julian J. Nexsen, Jr. who, on oath, says, that s/he saw the within named GREENWOOD DEVELOPMENT CORPORATION by John W. Davis, its President, sign the within Amendment to Master Deed, and Wayne Q. Justesen, Jr., its Secretary attest the same, and the said Corporation, by said officers seal said Deed, and as its act and deed, deliver the same and that ~~s/he~~ with Mamie W. Nicholson witnessed the execution thereof.



SWORN to before me this 3rd day of August, 1987

Mamie W. Nicholson (L.S.)
Notary Public for South Carolina

My Commission Expires: 8/26/90.

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INDEX OF EXHIBITS

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<u>EXHIBIT</u>	<u>DESCRIPTION</u>
"A"	Description of Phase III Property
"B"	Real Property Description (all Phases)
"C"	As Built Survey - Phase III
"D"	Floor Plans - Phase III Units
"E"	Certificate of Architect
"F"	"Walk Through" Description of Phase III Units
"G"	Percentage of Interest in Common Elements (Phases I, II and III)
"H"	Notice to Initial and Future Purchasers of Internal Revenue Service Tax Shelter Designation

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EXHIBIT "A" TO SECOND AMENDMENT TO MASTER DEED OF
BARRINGTON ONE HORIZONTAL PROPERTY REGIME

DESCRIPTION OF PHASE III LAND

All that certain piece, parcel or tract of land situate, lying and being in the Leamington Section of Palmetto Dunes Resort, Hilton Head Island, Beaufort County, South Carolina, shown and described as Phase II, having and containing 1.22 acres, more or less, on the plat entitled "As-Built Survey, Barrington One Horizontal Property Regime, Phases I, II and III (Includes Recreational Area)" which plat was prepared by Hussey, Gay & Bell, Consulting Engineers and certified to by Roy Hussey, R.L.S. (S.C.) #2373, which said plat is dated August 15, 1986, and last revised June 12, 1987, and is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 35 at Page 14. The property is described by courses and distances, metes and bounds, as follows, to-wit:

Commencing at the intersection of the centerline of that certain 60' foot right-of-way known as Queens Way and the centerline of that certain 60' foot right-of-way known as Ocean Lane and proceeding from said Point of Commencement S46°43'07"W for a distance of 171 feet to a point; thence along a curve with a delta angle of 18°, a radius of 542.99 feet, a chord bearing of S55°47'07"W and a chord distance of 169.89 feet for a distance of 170.59 feet to a point; thence proceeding S25°12'54"E for a distance of 30 feet to a concrete monument which marks the Point of Beginning for Phase III; from said Point of Beginning proceeding S25°12'55"E for a distance of 140 feet to a concrete monument; thence proceeding S56°37'15"E for a distance of 59.23 feet to a concrete monument; thence proceeding S1°26'45"E for a distance of 70 feet to a concrete monument; thence proceeding S38°52'W for a distance of 140 feet to a concrete monument; thence proceeding N45°56'05"W for a distance of 228.36 feet to a concrete monument; thence proceeding N37°48'35"W for a distance of 33.52 feet to a concrete monument; thence proceeding N9°03'15"E for a distance of 84.12 feet to a concrete monument; thence proceeding N64°47'06"E for a distance of 164 feet to the concrete monument which marks the Point of Beginning.

In case of conflict, if any, between the above courses and distances, metes and bounds description and the above mentioned plat of record, said plat shall be controlling.

SAVE AND EXCEPT THEREFROM, the right of ingress and egress unto the Declarant herein, its successors and assigns and Grantees.

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FURTHER, SAVE AND EXCEPT THEREFROM, the right of ingress and egress over and across all roads and walkways shown on the above described plat of Barrington One Property, said reservation being unto the Declarant herein, its successors and assigns and Grantees, said reserved easement expressly for, but not limited to, the purpose of construction of the future phase property and as well as for access to contiguous property immediately to the north and east of the Barrington One Property.

FURTHER, SAVE AND EXCEPT from the above described property, title to and ownership of all water and sewer lines located on said Parcel or hereafter installed thereon, together with all pipes, pumps, pumping stations, or other equipment or facilities located thereon, together with an easement to such lines, equipment or facilities to allow for the maintenance, repair or replacement of such lines, facilities or equipment or for the purpose of installing additional lines, equipment or facilities thereon from time to time.

FURTHER, the Declarant expressly reserves the right to improve the aforementioned property by clearing, constructing additional parking and common facilities pertaining to Barrington One Horizontal Property Regime.

FURTHER, Declarant expressly reserves the right to install lines, equipment and facilities for utility purposes and to grant easements over the property for the installation of additional lines, equipment or facilities for utility and drainage purposes from time to time.

FURTHER, Declarant expressly reserves the right to grant to others, including the existing Abbington Horizontal Property Regime, and as amended, and any condominium regime created on Parcel 9 of Leamington Section, an easement appurtenant for the use, ingress and egress of the recreational facilities located in the Recreation Parcel.

FURTHER, the above property is submitted to the Barrington One Horizontal Property Regime subject to that certain Declaration of Covenants, Conditions and Restrictions Running with Certain Land of Greenwood Development Corporation, Etc., said Declaration dated July 9, 1985, and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 424 at Page 1642, as amended from time to time.

FURTHER, the above property is submitted to the Barrington One Horizontal Property Regime subject to all easements as shown on the above plat of record and to all existing utility easements or easements to be granted in favor of the Broad Creek Public Service District or Greenwood Development Corporation or Leamington Owners' Association, Inc., of record in the Office of the Clerk of Court for Beaufort County, South Carolina.

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EASEMENTS:

ALSO, a general use easement for those amenities, byways, lanes, paths, walkways, bike trails and other rights-of-way on those certain properties within Palmetto Dunes Resort, now or hereafter in existence, as they now exist or may hereafter be modified by the Declarant, or its successors and assigns, and which are intended for the general use of all property owners and their proper guests and invitees, which said use shall be upon the terms and conditions as may be established from time to time by Declarant, its successors and assigns for all such property owners it being understood that certain areas are and shall be restricted as to access, said restrictions reserved as defined in the underlying covenants of record.

The within granted easements are hereby intended to be easements appurtenant to the Barrington One Phase III parcel which is more particularly described above, as well as to the Phase IV parcels of property if, and when, incorporated into the Barrington One Horizontal Property Regime, for the use, benefit and to be incident to the ownership of the above described parcels, as applicable, and any portions thereof, or any condominium located therein or thereon now or at any time in the future.

The property described above is a portion of the property conveyed to Greenwood Development Corporation, by Deed of Palmetto Dunes Resort, Inc. dated November 16, 1979, recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 292 at Page 143.

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Exhibit "A" to Second Amendment to Master Deed
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EXHIBIT "B" TO SECOND AMENDMENT TO MASTER DEEDBARRINGTON ONE HORIZONTAL PROPERTY REGIMEDESCRIPTION OF ALL PHASES (PHASES I, II AND III)

All that certain piece, parcel or tract of land situate, lying and being in the Leamington Section of Palmetto Dunes Resort, Hilton Head Island, Beaufort County, South Carolina, shown and described as the Phase I (2.21 Acres), Recreational Area (1.28 Acres), Phase II (0.98 Acres), and Phase III (1.22 Acres), more or less, on a plat entitled "As-Built Survey Barrington One Horizontal Property Regime, Phases I, II and III (includes Recreational Area)" which plat was prepared by Hussey, Gay & Bell, Consulting Engineers and certified to by Roy Hussey R.L.S. (S.C.) #2373, and which plat is dated August 15, 1986, and last revised June 12, 1987, said plat being recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 35 at Page 14. For a more complete description as to the courses and distances, metes and bounds, reference is made to the aforementioned plat of record as well as to the legal descriptions contained of the various parcels referenced hereinabove, said legal descriptions contained as a part of Exhibit "A" to the original Master Deed of Barrington One Horizontal Property Regime, Exhibit "A" to this First Amendment to Master Deed; and Exhibit "A" to this Second Amendment to Master Deed.

In case of conflict, if any, between the above description and the above mentioned plat of record, said plat shall be controlling.

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EXHIBIT "C" TO SECOND AMENDMENT TO MASTER DEED

BARRINGTON ONE HORIZONTAL PROPERTY REGIME

PLAT/AS-BUILT SURVEY OF PROPERTY

Attached hereto is a plat entitled "As-Built Survey, Barrington One Horizontal Property Regime, Phases I, II and III", dated August 15, 1986, and revised June 12, 1987, prepared by Hussey, Gay & Bell, Consulting Engineers, Roy L. Hussey, R.L.S. (S.C.) #2373. It is noted that the Unit Type designations on the plat as it relates to the Phase II Units are corrected and restated designations as the previous plat filed ith the First Amendment and recorded in Plat Book 34 at Page 81 inadvertently had the designations reversed. Effective upon recording, this plat supercedes and replaces the previously filed plat of record.

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Exhibit "C" to Second Amendment to Master Deed
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EXHIBIT "D" TO SECOND AMENDMENT TO MASTER DEEDBARRINGTON ONE HORIZONTAL PROPERTY REGIMEARCHITECTURAL DRAWINGS OF FLOOR PLANS

Reference is made to Exhibit "D" of the First Amendment to Master Deed filed in the RMC Office for Beaufort County in Deed Book 465 at Page 1321 as it relates to the floor plans of the Unit Type A and Unit Type B floor plans. Attached hereto are the floor plans prepared by Eugene R. Smith, AIA Architects/Planners, Inc., relating to the Unit Type C, as follows:

<u>Sheet No.</u>	<u>Description</u>
2, 3	Miscellaneous Unit C Floor Plans
6a, 7, 9, 9a and 10	Miscellaneous elevations and building sections
16	Foundation Plan
17, 17a	Framing and Roof Plans
P-2	Plumbing Plan
M-1	HVAC Plan
E-1, E-3	Electric Plans

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EXHIBIT "E" TO SECOND AMENDMENT TO MASTER DEED
BARRINGTON ONE HORIZONTAL PROPERTY REGIME
ARCHITECT'S CERTIFICATE


This is to certify that Barrington One Horizontal Property Regime, Phase III consisting of the twelve (12) Phase III Units numbered as follows: 601 through 606; 701 through 706 are built substantially in accordance with the floor plans attached to the First and Second Amendments to Master Deed creating said Regime, as Exhibit "D" to be recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, except for minor variations which are customary in projects of this nature.

EUGENE R. SMITH, AIA ARCHITECTS/
PLANNERS, INC.

By: 

S.C. Registration # 3184

Certified to this 23
day of July 1987.

 (L.S.)
Notary Public for South Carolina

My Commission Expires: 2-29-85

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EXHIBIT "F" TO SECOND AMENDMENT TO MASTER DEEDBARRINGTON ONE HORIZONTAL PROPERTY REGIMEWALK THROUGH DESCRIPTION OF UNITSONE BEDROOM UNIT (A-1)First Floor:

Each Unit contains a total gross heated area of approximately 786 square feet on one floor, consisting of foyer, living/dining room, kitchen, one bedroom, 1½ baths, washer/dryer closet and owner's closet.

Access to the Unit is gained from a common corridor, accessible from a common stair and entering a 36.65 square foot foyer. Off the foyer is a 80 square foot kitchen. The kitchen contains all cabinets, appliances and a ceramic tiled breakfast bar. Opposite the entry through the foyer is a 245 square foot living room with a 96 square foot dining area adjacent both living room and kitchen. The living/dining room opens on to an 80 square foot balcony. Off the foyer opposite the kitchen is a 12.25 square foot hallway accessing a 18.5 square foot utility closet and a 36 square foot powder room.

Opposite the foyer through the hall is a 139 square foot master bedroom. Adjacent to the master bedroom is a 48 square foot bathroom, a 30.06 square foot walk-in closet and a 5.5 square foot owner's closet.

ONE BEDROOM UNIT (A-2)Second Floor:

Description of Unit is identical to first floor one bedroom Unit with the addition of 15 square feet to the master bedroom.

TWO BEDROOM UNIT (B-1)First Floor:

Each Unit contains a total gross heated area of approximately 1,072 square feet on one floor, consisting of foyer, living/dining room, kitchen, two bedrooms, two baths, washer/dryer closet and owner's closet.

Access to Unit is gained from a common corridor, accessible from a common stair and entering a 36.65 square foot foyer. Off the foyer is an 80 square foot kitchen. The kitchen

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contains all cabinets, appliances and a ceramic tiled breakfast bar. Opposite the entry through the foyer is a 274 square foot living room with a 105 square foot dining area adjacent to both living room and kitchen.

The living/dining room opens on to a 104 square foot balcony. Off the foyer opposite the kitchen is a 14.25 square foot hallway accessing a 18.5 square foot utility closet and a 58.5 square foot bathroom.

Opposite the foyer through the hall is a 139 square foot bedroom off which is a 30 square foot walk-in closet.

Adjacent to and accessible from the living room is the 176.68 square foot master bedroom. Adjacent to the master bedroom is a 27.5 square foot walk-in closet; a 12.66 square foot closet and a 5.6 square foot owner's closet. Also accessible from the master bedroom is the master bath containing 80.75 square feet.

TWO BEDROOM UNIT (B-2)

Second Floor:

Description of Unit is identical to first floor two bedroom Unit with additional square feet in the bedrooms and in the master bathroom.

THREE BEDROOM UNIT (C-1)

First Floor:

Each Unit contains a total gross heated area of approximately 1,482 square feet on one floor, consisting of foyer, living/dining room, kitchen, three bedrooms, 2½ baths, washer/dryer closet, utility closet and owner's closet.

Access to the Unit is gained from a common corridor, accessible from a common stair and entering a 55.3 square foot foyer. Off the foyer is a 95.5 square foot kitchen containing all cabinets, appliances and a ceramic tiled breakfast bar. Opposite the entry from the foyer is a 259 square foot living room with a 125 square foot dining area adjacent both living room and kitchen. The living/dining room opens onto a 153 square foot balcony. Off the foyer opposite the kitchen is a 63.75 square foot hallway accessing an 8 square foot owner's closet, a 24.5 square foot powder room, a 16.75 square foot washer/dryer closet and a 13.75 square foot utility closet. Also, accessible from the hallway are a 177.75 square foot bedroom and a 168.45 square foot bedroom with a 90 square foot bathroom adjoining the two.

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Opposite the foyer at the end of the hall is a 198.37 square foot master bedroom. Adjacent to the master bedroom is a 142.5 square foot master bath and a 43.35 square foot walk-in closet.

Second Floor (C-2):

Description of Unit is identical to first floor three bedroom Unit with the addition of approximately 7 square feet to each of the two secondary bedrooms.

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HILTON HEAD ISLAND, S. C.

1536

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

The percentage of undivided interest in the common elements appurtenant to each Unit in Barrington One Horizontal Property Regime is set forth below:

<u>Unit No./Type</u>	<u>Statutory Value</u>	<u>Percentage Phases I, II & III only</u>
109 (1 BR) A	\$ 172,000.00	1.10
110 (2 BR) B	234,000.00	1.49
111 (2 BR) B	234,000.00	1.49
112 (2 BR) B	234,000.00	1.49
113 (3 BR) C	280,000.00	1.78
114 (2 BR) B	234,000.00	1.49
115 (2 BR) B	234,000.00	1.49
116 (2 BR) B	234,000.00	1.49
117 (1 BR) A	172,000.00	1.10
209 (1 BR) A	\$ 172,000.00	1.10
210 (2 BR) B	234,000.00	1.49
211 (2 BR) B	234,000.00	1.49
212 (2 BR) B	234,000.00	1.49
213 (3 BR) C	280,000.00	1.78
214 (2 BR) B	234,000.00	1.49
215 (2 BR) B	234,000.00	1.49
216 (2 BR) B	234,000.00	1.49
217 (1 BR) A	172,000.00	1.10
309 (1 BR) A	\$ 172,000.00	1.10
310 (2 BR) B	234,000.00	1.49
311 (2 BR) B	234,000.00	1.49
312 (2 BR) B	234,000.00	1.49
313 (3 BR) C	280,000.00	1.78
314 (2 BR) B	234,000.00	1.49
315 (2 BR) B	234,000.00	1.49
316 (2 BR) B	234,000.00	1.49
317 (1 BR) A	172,000.00	1.10
409 (1 BR) A	\$ 172,000.00	1.10
410 (2 BR) B	234,000.00	1.49
411 (2 BR) B	234,000.00	1.49
412 (2 BR) B	234,000.00	1.49
413 (3 BR) C	280,000.00	1.78
414 (2 BR) B	234,000.00	1.49
415 (2 BR) B	234,000.00	1.49
416 (2 BR) B	234,000.00	1.49
417 (1 BR) A	172,000.00	1.10

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<u>Unit No./Type</u>	<u>Statutory Value</u>	<u>Percentage Phases I, II & III only</u>
509 (1 BR) A	\$ 172,000.00	1.10
510 (2 BR) B	234,000.00	1.49
511 (2 BR) B	234,000.00	1.49
512 (2 BR) B	234,000.00	1.49
513 (3 BR) C	280,000.00	1.78
514 (2 BR) B	234,000.00	1.49
515 (2 BR) B	234,000.00	1.49
516 (2 BR) B	234,000.00	1.49
517 (1 BR) A	172,000.00	1.10
<u>Phase I</u>		
Totals	\$ <u>10,140,000.00</u>	<u>64.6%</u>
<u>Phase II</u>		
607 (2 BR) B	215,000.00	1.37
608 (1 BR) A	160,000.00	1.02
609 (1 BR) A	160,000.00	1.02
610 (2 BR) B	215,000.00	1.37
611 (2 BR) B	215,000.00	1.37
612 (1 BR) A	160,000.00	1.02
613 (1 BR) A	160,000.00	1.02
614 (2 BR) B	215,000.00	1.37
707 (2 BR) B	215,000.00	1.37
708 (1 BR) A	160,000.00	1.02
709 (1 BR) A	160,000.00	1.02
710 (2 BR) B	215,000.00	1.37
711 (2 BR) B	215,000.00	1.37
712 (1 BR) A	160,000.00	1.02
713 (1 BR) A	160,000.00	1.02
714 (2 BR) B	215,000.00	1.37
<u>Phases I & II</u>		
Totals	\$ <u>13,140,000.00</u>	<u>83.72%</u>
<u>Phase III</u>		
601 (3 BR)C	268,000.00	1.68
602 (3 BR)C	268,000.00	1.68
603 (2 BR)B	215,000.00	1.37
604 (1 BR)A	160,000.00	1.02
605 (1 BR)A	160,000.00	1.02
606 (2 BR)B	215,000.00	1.37
701 (3 BR)C	268,000.00	1.68
702 (3 BR)C	268,000.00	1.68
703 (2 BR)B	215,000.00	1.37
704 (1 BR)A	160,000.00	1.02

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<u>Unit No./Type</u>	<u>Statutory Value</u>	<u>Percentage Phases I, II & III only</u>
705 (1 BR)A	160,000.00	1.02
706 (2 BR)B	215,000.00	1.37
Phases I, II & III Totals	\$ <u>15,712,000.00</u>	<u>100%</u>

NOTE: The total statutory value of the Property in Phases I, II and III is \$15,712,000. Subject to the overall limitations described in Article VIII of the Master Deed, Declarant will not exceed these estimated numbers and total statutory values for Subsequent Phases but may develop the Subsequent Phases into fewer Units and/or of a lower total statutory value which would have the effect of lessening the decrease in the percentage interest of Phases I, II and III Units as each Phase is added.

Reference is made to Exhibit "I" of the original Master Deed for the statutory values of the various types of Units and the methodology of determining the resulting percentage interest as each Phase is added.

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

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EXHIBIT "H" TO SECOND AMENDMENT TO MASTER DEED OF

BARRINGTON ONE HORIZONTAL PROPERTY REGIME

NOTICE TO INITIAL AND FUTURE PURCHASERS

You have acquired an interest in Barrington One Horizontal Property Regime, Phase III sold by Greenwood Development Corporation, a South Carolina corporation whose address is 104 Maxwell Avenue, Greenwood, South Carolina 29646. On behalf of Barrington One Horizontal Property Regime, Phase III, Greenwood Development Corporation applied to the Internal Revenue Service for a tax shelter registration number. THIS NUMBER IS 86220000052.

YOU MUST REPORT THIS REGISTRATION NUMBER TO THE INTERNAL REVENUE SERVICE IF YOU CLAIM ANY DEDUCTION, LOSS, CREDIT OR OTHER TAX BENEFIT OR REPORT ANY INCOME BY REASON OF YOUR INVESTMENT IN BARRINGTON ONE HORIZONTAL PROPERTY REGIME.

You must report the registration number, as well as the name and taxpayer identification number of Barrington One Horizontal Property Regime on Form 8271.

Form 8271 must be attached to the return on which you claim the deduction, loss, credit or other tax benefit or report any income.

ISSUANCE OF A REGISTRATION NUMBER DOES NOT INDICATE THAT THIS INVESTMENT OR THE CLAIMED TAX BENEFITS HAS BEEN REVIEWED, EXAMINED OR APPROVED BY THE INTERNAL REVENUE SERVICE.

YOU HAVE ACQUIRED AN INTEREST IN A CONDOMINIUM UNIT SOLD BY GREENWOOD DEVELOPMENT CORPORATION WHOSE ADDRESS IS 104 MAXWELL AVENUE, GREENWOOD, SOUTH CAROLINA 29646. IF YOU TRANSFER YOUR INTEREST IN THIS TAX SHELTER TO ANOTHER PERSON, YOU ARE REQUIRED BY THE INTERNAL REVENUE SERVICE TO KEEP A LIST CONTAINING THAT PERSON'S NAME, ADDRESS, TAXPAYER IDENTIFICATION NUMBER, THE DATE ON WHICH YOU TRANSFERRED THE INTEREST AND THE NAME, ADDRESS AND TAXPAYER REGISTRATION NUMBER OF THIS TAX SHELTER. IF YOU DO NOT WANT TO KEEP SUCH A LIST, YOU MUST (1) SEND THAT INFORMATION SPECIFIED ABOVE TO GREENWOOD DEVELOPMENT CORPORATION, 104 MAXWELL AVENUE, GREENWOOD, SOUTH CAROLINA 29646, WHO WILL KEEP A LIST FOR THIS TAX SHELTER AND (2) GIVE A COPY OF THIS NOTICE TO THE PERSON TO WHOM YOU TRANSFER YOUR INTEREST.

This Notice is attached as an Exhibit to the First Amendment to Master Deed of Greenwood Development Corporation creating and establishing Phase III of the Barrington One Horizontal Property Regime both for the purpose of providing additional notice to all initial purchasers of Units from Greenwood Development Corporation and also for future purchasers of Units.

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Lloyd Dalton/ee		
REGISTER OF MESNE CONVEYANCE		

RECORDED THIS 28th DAY OF September 1987
 IN BOOK 7 PAGE 456
 FEES, \$
Mary Ann Gray
 AUDITOR, BEAUFORT COUNTY, S. C.

BEAUFORT COUNTY
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