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David Hamilton, Clerk of Court
York County, SC

FIRST AMENDMENT TO THE MASTER DEED
OF
STONECREST VILLAS OF TEGA CAY
HORIZONTAL PROPERTY REGIME
JUNE 25, 2007

CERTIFIED TRUE COPY
David Hamilton
06/28/2007 11:49:29AM
David Hamilton
Clerk of Court
York County, SC

Drawn by: Stonecrest Villas of Tega Cay, LLC

Please Return to:

Julie B. Glenn, Attorney at Law

2760 E.W.T. Harris Blvd. #200

Charlotte, NC 28213

STATE OF SOUTH CAROLINA

COUNTY OF YORK

FIRST AMENDMENT TO THE
MASTER DEED OF STONECREST
VILLAS OF TEGA CAY
HORIZONTAL PROPERTY REGIME

KNOW ALL MEN BY THESE PRESENTS, that this First Amendment to the Master Deed of STONECREST VILLAS OF TEGA CAY HORIZONTAL PROPERTY REGIME is made on the date hereinafter set forth by STONECREST VILLAS OF TEGA CAY, LLC, a South Carolina Limited Liability Company, hereinafter called "Grantor";

WHEREAS, Grantor has committed certain real property to Stonecrest Villas of Tega Cay Horizontal Property Regime by the Master Deed of Stonecrest Villas of Tega Cay Horizontal Property Regime, which Master Deed is recorded in the Office of the Clerk of Court of York County, South Carolina, in Deed Book 8852, Page 149; and

WHEREAS, all said terms in the Master Deed 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 now desires to annex additional property, improvements and Apartments/Units as defined in the Master Deed and amend said Master Deed for the purpose of creating Phase 1, Map 2 of the said Regime;

NOW, THEREFORE, Grantor does hereby declare:

1. Exercise by Grantor. Grantor does hereby, by duly executing this Amendment to the Master Deed, submit the property described as Phase 1, Map 2, being more particularly described hereinafter in this Amendment and Exhibits hereto, together with the buildings and improvements erected thereon, and all easements, rights and appurtenances belonging thereto (the "Property"), to the provisions of the Horizon Property Act of South Carolina, Title 27, Chapter 31, Code of Laws of South Carolina, 1976 (the "Act") and does further submit said property to the provisions of the Master Deed of Stonecrest Villas of Tega Cay Horizontal Property Regime and the Exhibits thereto, the same being recorded in the Office of the Clerk of Court of York County, South Carolina, in Deed Book 8552, at Page 149.

2. The Property. The Property hereby committed by this Amendment to the aforesaid Master Deed, means and includes that property shown as contained within Stonecrest Villas of Tega Cay, Phase 1, Map 2, as same is shown on that certain map attached hereto and incorporated herein as Exhibit "A", and being recorded in the Office of the Clerk of Court of York County, South Carolina, in Plat Book D228, Page 3, and includes the land, the buildings, all improvements and structures thereon and all easements, rights and appurtenances belonging thereto as shown on said Exhibit "A", and as subject to all easements, rights or 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 Stonecrest Villas of Tega Cay Horizontal Property Regime consists of the property heretofore committed in the Master Deed, known as Phase 1, Map 1 and in addition thereto, that property described in said Exhibit "A", known as Phase 1, Map 2.

3. The Plans. The improvements constructed on and forming a part of the "Property" are constructed in accordance with the floor plans identified as Exhibit "B" attached hereto and incorporated herein by reference. The Plans contain a certification by Michael J. Fitzpatrick, a South Carolina Licensed Architect, certifying that the floor plans and elevations adequately and accurately depict the dimensions, layout, area,

and location within normal construction tolerances of the buildings, and that said plans contain all information required by Title 27, Chapter 31, Section 110 of the "Act". Said certification is identified as Exhibit "C" attached hereto and incorporated herein by reference.

4. Improvements. The "Property" comprising Phase 1, Map 2, which is being added to Stonecrest Villas of Tega Cay includes four (4) single-story buildings (Buildings 5, 6, 16 and 22), with a ground or garage level only, each of which contains four (4) Units. The identifying numbers for such Units are set forth on Exhibit "D" and on the Plans.

There are four types of Units, designated as "Abbey", "Canterbury", "Villa", and "Chateau" (which includes the "Chateau II" also known as the "Windsor"), more particularly described as follows and as more particularly shown on the Plans:

(a) Type "Abbey"— Building 6, Unit 6-856 and Building 16, Unit 16-756, are type "Abbey" Units. These Units contain approximately 1,718 square feet in heated space and an attached 2-car garage which has approximately 409 square feet. Each such Unit consists of a four season sunroom/veranda, living room, dining room, kitchen, pantry, laundry room, master bedroom, master bath, second bedroom, second bath, closets and a garage, as more particularly shown on the Plans.

(b) Type "Canterbury"— Building 6, Units 6-854, 6-858, and 6-860, Building 16, Units 16-754 and 16-758 and 16-760 are type "Canterbury" Units. These Units contain approximately 1,861-1,884 square feet in heated space and an attached 2-car garage which has approximately 409 square feet. Each such Unit consists of a four season sunroom/veranda, living room, dining room, kitchen, pantry, laundry room, master bedroom, master bath, second bedroom, second bath, den/third bedroom, closets and a garage, as more particularly shown on the Plans.

(c) Type "Villa"— Building 22, Units 22-765 and 22-769, are type "Villa" Units. These Units contain approximately 1,324 square feet in heated space and an attached 2-car garage which has approximately 409 square feet. Each such Unit consists of a living room, dining room, kitchen, pantry, laundry room, master bedroom, master bath, second bedroom, second bath, closets and a garage, as more particularly shown on the Plans.

(d) Type "Chateau"— Building 5, Units 5-864, 5-866, 5-868, and 5-870, Building 22, Units 22-767 and 22-771, are type "Chateau" Units. These Units contain approximately 1,910-1,926 square feet in heated space and an attached 2-car garage which has approximately 409 square feet. Each such Unit consists of a living room, dining room, kitchen, pantry, laundry room, master bedroom, master bath, second bedroom, half bath, third bedroom on the second level, full bathroom on the second level, closets and a garage, as more particularly shown on the Plans.

5. Undivided Interests of Owners in Common Elements. Ownership of the Common Elements shall be by the Unit Owners as tenants-in-common. The percentage interest in the Common Elements allocated to the Units added in this Amendment shall be the Common Elements Interest for that Unit as set forth on Exhibit "E" attached hereto. The percentage of undivided interest of each Owner in the Common Elements is appurtenant to the Unit owned by the Owner and may not be separated from the Unit to which it appertains and such appurtenance shall be deemed to be conveyed or encumbered or to otherwise pass with the Unit whether or not expressly mentioned or described in a conveyance or other instrument describing Unit.

The Common Elements shall remain undivided, and no Owner or any other person shall have the right to bring any action for partition or division of the whole or any part thereof except as provided in the Horizontal Property Act.

6. Invalid. The invalidity of any provision of this Amendment shall not be deemed to impair or affect in any manner the validity and enforceability of the remainder of this Amendment, and in such event, all the other provisions of this Amendment shall continue in full force and effect as if such invalid provision had never been included herein.

7. South Carolina Horizontal Property Act. To the extent that any of the terms or provisions of this Master Deed attempt to vary, modify or waive any provisions of the South Carolina Horizontal Property Act, such terms or provisions shall be so varied, modified or waived to the extent permitted by the South Carolina Horizontal Property Act, it being the Intention of the parties hereto that the terms and provisions of this Master Deed shall govern over conflicting provisions in the South Carolina Horizontal Property Act, to the extent permitted by the South Carolina Horizontal Act.

8. Consent of Mortgagee. The Land and the Buildings are currently encumbered by the lien of that certain Mortgage and Security Agreement dated 5/25/2006, executed and delivered by Declarant to First Charter Bank, a North Carolina banking corporation, for \$6,135,000.00, and recorded in Book 8065 at Page 197 and Amended in Book 8778 at Page 35 of the Clerk of Court's Office of York County, South Carolina. A Consent of Mortgagee executed by First Charter Bank, a North Carolina banking corporation, consenting to the execution and recordation of this Amendment, is attached hereto as Exhibit "F", and made a part of this Amendment.

9. Consent of Condominium Association. Stonecrest Villas of Tega Cay Condominium Owners Association, Inc. (the "Association") has been organized to provide the administration of the "Property", and the Association shall administer the operation and maintenance of the "Property" and undertake and perform all acts and duties incident thereto in accordance with the terms of its Articles of Incorporation, the ByLaws, the Master Deed, and the "Act". A Consent of the Condominium Association executed by its president, consenting to this Amendment is attached as Exhibit "G", and made a part of this Amendment.

10. Exhibits

The following exhibits are attached to and are an integral part of this Master Deed:

- (a) Exhibit A – Map
- (b) Exhibit B– Plans
- (c) Exhibit C– Certification of Architect
- (d) Exhibit D– Identifying Numbers of Each Unit
- (e) Exhibit E– Percentage of Ownership
- (f) Exhibit F– Consent of Mortgagee
- (g) Exhibit G– Consent of the Condominium Association

EXHIBIT A

MAP

See Plat Book D228 Page 3.

IN WITNESS WHEREOF, Declarant has executed this Master Deed the day and year first above written.

Stonecrest Villages of Toga Cay, LLC, a South Carolina limited liability company (SEAL)

By: [Signature]
Brock L. Fankhauser, Sole Member

Signed, sealed and delivered

In the presence of: [Signature]
First Witness

[Signature]
Second Witness

STATE OF NC
COUNTY OF Union

Personally appeared before me Phillip E. Drum (First Witness) and made oath that he/she saw the within named Grantor, sign, seal and as his act and deed, deliver the within written document, and that he/she with Tiffany Caldwell (Second Witness), witnessed the execution thereof.

Witness my hand and official seal this the 25 day of June 2007.

[Signature]
First Witness

Sworn to before me this 25 day of June, 2007.

[Signature]
Notary Public

Debra M. Yandell
Print Name

My commission expires: June 25, 2011

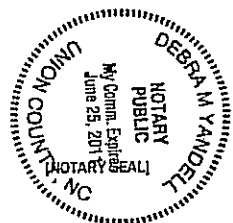


EXHIBIT B

PLANS

EXHIBIT C

CERTIFICATION OF ARCHITECT

EXHIBIT D
IDENTIFICATION NUMBERS OF UNITS

<u>Building 5</u>	<u>Units 5-866; 5-864; 5-870; 5-868</u>
<u>Building 6</u>	<u>Units 6-856; 6-854; 6-860; 6-858</u>
<u>Building 16</u>	<u>Units 16-760; 16-758; 16-756; 16-754</u>
<u>Building 22</u>	<u>Units 22-765; 22-771; 22-769; 22-767</u>

EXHIBIT D
IDENTIFICATION NUMBERS OF UNITS

<u>Building 5</u>	<u>Units 5-866; 5-864; 5-870; 5-868</u>
<u>Building 6</u>	<u>Units 6-856; 6-854; 6-860; 6-858</u>
<u>Building 16</u>	<u>Units 16-760; 16-758; 16-756; 16-754</u>
<u>Building 22</u>	<u>Units 22-765; 22-771; 22-769; 22-767</u>

EXHIBIT E

PERCENTAGE OF OWNERSHIP

The Initial Percentage Interest in the Common Elements appurtenant to each Unit in Phase I, Map 2 is set forth below. The stated value for each of the said Unit types constructed in any phase of the Condominium is as follows:

<u>Unit Type</u>	<u>Stated Value</u>
Villa	\$180,000
Chateau *	\$190,000
Abbey	\$190,000
Canterbury	\$210,000

*Includes Chateau II (Windsor)

Phase II, III, IV, and V may consist of not more than sixty-six (66) Units in the aggregate and may be submitted as a whole or at one time or in one or more portions at different times, all of which is more fully set forth in the applicable provisions of this Master Deed.

The Percentage Interest appurtenant to each Unit of the Condominium shall be established in accordance with the following formula:

$$P=V/A$$

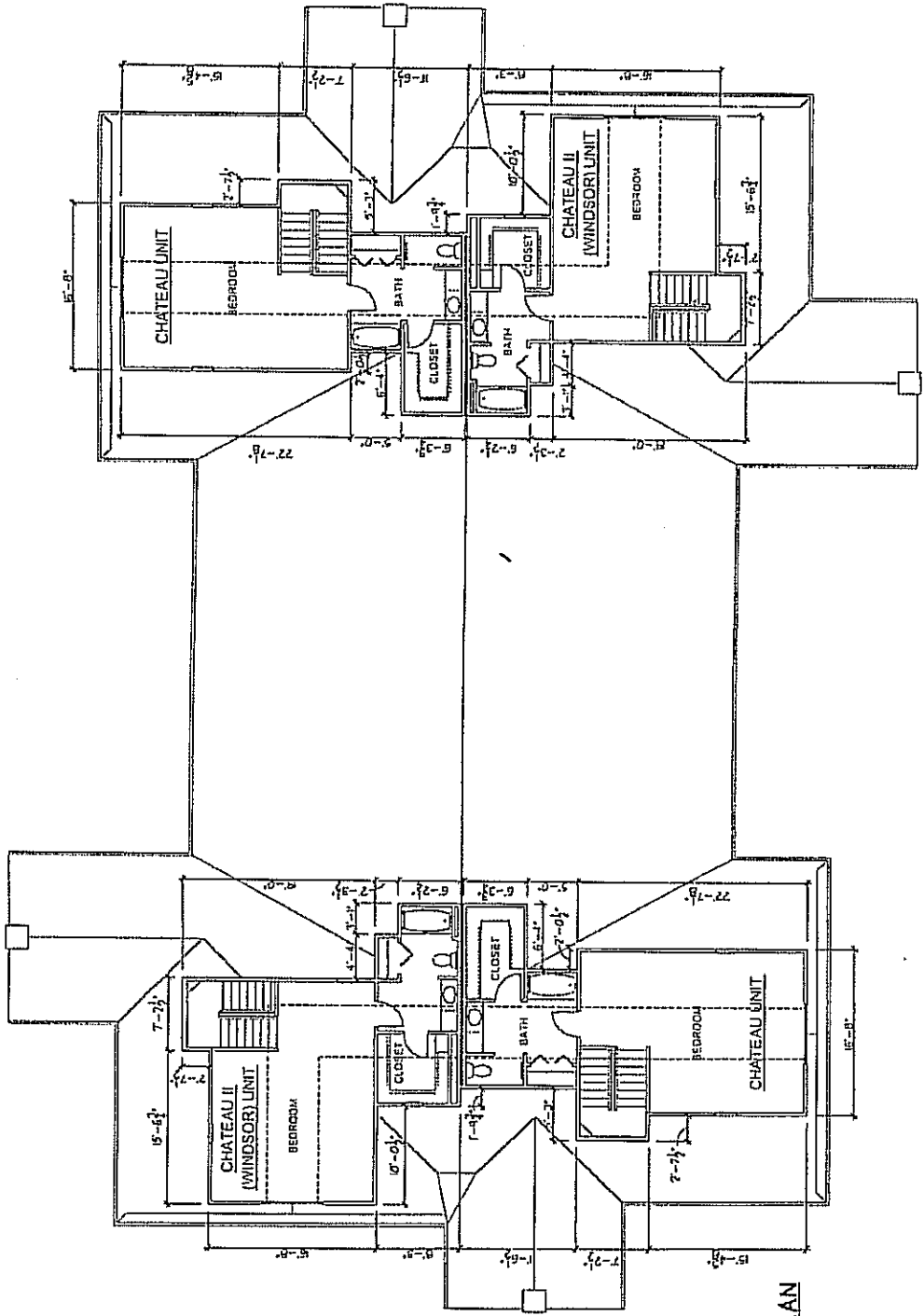
P=Percentage Interest of Unit

V=Stated Value of Unit

A=Aggregate Stated Value of all Units in the Condominium

UNIT: 868

UNIT: 866



UNIT: 870

UNIT: 864

DATA:

CHATEAU UNIT.	
FIRST FLOOR	1416 SQ. FT.
SECOND FLOOR	518 SQ. FT.
GARAGE	400 SQ. FT.
TOTAL	2335 SQ. FT.
CHATEAU 2 (WINDSOR) UNIT.	
FIRST FLOOR	1416 SQ. FT.
SECOND FLOOR	484 SQ. FT.
GARAGE	400 SQ. FT.
TOTAL	2310 SQ. FT.



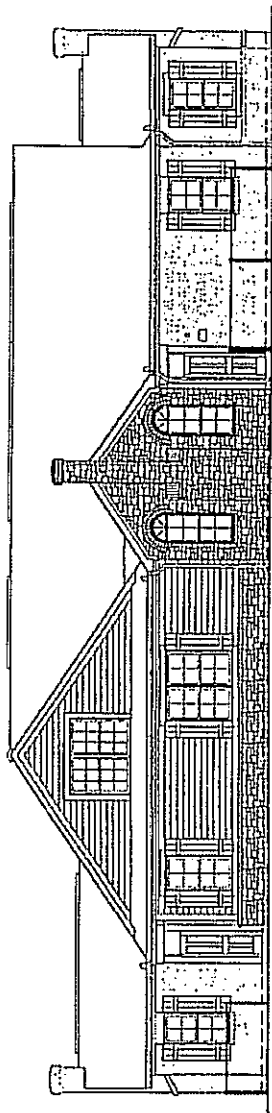
SECOND FLOOR PLAN

FANNING-AUSER PROPERTY GROUP
 307 F 311 JONES ST., SUITE 112A
 WASHINGTON, NC 28105
 PH (704) 222-4323

MICHAEL J. RITZPATRICK,
 132 GREGORY FARM ST
 COLUMBIUS, OHIO 43102
 614.424.1414

BUILDING # 5 UNITS # 864 866 868 870

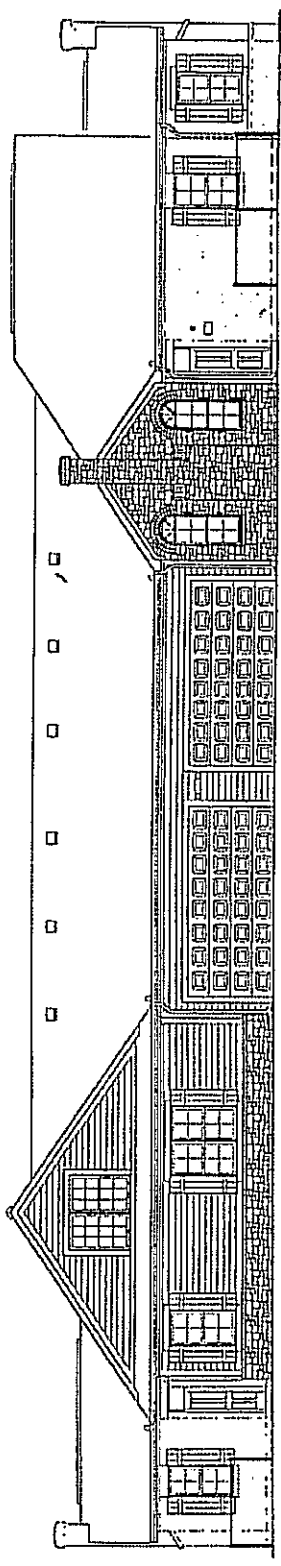
Stonecrest Villas of Tega Cay
Tega Cay, York County, South Carolina



UNIT: 864, 868
CHATEAU

END ELEVATION

UNIT: 866, 870
CHATEAU II
(WINDSOR) UNIT



UNIT: 870, 866
CHATEAU II
(WINDSOR) UNIT

SIDE ELEVATION

UNIT: 864, 868
CHATEAU



EXTERIOR ELEVATIONS

FANHAUSER PROPERTY GROUP
300 E 1st John St., Suite 174
Raleigh, NC 27605
Ph (704) 922-4524

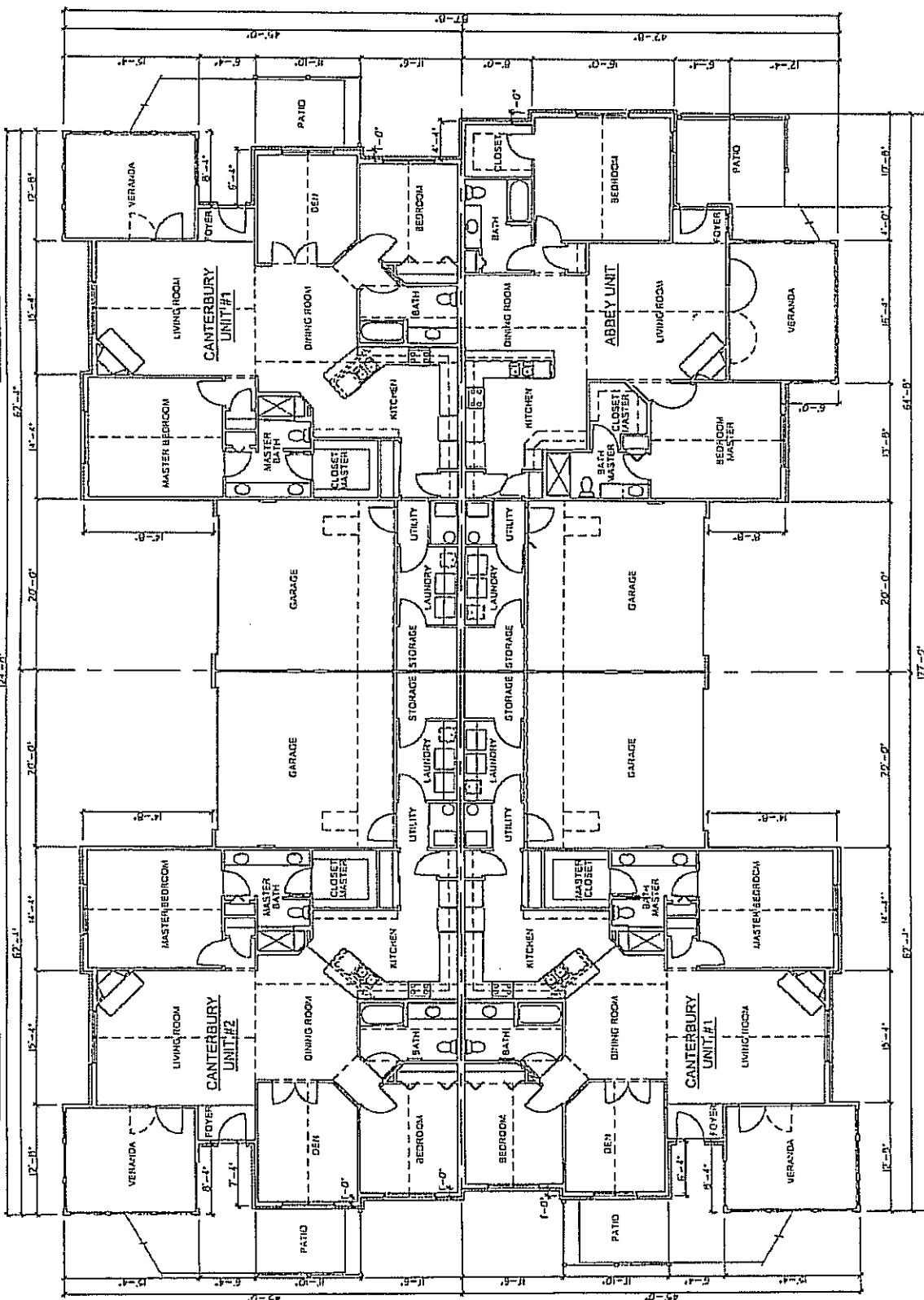
MICHAEL J. FITZPATRICK,
143 - 8030 - 1st St. N. #1111
COLUMBUS, OHIO 43215
614-443-7100

BUILDING # 5 UNITS # 864, 866, 868, 870

Stonecrest Villas of Tega Cay
Tega Cay, York County, South Carolina

UNIT: 854

UNIT: 860



UNIT: 856

UNIT: 858

DATA

ABBAY UNIT	1518 SQ. FT.
LIVING SPACE	200 SQ. FT.
VERANDA	200 SQ. FT.
GARAGE	400 SQ. FT.
TOTAL	2117 SQ. FT.
CANTERBURY UNIT #1 WHEN ADJACENT TO ABBAY UNIT	1672 SQ. FT.
LIVING SPACE	180 SQ. FT.
VERANDA	180 SQ. FT.
GARAGE	400 SQ. FT.
TOTAL	2270 SQ. FT.
CANTERBURY UNIT #2 WHEN ADJACENT TO CANTERBURY UNIT #1	1623 SQ. FT.
LIVING SPACE	180 SQ. FT.
VERANDA	180 SQ. FT.
GARAGE	400 SQ. FT.
TOTAL	2263 SQ. FT.



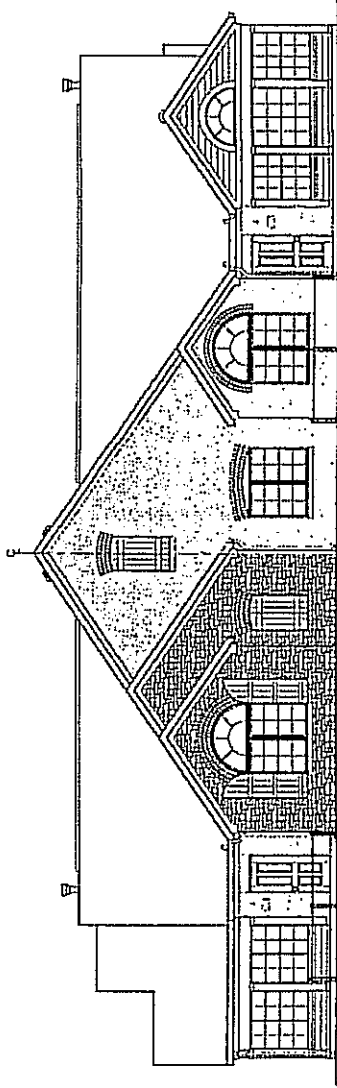
FLOOR PLAN

FANKHAUSER PROPERTY GROUP
 360 E. 3rd Ave. S.W., Suite 126
 Atlanta, GA 30333
 Tel: 404.525.4324

MICHAEL J. FITZPATRICK,
 ARCHITECT
 1815 W. Peachtree St. N.E.
 Atlanta, GA 30309

PHASE # 1 UNITS # 854 856 858 859 860

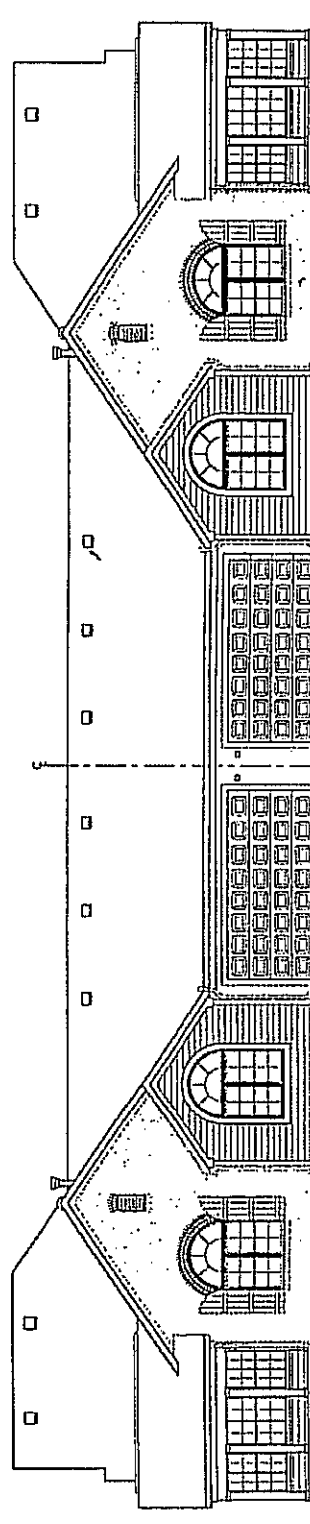
Stonecrest Villas of Tega Cay
 Tega Cay, York County, South Carolina



UNIT: 856
ABBEY

END ELEVATION

UNIT: 854
CANTERBURY



UNIT: 854
CANTERBURY

SIDE ELEVATION

UNIT: 860
CANTERBURY



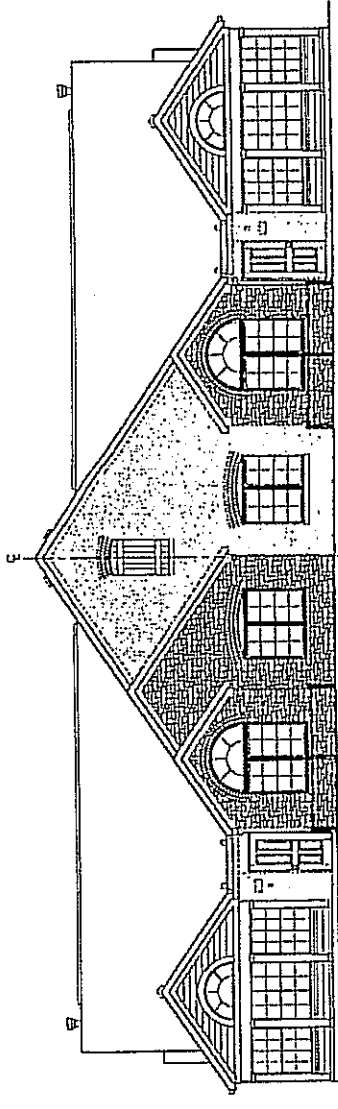
EXTERIOR ELEVATIONS
 1 of 2

FANKHAUSER PROPERTY GROUP
 300 East John St., Suite 1216
 Charlotte, NC 28205
 PH 770.622.4522

MICHAEL J. FITZPATRICK,
 ARCHITECT
 133 N. HARRIS DR. #1111
 CHARLOTTE, NC 28205

RING # 6 UNITS # 854 856 858 860

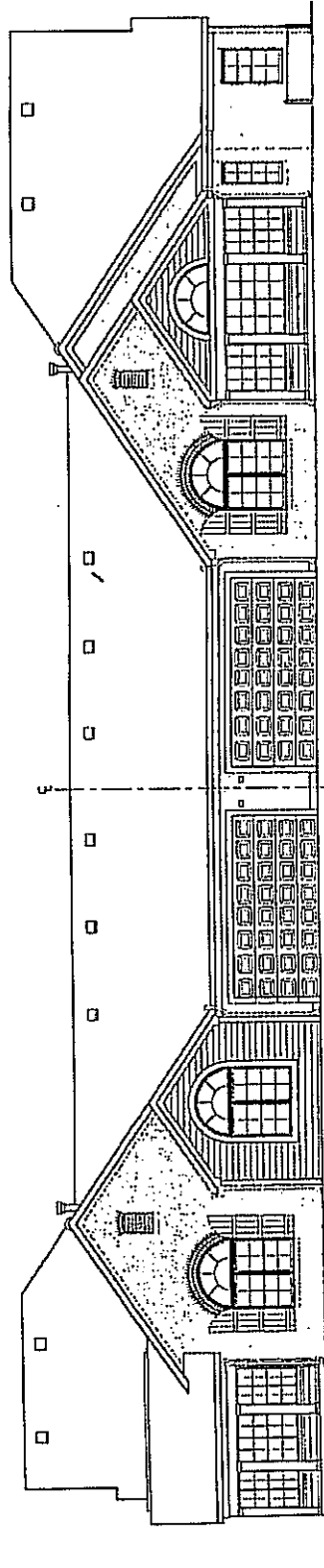
Stonecrest Villas of Tega Cay
 Tega Cay, York County, South Carolina



UNIT: 858
CANTERBURY

END ELEVATION

UNIT: 860
CANTERBURY



UNIT: 856
ABBAY

SIDE ELEVATION

UNIT: 858
CANTERBURY



EXTERIOR ELEVATIONS
2 of 2

FANNY-AUSER PROPERTY GROUP
300 East John St. Suite 176
Wilmington, NC 28401
Tel: (704) 622-1574

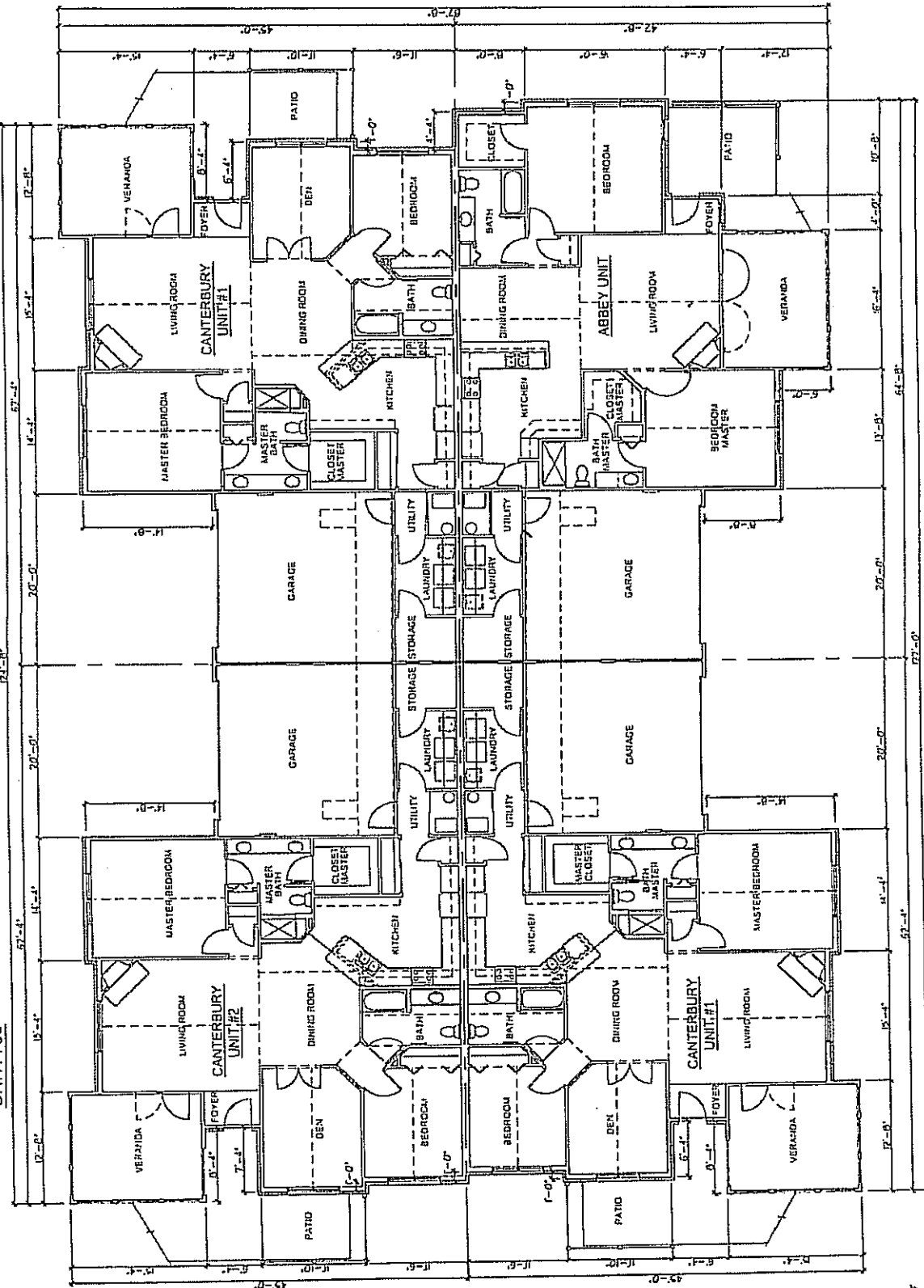
MICHAEL J. FITZPATRICK,
ARCHITECT
141 North Tryon St.
Charlotte, NC 28203

RUII DING # 6 UNITS # 854 856 858 860

Stonecrest Villas of Tega Cay
Tega Cay, York County, South Carolina

UNIT: 754

UNIT: 760



UNIT: 756

UNIT: 758

DATE	DESCRIPTION	1518 SQ. FT.	1672 SQ. FT.	1855 SQ. FT.	2217 SQ. FT.	2270 SQ. FT.	2233 SQ. FT.
	ABBAY UNIT						
	LIVING SPACE	1518 SQ. FT.	1672 SQ. FT.	1855 SQ. FT.	2217 SQ. FT.	2270 SQ. FT.	2233 SQ. FT.
	VERANDA	220 SQ. FT.	108 SQ. FT.	183 SQ. FT.	439 SQ. FT.	439 SQ. FT.	439 SQ. FT.
	GARAGE	459 SQ. FT.	439 SQ. FT.	439 SQ. FT.	439 SQ. FT.	439 SQ. FT.	439 SQ. FT.
	TOTAL	2217 SQ. FT.	2217 SQ. FT.	2217 SQ. FT.	2217 SQ. FT.	2217 SQ. FT.	2217 SQ. FT.
	CANTERBURY UNIT #1 WHEN ADJACENT TO ABBAY UNIT						
	LIVING SPACE	1672 SQ. FT.	1672 SQ. FT.	1855 SQ. FT.	2217 SQ. FT.	2270 SQ. FT.	2233 SQ. FT.
	VERANDA	108 SQ. FT.	108 SQ. FT.	183 SQ. FT.	439 SQ. FT.	439 SQ. FT.	439 SQ. FT.
	GARAGE	439 SQ. FT.	439 SQ. FT.	439 SQ. FT.	439 SQ. FT.	439 SQ. FT.	439 SQ. FT.
	TOTAL	2217 SQ. FT.	2217 SQ. FT.	2217 SQ. FT.	2217 SQ. FT.	2217 SQ. FT.	2217 SQ. FT.
	CANTERBURY UNIT #2 WHEN ADJACENT TO CANTERBURY UNIT #1						
	LIVING SPACE	1855 SQ. FT.	1855 SQ. FT.	1855 SQ. FT.	2217 SQ. FT.	2270 SQ. FT.	2233 SQ. FT.
	VERANDA	183 SQ. FT.	183 SQ. FT.	183 SQ. FT.	439 SQ. FT.	439 SQ. FT.	439 SQ. FT.
	GARAGE	439 SQ. FT.	439 SQ. FT.	439 SQ. FT.	439 SQ. FT.	439 SQ. FT.	439 SQ. FT.
	TOTAL	2233 SQ. FT.	2233 SQ. FT.	2233 SQ. FT.	2233 SQ. FT.	2233 SQ. FT.	2233 SQ. FT.



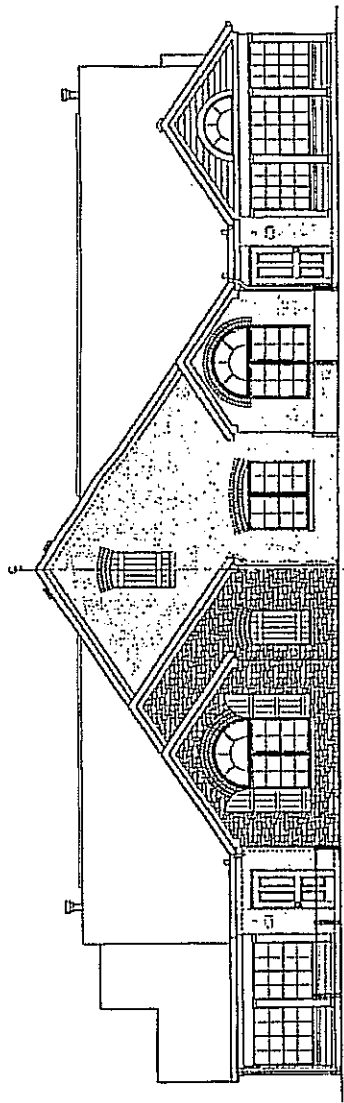
FLOOR PLAN

Stonecrest Villas of Tega Cay
Tega Cay, York County, South Carolina

RUILDING # 16
UNITS # 754 756 758 760

MICHAEL J. FITZPATRICK,
ARCHITECT
153 W. BENTLEY BLVD., SUITE 120
COLUMBIA, SC 29204
PH: (803) 622-3524

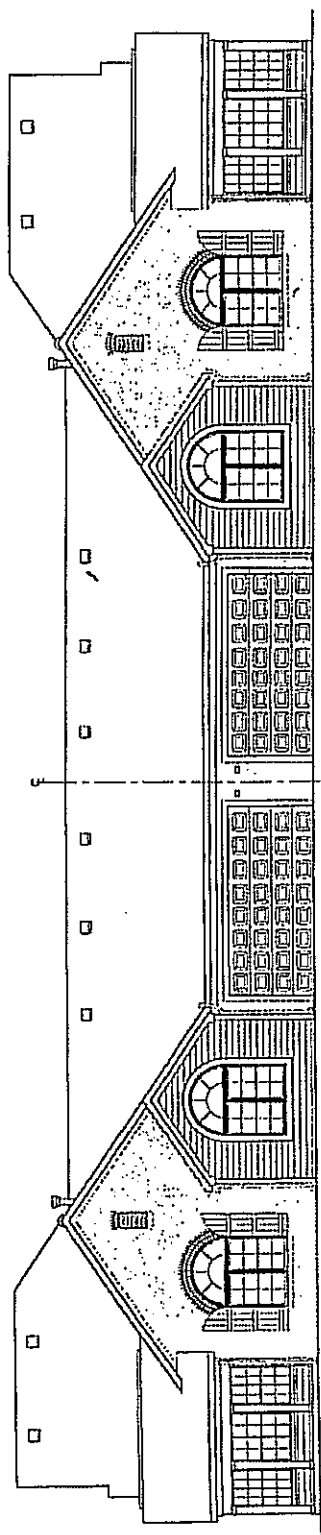
FAM/FUSER PROPERTY GROUP
153 W. BENTLEY BLVD., SUITE 120
COLUMBIA, SC 29204
PH: (803) 622-3524



UNIT: 754
CANTERBURY

END ELEVATION

UNIT: 756
ABBAY



UNIT: 760
CANTERBURY

SIDE ELEVATION

UNIT: 754
CANTERBURY



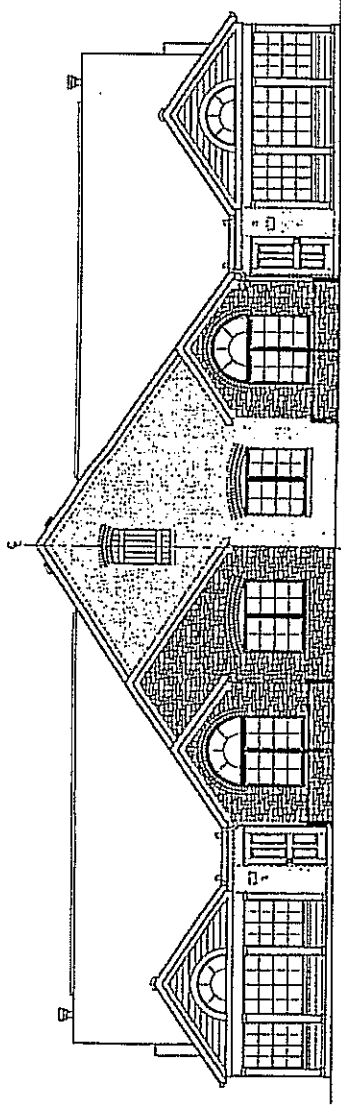
EXTERIOR ELEVATIONS
1 of 2

FARK-HAUSER PROPERTY GROUP
300 East John St., Suite 176
Raleigh, NC 27605
919.833.3474

MICHAEL J. FITZPATRICK,
ARCHITECT
133 NORTH BRITAIN ST.
COLUMBUS OHIO 43215

RING # 16 UNITS # 754, 756, 758, 760

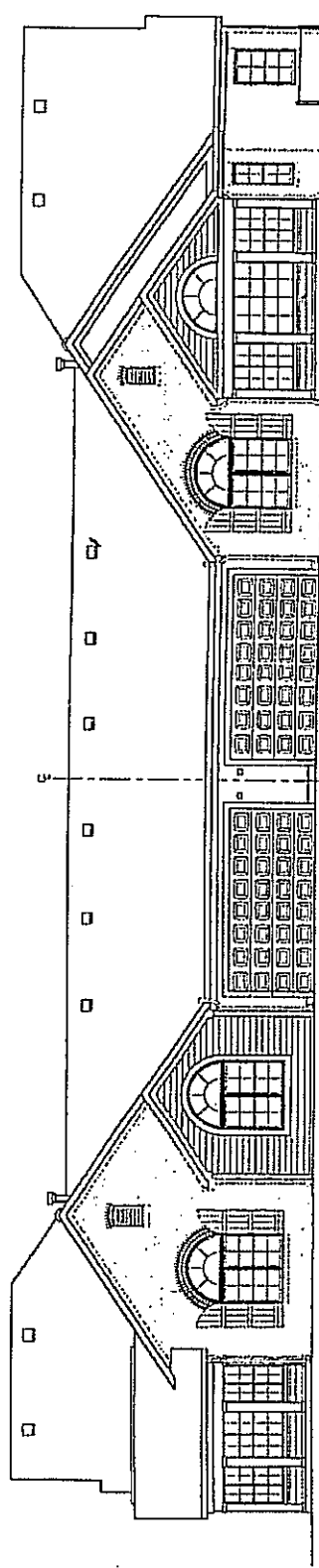
Stonecrest Villas of Tega Cay
Tega Cay, York County, South Carolina



UNIT: 758
CANTERBURY

END ELEVATION

UNIT: 760
CANTERBURY



UNIT: 756
ABBAY

SIDE ELEVATION

UNIT: 758
CANTERBURY



EXTERIOR ELEVATIONS
2 of 2

ANKAUSER PROPERTY GROUP
300 East John St., Suite 174
Matthews, NC 28105
Ph (704) 677-4374

MICHAEL J. FITZPATRICK,
ARCHITECT
155 NORTH PINE ST.
COLUMBUS, OHIO 43215

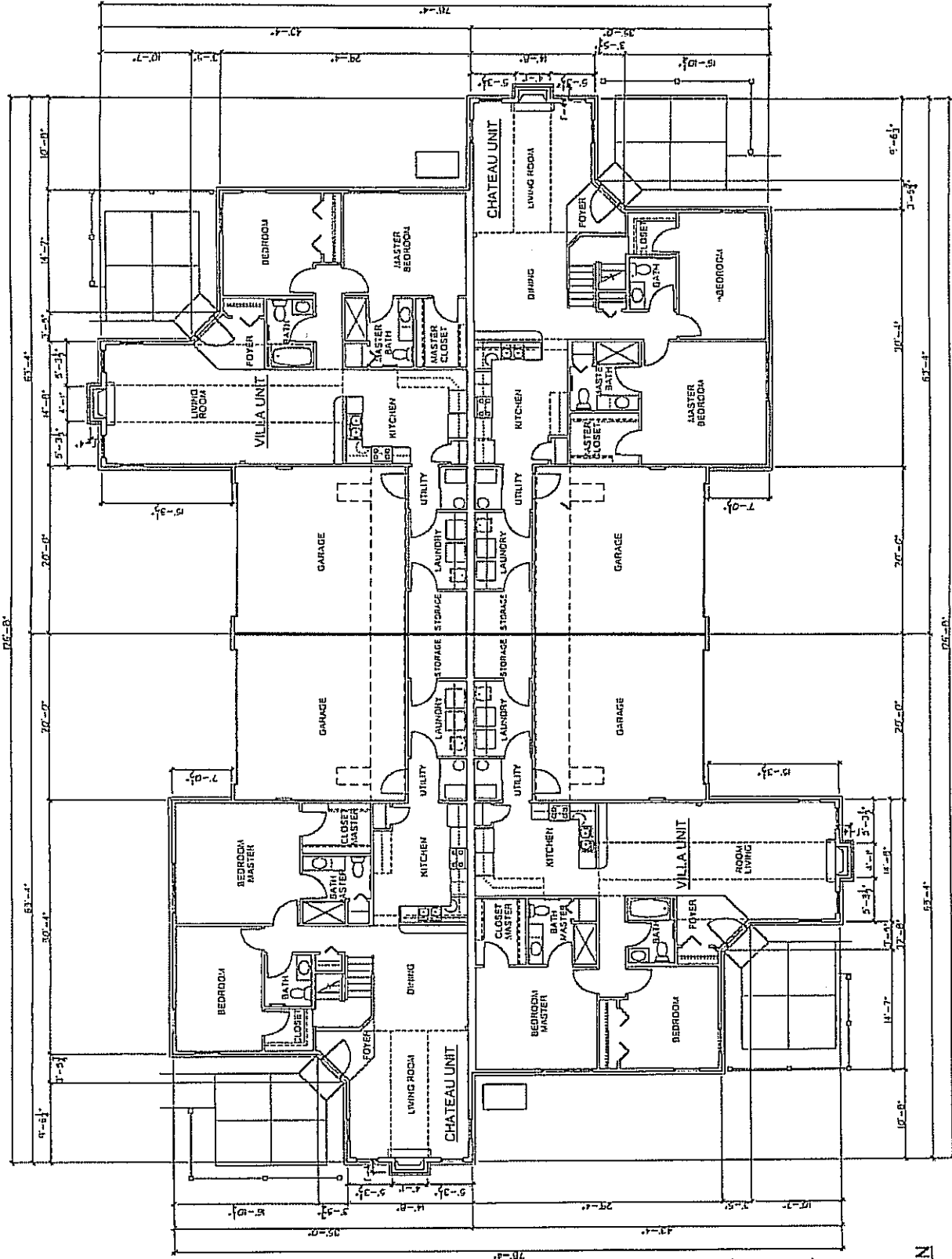
R III DING # 16

UNITS # 754 755 759 760

Stoncrest Villas of Tega Cay
Tega Cay, York County, South Carolina

UNIT: 771

UNIT: 765



UNIT: 769

UNIT: 767

UNIT:	174.50 FT
SPACE:	149.50 FT
GE:	103.50 FT
UNIT:	148.50 FT
SPACE:	518.50 FT
GE:	418.50 FT
UNIT:	235.50 FT



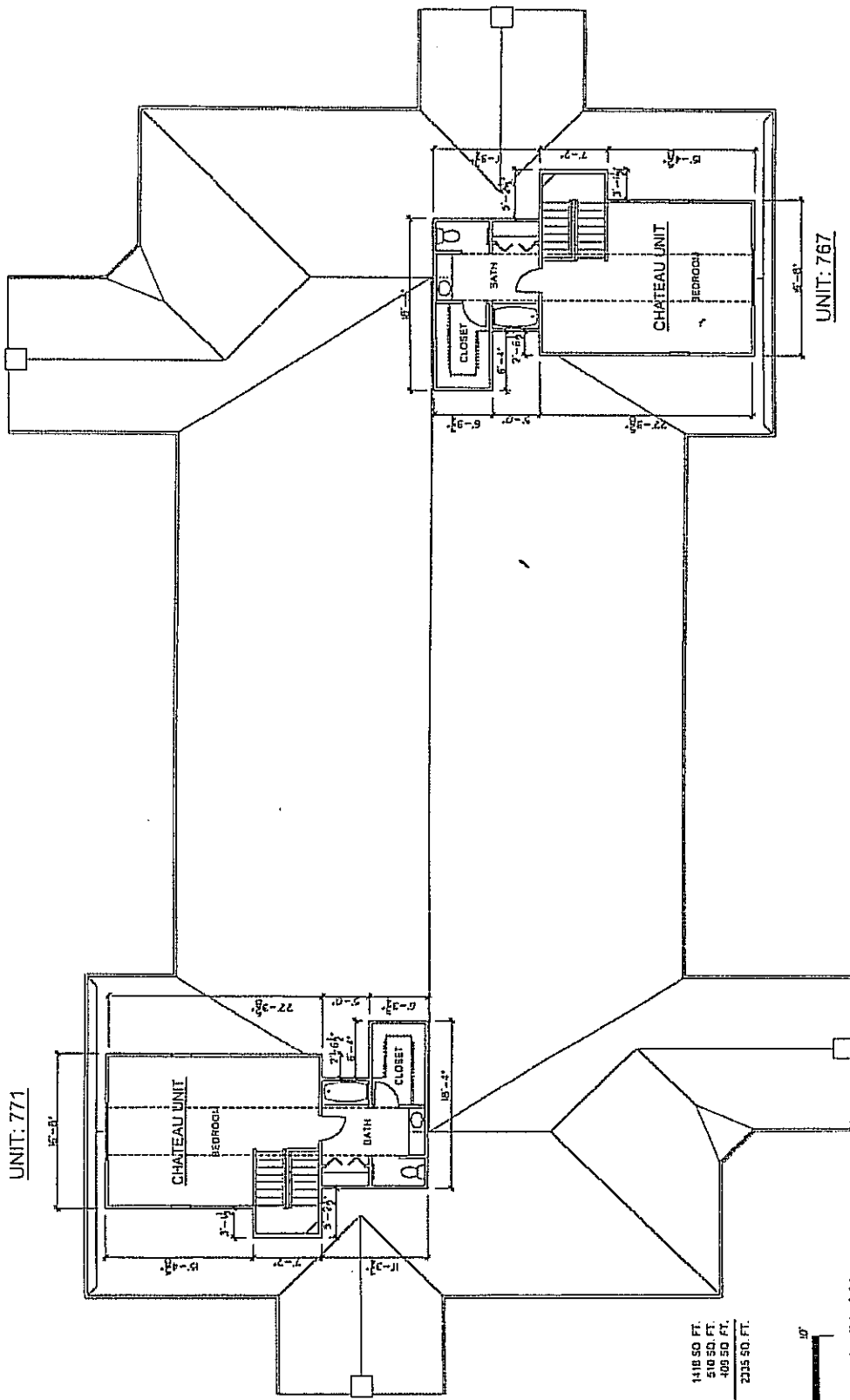
FIRST FLOOR PLAN

Stonecrest Villas of Tega Cay
Tega Cay, York County, South Carolina

BUILDING # 22 UNITS # 765, 767, 769, 771

MICHAEL J. RITZPATRICK,
ARCHITECT
165 NORTH FIFTH ST
COLUMBUS, OHIO 43215
614.463.7352

FANKHAUSER PROPERTY GROUP
100 EAST BROAD ST., SUITE 125
COLUMBUS, OHIO 43260
PH. (614) 432-4322



DATA	CHATEAU UNIT	1110 SQ. FT.
	FIRST FLOOR LIVING SPACE	510 SQ. FT.
	SECOND FLOOR LIVING SPACE	409 SQ. FT.
	GRADE	
	TOTAL	2335 SQ. FT.



SECOND FLOOR PLAN

UNIT: 771

UNIT: 767

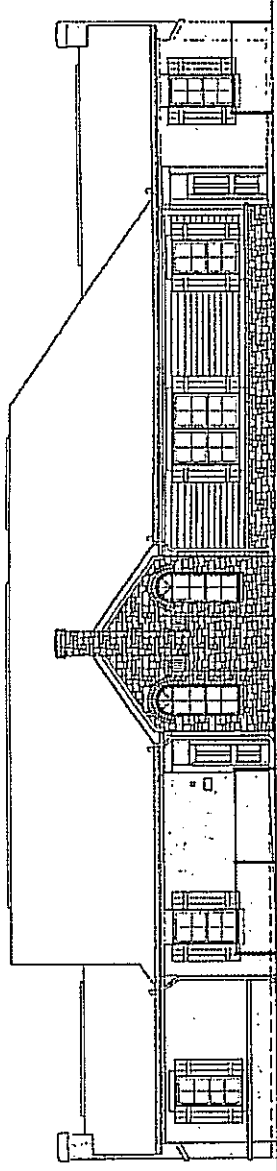
FAMILYUSER PROPERTY GROUP
 100 EAST JORDAN ST., SUITE 126
 COLUMBUS, OHIO 43211
 PH (614) 623-1431

MICHAEL J. FITZPATRICK,
 ARCHITECT
 161 NORTH FIFTH ST.
 COLUMBUS, OHIO 43211
 P. 614.663.1520

BUILDING # 22

UNITS # 765 767 769 771

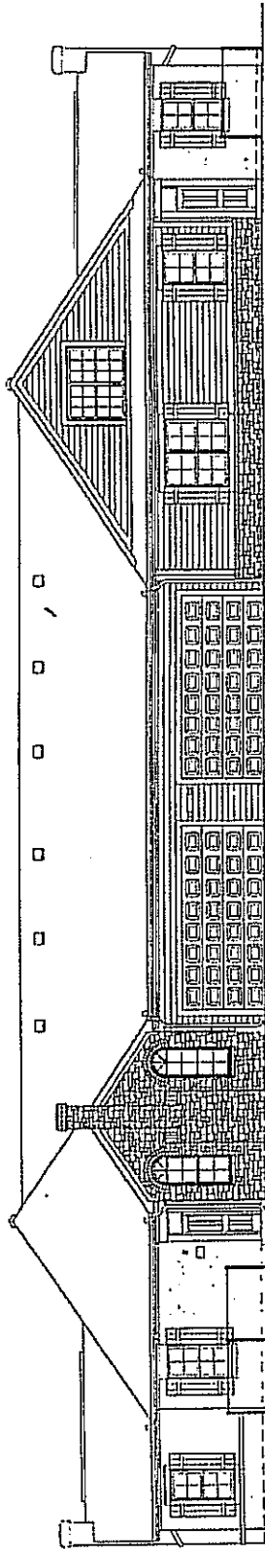
Stonecrest Villas of Tega Cay
 Tega Cay, York County, South Carolina



UNIT: 771, 767
CHATEAU

END ELEVATION

UNIT: 769, 765
VILLA



UNIT: 769, 765
VILLA

SIDE ELEVATION

UNIT: 767, 771
CHATEAU



EXTERIOR ELEVATIONS

PANKHAUSER PROPERTY GROUP
200 East John St., Suite 128
Harrisburg, PA 17105
PH (717) 622-4521

MICHAEL J. FITZPATRICK,
ARCHITECT
141 NORTH MARKET ST.
COLUMBIA, PA 17512

BUILDING # 22

UNITS # 765, 767, 769, 771

Stonecrest Villas of Tega Cay
Tega Cay, York County, South Carolina

EXHIBIT F

CONSENT OF MORTGAGEE

First Charter Bank, being the Beneficiary under that certain Deed of Trust Securing Future Advances ("Deed of Trust") from Declarant to First Charter Bank, dated 5/25/06, and recorded 5/26/06 at 2:07 p.m. in Book 8065 at Page 197 of the Clerk of Court's Office of York County, South Carolina, and being modified in Book 8778, Page 0035 of the Clerk of Court's Office of York County, South Carolina, encumbering the property described on Exhibit A attached to the Master Deed, does consent to the recordation of this Amendment to the Master Deed and the imposition of the provisions hereof and the provisions of the South Carolina Horizontal Property Act to the real property described in Exhibit A and the subordination of the Deed of Trust to the Master Deed and this Amendment. The execution of this Consent of Mortgagee by the Beneficiary shall not be deemed or construed to have the effect of creating between the Beneficiary and Declarant the relationship of partnership or of joint venture, nor shall it be deemed to impose upon the Beneficiary any of the liabilities, duties or obligations of Declarant under the Master Deed. Beneficiary executes this Consent of Mortgagee solely for the purposes set forth above.

Signed, sealed and delivered
in the presence of
Ellen Palmer
Witness
Thad Downs
Witness

BENEFICIARY:

FIRST CHARTER BANK, A NORTH CAROLINA
BANKING CORPORATION

BY: [Signature]
Name: ERIC FORD
Title: V.P. President

STATE OF NC

COUNTY Mecklenburg
Personally appeared before me Ellen Palmer (First Witness) and made oath that he/she saw the within named Beneficiary sign, seal and as his act and deed, deliver the Consent of Mortgagee, and that he/she with Thad Downs (Second Witness), witnessed the execution thereof.

Witness my hand and official seal this the 22 day of June, 2007.
Ellen Palmer
First Witness

Sworn to before me this 22 day of June, 2007.
Donna M Carter
Notary Public
Donna M Carter
Print Name

My commission expires: 10/1/2007

[NOTARY SEAL]

EXHIBIT G

CONSENT OF CONDOMINIUM ASSOCIATION
TO FIRST AMENDMENT TO THE MASTER DEED OF
STONECREST VILLAS OF TEGA CAY HORIZONTAL PROPERTY REGIME

Stonecrest Villas of Tega Cay Condominium Owners Association, Inc., for good and valuable consideration the receipt whereof is hereby acknowledged, does hereby agree and consent to and does on behalf of itself and all its present and future co-owners, accept all the benefits and all the duties, responsibilities, obligations and burdens imposed upon it and them by the provisions of the First Amendment to the Master Deed together with all the Exhibits hereto and as set forth in the "Act".

STONECREST VILLAS OF TEGA CAY CONDOMINIUM OWNERS ASSOCIATION, INC., A SOUTH CAROLINA NON-PROFIT CORPORATION

BY: [Signature]
BROCK L. FANKHAUSER, PRESIDENT

Signed, Sealed and Delivered
In the presence of:

[Signature]
Witness: [Signature]
Witness: [Signature]

STATE OF NC
COUNTY Union

Personally appeared before me Phillip E. Drum (First Witness) and made oath that he/she saw the within named President sign, seal and as his act and deed, deliver the within written document, and that he/she with Tiffany Caldwell (Second Witness), witnessed the execution thereof.

Witness my hand and official seal this the 25 day of June 2007.

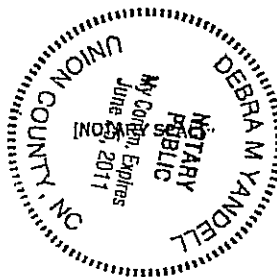
[Signature]
First Witness

Sworn to before me this 25 day of June, 2007.

Debra M. Yandell
Notary Public

Print Name: Debra M. Yandell

My commission expires: June 25, 2011

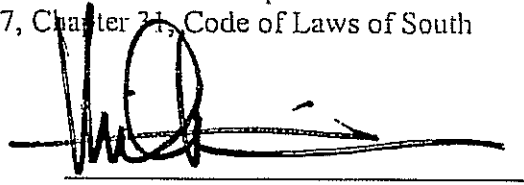


STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

ARCHITECT'S CERTIFICATION

I certify to the best of my knowledge, information and belief, Exhibit C (Floor Plans and Elevations) adequately and accurately depict the dimensions, layout, area and location, within normal construction tolerances, of Buildings 5, 6, 16 and 22 of Stonecrest Villas of Tega Cay Horizontal Property Regime, in accordance with the requirements of The South Carolina Horizontal Property Act Title 27, Chapter 21, Code of Laws of South Carolina, 1976.

Dated: 6/8/07



Michael J. Fitzpatrick
Registered Architect
State of South Carolina
License #3287

Signed, sealed and delivered
In the presence of:

Heather A. Dupont
Witness


[Signature]
Witness

STATE OF OHIO)
)
COUNTY OF FRANKLIN)

ACKNOWLEDGMENT

I, SARAH A. KALE, a Notary Public of the aforesaid County and State, do hereby certify that MICHAEL J. FITZPATRICK, either being personally known to me or proven by satisfactory evidence (said evidence being a driver's license), personally appeared before me this day and acknowledged the voluntary due execution of the foregoing instrument.

Witness my hand and seal this 6th day of JUNE, 2007.



Notary Public for Ohio
My Commission Expires: 7/14/07



SARAH A. KALE
Notary Public, State of Ohio
My Commission Expires (7-14-07)