STATE OF SOUTH CAROLINA

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COUNTY OF GREENVILLE

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American Service Corporation,

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SUMMER WOODS HORIZONTAL PROPERTY REGINE. FIRST AMENDMENT TO MASTER DEED OF SUMMER WOODS HORIZONTAL PROPERTY REGIME

WHEREAS, on the 16th day of Sent. 1981, American Service Corporation, hereinafter referred to as "Sponsor", executed a certain Master Deed establishing the Summer Woods Horizontal Property Regime, which Master Deed was recorded on the day of Sapr. 1981, in Deed Book at Page and in Plat Book at Pages and in the R.M.C. Office for Greenville County, South Carolins; and

WHERMAS, said Master Deed reserved the right at the scale opicion of the Sponsor, its successors, grantees or assigns, that said project could be divided into one, two, or three phases, Phase I being activated by aforementioned Master Deed with the provision that the II and/or Phase III of said property could be made a part of the Sponsor and upon the filing of Amendments submitting said property to said Regime;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that American Service Corporation with its principal offices in Greenville, South Carolina, hereinafter referred to as "Sponsor", does hereby declare:

#### FIRST

That Sponsor does hereby elect to exercise and does hereby exercise the options and rights her inabove referred to and more particularly set forth in the Master Deed of the Summer Woods Morisontal Property Regime, to emend said Master Deed to include the Phase II property more particularly described and set forth in Exhibit "A" have one a part of the Summer Woods Morisontal Property Regime du such a way that the said Summer Woods Horizontal Property Regime shall be composed of the properties formerly designated as Phase I in the Regime, along with that described in Exhibit "A". Effective upon the filing of this impedment, the property included in the Summer Woods Morizontal Property Regime shall be as described in Exhibit "D" have to which description includes all of the properties have institute to comprise Summer Woods Horizontal Property Regime.

### SECOND:

Exhibit "A" herein, which land is shown on a plat thereof, said plat terring been designated as Exhibit " on the Master Deed and being attached hereto and made a part hereof and being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book at Page

### THIRD.

That Sponsor does hereby, by duly executing this Amendment to the Master Deed of the Summer Woods Horizontal Property Regime, submit the land referred to in Paragraph SECOND, together with the huiddings and improvements erected thereon, and all exements, rights and appurtenances belonging thereto (hereinafter referred to as the "Property") to the provisions of the Master Deed for the Summer Woods Horizontal Property Regime and the provisions of the Horizontal Property Act of the State of South Carolina, and does hereby state that it

EXHIBIT "G"

proposes to make the property a part of the Summer Woods Horizontal Property Regime to be governed by the provisions of the aforementioned Master Deed and the provisions of Rorizontal Property Act of South Carolina.

### FOURTH: IMPROVEMENTS

That the Sponsor retained the right in the Master Deed to effect the mix of units for Pluses II and III, provided that the mix would be one of the selections set forth below:

### PHASE II

- Mix A Five (5) Three (3) bedroom units and Thirty (30) Two (2) bedroom units
- Mix B Eight (8) Three (3) bedroom units and Twenty-Seven (27) Two (2) - bedroom units
- Mix C Ten (10) Three (3) bedroom units and Twenty-Five (25) Two (2) - bedroom units

#### PHASE III

- Mix A Five (5) Three (3) bedroom units and Twenty-Two (22) Two (2) -bedroom units
- Mix F Seven (7) Three (3) bedroom units and Twenty (20) Two (2) bedroom units
- Mix C Eight (8) Three (3) bedroom units and Nineteen (19) Two (2) bedroom units

For this Phase, Sponsor elects Mix \_\_\_\_.

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 " and " hereto; which said to plans are incorporated herein and made a last hereof in the same manner as if physically attached hereto. Said plot or site plan was prepared by Kermit T. Gould, SC R.L.S. 4035 and said floor plans were prepared by Rashr, Palmer and Associates, architects duly licensed to practice in the late of South Carolina under Registration Cartificate Number B 78002. Attached hereto as Exhibit " is a certificate by said architect that the units constructed on the Property were constructed in accordance with said plans.

## FIFTH:

That the property within Phase II shich is being added to and combined with the property previously constituting Summer Woods Horizontal Property Regime includes () buildings containing () individual dwelling units all of which are to be used for residential purposes. The units are capeble 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 Master Deed to said Horizontal Property Regime and as bereinafter set forth, recessary 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.

EXHIBIT "G"

#### SIXTH:

There are two-bedroom and three-badroom units in Phase II. The various floor plans of these are attached hereto as Exhibit " "

#### SEVENTH:

That the Common Elements of the property constituting Summer Woods, including that hereby added, both General and Limited, shall be as set forth in the Master Deed establishing the Summer Woods Horizontal Property Regime, as hereby amended.

The Limited Common Elements in this Phase of the Summer Moods Horizontal Property Regime are as shown on the plot plan and filtor plans attached hereto as Exhibits "and ", and as recorded in Plat Book , Pages and , in the R.M.C. Office for Greenville County.

### EIGHTH:

The percentage of title and interest appurrement to each unit and the unit owners title and interest in the common elements (both General and Limited) of the Property (Phase I and Phase II), of the Simmer Woods Horizontal Property Regime and their share in the profits and common monthly expenses as well as proportionate representation for voting purposes in the mesting of the Council of Co-Owners (hereinafter usually referred to as "Council") of the Regime is based upon the proport onate base value of each unit to the value of the total Troperty. The percentage of title and interest appurtment to each unit and its owners, including all units comprising Summer Woods as a result of Sponsor having elected Mix is depicted on the schedile of possible percentages shown as Exhibit and incomposited by reference herein, under the columns entitled Phase II, Mix.

The proportionate representation for voting purposes and the percentage of the andivided interests in the common elements (both General and Limited) provided in this paragraph and in the Exhibit 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 Sponsor in accordance with the Master Deed.

### HINIH:

The sole purpose of this Amen.ment being to add the Phase II property to the Summer Woods Horizontal Property Regime so as to make it an integral part of said Regime, all provisions of the Master Deed establishing the Summer Woods Horizontal Property Regime and all prior Amendments thereto, as recorded in the R.M.C. Office for Greenville 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 enforcesbility 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.

EXHIBIT "G"

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EXHIBIT "G"

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### EXHIBIT G

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# DASE VALUE OF UNITS IN PHASE I

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### BASE VALUE OF UNITS IN PHASE II - MIX A

(The foll owing unit numbers are temporary. The manager shall assign permanent simbers when designated by pustal authorities following completion. A schedule of revised numbers shall be furnished each indir owner at that time. Phase I numbers will remain the same as above.)

UNTO MUMBER	NUMBER OF BEDROOMS	PASE VALUE	PERCENTAGE INTEREST
(Temporary)	2	\$48,000.00	.0160
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30	* a4	C)	17
30.	14-	\$1	19
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EMHIBIT G

EXHIBIT G

BASE VALUE OF UNITS IN PHASE II - MIX A (cont'd)

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These II - Mix A Total \$2,998,000.00

For various purposes, as from time to time stated in the Master Deed, it is necessary that the percentage of undivided interest in the common elements appurtenent to each condomination of Simper Woods be established. For these purposes, the "hase balue" of present and future two and times bedroom units rais here established as \$48,000.00 and \$55,000.00, respectively. These values are used for determining the percentage each unit bears to the whole value, and have no relationship to market value.

BASE VALUE FOR ALL UNITS AFTER COMPLETION OF PHASE II, MIX B (2030MIES OF PHASE I PHAS 35 New Units of Phase II - 61 total units)

BASE VALUE OF UNITS IN PHASE I

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INTERNUMBER	NUMBER OF BEDROOMS	BASE VALUE	PERCENTAGE IN CEREST.
301	2	\$48,000.00	.01589
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909		\$55,000,00	.01821
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1915		\$55,000.00	,01823
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2006	te te	440 1 0 0 0 3 0 0	11
2000	21	44	<b>#</b> 1
2017	45	₹1 .	- 24
2012	41	41 ,	. 99
2014	#6	<b>**</b>	15
2016	84	<b>6</b> 3	· · · · · · · · · · · · · · · · · · ·

### BASE VALUE OF UNITS IN PHASE II - MIX B

(Pro-following unit numbers are temporary. The marager shall assign permanent numbers when designated by postal authorities following completion. A schedule of revised numbers shall be furnished each sulficomer at that time. Please I numbers will remain the same as above.)

IMUN MINGER	NUMBER OF BEDROOMS	BASE VALUE	PERCENTAGE INTERES	Ę
(Temporary)	2	\$48,000.00	.01589	
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EXHIBIT G

Base vali	e of	units	IN	PHASE	īī		MIX	₿	(cont'd)	)
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UNIX. NUMBER	NUMBER OF REDROOMS	BASE VALUE	PERCENTAGE INTER	REST
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Than II - Mix B Total \$3,019,000.00

### EXHIBIT G

For various purposes, as from time to time stated in the Master Beed, it is necessary that the percentage of undivided inflates in the common elements appurtenant to each condomination in Space Woods be established. For these purposes, the beginning of present and future two and three bedroom units the percentage as \$48,000.00 and \$55,000.00, respectively. These values are used for determining the percentage each purious to the whole value, and have no relationship to market value.

MATERIALITY FOR ALL INITS AFTER COMPLETION OF PHASE II. MIX C (25-Udiles of Phase I plus 30 New Units of Phase II = 56 total units)

### BASE VALUE OF UNITS IN PHASE I

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204	. 15.	11	61 .
206	** ft	31	. 44
1901 1903 1905	3 2 9	\$55,000.00 \$48,000.00	.0196 .0171
1907.	. 98	63	15
1909 1911 1913	Q Q	\$55,6 1 00 \$48,000.00	. 01:96 . 01/71
1915	95	37	. 17
2002 2004 2006	37 No.	\$55,000.00 \$48,000.00	.01:96 .01:71
2008	ş#	95	á g
2010 .	79	43	gv
2012	41 -	43	99
2014	es es	93	26 2
2016		<b>\$</b> \$	. 77
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# BASE VALUE OF UNITS IN PHASE II - MIX C

(The following unit numbers are temporary. The manager shall assign permanent numbers when designated by postal authorities following completion. A schedule of revised numbers shall be furnished each unit owner at that time. Phase I numbers will remain the same as above.)

UNIT NUMBER	NUMBER OF REDROOMS	PASE VALUE	PERCENTAGE INTEREST
(Temporary) 27 28	2	\$48,000.00	.0171
29	* 11	16	. 95
30	ŧŦ	n ·	. 22
31	¢\$	tf .	64
32	36 .	#	₹1
33	<b>'</b> 7‡	11	44

exhibit c

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EXHIBIT G

# RASE VALUE OF UNITS IN PHASE II - MIX C (cont'd)

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These II - Mix C Total \$2,800,000.00

### EXHIBIT G

For various purposes, as from time to time stated in the Master Daed, it is necessary that the percentage of undivided interest in the common elements appurtenant to each condomination and in Summer Woods be established. For these purposes, the base value" of present and future two and three bedroom units less term established as \$40,000.00 and \$55,000.00, respectively. These values are used for determining the percentage each unit bears to the whole value, and have no relationship to market value.

EACE VALUE FOR ALL INLTS AFTER COMPLETION OF PHASE II, MIX D C25 Units of Phase I plus 30 New Units of Phase II = 56 total units)

# BASE VALUE OF UNITS IN PHASE I

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105	64	13	43
107	Ję	. Et	11
109	3	\$55,000,00	.01994
111	. 2	\$48,000,00	.01740
113	14	11.	11
202	. se	64	<b>1</b> f
204	31	45	; 4f
206	25	ti '	<b>#</b> 1
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T ealer	79		P.F
0000	•	Arr not on	47.407
2002	<u></u>	\$55,000.00	.01994 .01740
2004	2	\$48,000.00	. 01740
2006	•••	11	41
2008	43	15	<b>61</b>
2010	· 24	41	ti .
2012	19	ur	94
201.4	34	91	97
2016	84	. 52	. 35
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# BASE VALUE OF UNITS IN PHASE II - MIX D

(The following unit numbers are temporary. The manager shall assign permanent numbers when designated by postal authorities following completion. A schedule of revised numbers shall be furnished each unit owner at that time. Phase I numbers will remain the same as above.)

INIT NUMBER	MIMBER OF TEDROOMS	BASE VALUE	PERCENTAGE INTEREST
(Temporary) 27 28	2	\$48,000.00	.01740
29	34	ès	4i
30	- 25	97	<b>21</b>
31	67 *	<b>1</b> 1	् वर
32	45	10	17
33		i i i	91

EXHIBIT G (cont'd)

# EXHIBIT G

BASE VALUE OF UNITS IN PRASE II - MIX D (cont'd)

•	*	**	7	
UNIT NUMBER	number of bedrooms	BASE VALUE	PERCENTAGE INTE	REST
. (Temporary)	•	•		
34	. 2	\$48,000.00	.01740	
35	41	11	11	
36	g t	13	• • • • • • • • • • • • • • • • • • • •	
37	<b>8</b>	<b>\$</b> 7	4\$	
38	<b>\$</b> (	35	· 14	
39	41	<b>41</b>	42.	
** **#0***	et	68	19	
A GAR	¢;	15	13	
A-1 12 14 250	\$6	<b>D</b> 3	75	•
24.3	₹₹	- 33	79	:
Lili.	76	. 44	61	
4.5	<b>1</b> 1	<b>f</b> 1	147	
	RI	. 11	45	
	Ħ	91	36	
**************************************	***	*1	49	
Mar.	31	11	414	
	95	âg	188	
(Temporativ)				
	12	455 BAN NO	.02.99%	
163	3	\$55,000.00	, UNS 944.	
0.000	92	E?	05	
	97	að .	. 09	
100	61	- 51	44	
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	AG PLANTER OF MANAGEMENT	720 355 56		<u>.</u> .
1, 285 1	II - Mix D Total <u>\$2</u>	,758,000,00	· ·	!

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

American Service Corporation,

10

SUMMER WOODS HORIZUNTAL PROBERTY REGINE. SECOND AMENDMENT TO MASTER DEED OF SUMMER WOODS HORIZONTAL PROPERTY REGIME

WHEREAS, on the 16th day of Sept. 1981, American Service Corporation, Receinafter referred to as "Sponsor", executed a certain Magter Daed establishing the Summer Woods Horizontal Property Regime, which Master Deed was recorded on the day of Sept., 1981, in Deed Book at Page and in Flat Book at Pages and in the R.M.C. Office for Greenville County, South Carolina; and

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

NOW, THEREFORE, THOW ALL MEN BY THESE PRESENTS that American Service Comporation with its principal offices in Greenville, South Carolina, hereinafter referred to as "Sponsor", does hereby declare:

### FIRST

That Sponsor does hereby elect to exercise and does hereby exercise the options and rights hereinsbove referred to and more particularly set forth in the Hapter Deed of the Summer Woods Horizontal Property Regim . to smend said Haster Deed to include the Phase III property more acticularly described and set forth in Endight "A" hereto as a part of the Summer Woods Horizontal Property Regime is such a part that the said Summer Woods Horizontal Property Regime shall be composed of the properties formerly designated as Phases I a 1 II in the Regime, along with that described in Exhibit "A". Effective upon the filling of this Amendment, the property included in the Summer Woods Horizontal Property Regime shall be as described in Exhibit "P" hereto which description includes all of the properties hereinafter to comprise Summer Woods Horizontal Property Regime.

### SECOND:

That Sponsor is the sole owner of the land described in Exhibit "A" herein, which land is shown on a plat thereof, said plat having been designated as Exhibit " on the Haster Deed and being attached hereto and made a part hereof and being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book at Page

### THIRD:

That Sponsor does hereby, by duly executing this Amendment to the Master Deed of the Summer Woods 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 Beed for the Summer Woods Horizontal Property Regime and the provisions of the Morizontal Property Act of the State of South Carolina, and does hereby state that it

proposes to make the property a part of the Summer Woods 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: IMPROVEMENTS

That the Sponsor retained the right in the Master Deed to select the mix of units for Phases II and III, provided that the mix would be one of the selections set forth below:

### PHASE II

- Mix A Five (5) Three (3) bedroom units and Thirty (30) Two (2) bedroom units
- Min B Eight (8) Three (3) bedroom units and Twenty-Seven (27) Two (2) - bedroom units
- Mix C Ten (10) Three (3) bedroom units and Twenty-Five (25) Two (2) - bedroom units

### PHASE ILL

- Mix A Five (5) Times (3) bedroom units and Twenty-Two (22) Two (2) -bedroom units
- Mix B Seven (7) Three (3) bedroom units and wenty (20) Two (2) bedroom units
- Mix C Eight (8) Three (3) bedroom units and Ninetsen (19) Two (2) bedroom units

or this Phase, Sponsor elects Mix .

That the improvements constructed on and forming a part of the Property are constructed in accordance with the plot lien and filter plans identified as Exhibit " and " hereto, which said plans are incorporated herein and made a part hereof in the same manner as if physically attached hereto. Said plot or site plan was prepared by Kermit T. Govid, SC A.L.S. 4035 and said floor plans were prepared by Bashor, Palmer and Associates, architects duly licensed to practice in the State of South Carolina under Registration Certificate Number B 78002. Attached horeto as Exhibit " is a certificate by said architect that the units constructed on the Property were constructed in accordance with said plans.

### FIFTH:

That the property within Phase III which is being added to and combined with the property previously constituting Summer Woods Horizontal Property Regime includes

( ) individual dwelling 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 Master Deed to said Horizontal Property Regime 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 Carelina.

EXHIBIT "H"

#### SIKTH:

There are two-bedroom and three-bedroom units in Phase III. The various floor plans of these are attached hereto as Exhibit " ".

### SEVENTH:

That the Common Elements of the property constituting Summer Woods, including that hereby added, both General and Limited, shall be as set forth in the Master Deed establishing the Summer Woods Horizontal Property Regime, as hereby amended,

The Limited Common Elements in this Phase of the Summer Woods Horizontal Property Regime are as shown on the plot plan and fifting plans attached hereto as Exhibits and and as recorded in Plat Book \_\_\_\_, Pages \_\_\_ and \_\_\_\_, in the R.M.C. Office for Greenville County.

### EIGHTH:

The percentage of title and interest appurtenant to each unit and the unit owners title and interest in the common elements (Noth General and Limited) of the Property (Phase I, Phase II and Phase III), of the Summer Woods 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 Council of Co-Owners (hereinafter usually referred to as "Council") of the Regime is based upon the proportionate base value of each unit to the value of the total Property. The percentage of title and interest appurtenant to each unit and its owners, including all units compilating Summer Woods as a result of Sponsor having elected Mix is depicted on the schedule of possible percentages shown as Exhibit. Indicorporated by reference herein, under the columns entitled These III, Mix . 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 the Exhibit shall not be altered without the acquiescence of the co-owners representing all of the units expressed in a duly recorded Amendment i this Master Deed for such Regime or by an Amendment filed by the Sponsor in accordence with the Master Deed.

### NINTH:

The sole purpose of this Amendment being to add the Phase III property to the Summer Woods Horizontal Property Regime so as to make it an integral part of said Regime, all provisions of the Master Deed establishing the Summer Woods Horizontal Property Regime and all prior Amendments thereto, as recorded in the R.M.C. Office for Greenville County, South Caxolina, 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 aborementioned Haster Deed and the Horizontal Property Act of South Curolina. In case any of the provisions stated above conflict with the provisions of said statute, the provisions of said estatute 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.

EXHIBIT "H"

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STATE OF SOUTH CAROLINA	<b>T</b>			
COUNTY OF CREENVILLE	Į.	P R WEAR		
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ERREBET "H"

- 6 -

### ENHIBIT H

For various purposes, as from time to time stated in the Master Deed, it is necessary that the percentage of imdivided interest in the common elements appurtenant to each condomittion unit, in Summer Woods be established. For these purposes, the Wese value of present and furnite two and three bedroom units who been restablished as \$48,000.00 and \$55,000.00, respectively. These values are used for determining the percentage each unit bears to the whole value, and have no relationship to market value.

PASSEVALUE FOR ALL UNITS AFTER COMPLETION OF PHASE III, MEX A TOP UNITS OF Phase III = 168 topal units of Phase III = 168 topal units)

Juliyandaser	NUMBER: OF BEDROOMS	BASE VALUE	Percentage interver
101	2	\$48,000.00	4014088·
105	16	46	শ্ব
. 107	71	10	it-
109 111	32	\$55,000.00 \$48,000.00	.012705 .011088
.113			# G # A
202	11	51	. 74
2005	48	3(	11
901 1903 1905	3	\$55,000.00 \$45,000.00	.072705 .071088
· 1007 ·	. 47	af	. 74
1909 1911 1913	7	\$55,000.00 \$48,000.00	.01 27.05 .01 2088
1015	30	39	34
2002 2004 2006	32.	\$55,000.00 \$48,000.00	01:27.05 01:1088
2008	31	76	53
2010	43	55 .	रभ
2012	17	नच .	g <sub>2</sub>
2014	<b>51</b> · ·	99	£2:
2016	R2	<b>\$1</b>	<b>35</b>

(The following unit numbers are temporary. The manager shall assign permanent numbers when designated by postal authorities following completion. A schedule of revised numbers shall be furnished each unit next at that time. Phase I numbers will remain the same as above;)

UNIT MUMBER	MUNDER OF BEDROOMS	DASE VALUE	PERCENTAGE INTEREST
(Temporary)	्र अ ध्र	\$48,060.00	.011088
28 29 30	· *** ***	£9	54 ` **
31 32	थेर वर	68 .	39 Ve
. 33	84	87	. 34

EXHIBIT H

(cont'd)

EXHIBIT H

BASE VALUE OF UNITS IN PHASE I, PHASE II AND PHASE III - MIR A (cont'd)

abilt morber	MUMBER OF BEDRO	OMS BASE VALUE	FERCENTAGE INTEREST
(Cemporaxy)	. 2	\$48,000.00	.011088
	. 44	‡ a	84 ,
	37	TV.	rs .
	97 -	39	41
	41	14	₽≰
	. 11	99	दर
	\$4	. 98	97
0000 (A. 18 <b>. 18.</b> 18. 18. 18. 18. 18. 18. 18. 18. 18. 18.	ŧ1	• •	91
442	97	41	21
X 2 1995	13	93 .	, ∪ <b>4</b>
3440	. 11	**	64
4 - 4 - 4 - 2 - 4 - 4 - 4 - 4 - 4 - 4 -		. ±q , ′	41
445	98		•
47	. 03	* 94	# <b>!</b>
¥8;		<b>報</b> 意 -	. 48
49	áχ .	- 16	Ti .
50		<b>6</b> ₫ ′	. 11
5I	. 54	*5	5 F
-52	72	47	91
154	3.8	74	- **
2. 2. <b>65 6</b>	71	• •	it
May 1 58	16	. 16	41
(Alemorate)	•		• •
	3	\$55,000.00	.012705
. Sair	17	73	31
SA.	à:		žt.
56	. 51	***	77
780	14 °	49	9?
25	* 18	60	<b>.</b> 91
All months are a	•		
· (Lendorary)	2	\$43,000.00	้ากรากสร
63	. ,4	42,200,00	011088
	19	ae	47
\$4.	'st	<b>5</b> 4	Rij
22	81	41	et .
27	. 8	92	12
14.0 14.0	15	98	91
.60 .60	13	34	. 44
70	. 11	<b>a</b> ş	. 19
7.0	68	40	44
3.L 194	**1	<b>31</b>	8
* 7.2 72	18	- 44	ş <b>i</b>
72 73 74 75 76	10	 11	12
7# 75	11	 ttå ⋅	13
ري .	44	en '.	44
<u>7</u> 6	**	14	
77	22	**	18
78	. pt		**
79		to.	
80	11	4.5	g;
83.	. 45	17	\$9 ***
82	13	16	99
81 82 83 (Temporary) 84 85 86 87 88	₫ŧ.	ft .	<b>11</b>
(Temporary)		AC# 484 ##	61 07GE
84	3	\$55,000.00	.01.2705
85 -	de.		
86	19	76	<b>£1</b>
87	. 11	<b>8</b> 4	57
88	11 '	41	41
· ·	•		•

Phase III - Mix A Total \$4,329,000.00

For various purposes, as from time to time stated in the Master Deed, it is necessary that the percentage of undivided interast in the common elements appurtenant to each condominium with in Summer Woods be established. For these purposes, the "base value" of present and future two and three bedroom units has been established as \$48,000.00 and \$55,000.00. respectively. These values are used for determining the percentage each and have no relationship to market walue.

HASE VALUE FOR ALL UNITS AFTER COMPLETION OF PHASE III, MIX P. (61) Units of Phase III = 188 total units)

UNIT NUMBER	NIMBER OF BEDROOMS	BASE VALUE	PERCENTAGE THIF REST
101	2	\$48,000.00	.0 <u>1</u> .09.9
103	34	**	¥1.
105	3# ***	11	***
107	##	1)	43.
109	3 2	\$55,000.00	. 01/260
111	· , Ž	\$48,000.00	01/099
113	. 8	<b>\$7</b>	71
202	., 15	T)	Ψ\$*
204	73	31	<b>8</b> 6°
206	91	41	R#
3301	3	\$55,000.00	.ui260
1903	3	\$48,000.00	.01099
1905	- 電標	ęr	£1
1907	<b>4</b> £	74	<b>44</b> _
1909	3	\$55,000,00	.01260
1911	3 2	\$48,000.00	.01009
1913	je	, 71	*11
1.91.5	5#	**	71
2002	3	\$55,000.00	.01.260
2004	3 2	\$48,000.00	.01099
2006	<b>ii</b>	11	άν
2008	3 <del>1</del>	11	31
2010	41	87	. 10
2012	**	78	46
2014	24	73	34
2016	17	, 1¢	94

(The following wit numbers are temporary. The manager shall assign permanent numbers when designated by postal authorities following completion. A schedule of revised numbers shall be furnished each unit owner at that time. Phase I numbers will remain the same as above.)

INIT NUMBER	NUMBER OF BEDROOMS	PASE VALUE	PERCENTAGE INTEREST
(Temporary) 27 28 29 30 31	2 99 40 05 81	\$48,000.00	.01099  
32 33	84	25	20

exhibit h

(contid)

exhibit h

BASE VALUE OF UNITS IN PHASE I, PHASE II AND PHASE III - MIX B (cont'd)

nit number	NUMBER OF BELL. M	s <u>Base value</u>	PERCENTAGE INTERES
Temporary)	, ,	6//8 000 00	03-000
35	2	\$48,000,00	.01,099
	. 58	** .	. *1
200	87	. 44	<b>₽</b> ₹
38	ŤŸ.	\$#.	. ie
	\$¥ '	93	<b>6</b> 3
024	44.	, दृ <del>र</del> ६४	17
35	dà -	. 69	99
	\$Q	11	Page
244	45	•4	49
455 ·	<b>1</b> £	<b>自</b> 3	293:
46	#7	£1	, 18 K,
41	<b>98</b>	29	## ·
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49	<b>10</b>	41	77
√350 <sub>m</sub>	08	10	115
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5.5C	3	\$55,000.00	77
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62	, <b>2</b>	\$48,000.00	.01099
	e) .	90	63
	\$1	92	84
A S	34 .	21	45
67	41	41	. 44
68	Ģ2	<b>\$</b> ₹	28
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71		<b>93</b>	. 64
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	ai Āi	33	49 20
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	. 11	13	₹¥. ₹2
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48.	e)	16	12
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79	3	\$55 <b>,0</b> 80.00	.01.260
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82	91	¥5	- <b>इव</b>
33	31 	64 ;	2.0
-84	79	41.	łs.
85	12	, ", <b>0</b> 5	99
86	*11 #3		84 40
<b>d</b> /	. \$0 42	. 35 34	. 13 64

For various purposes, as from time to time stated in the Master Deed, it is necessary that the percentage of undivided interest in the common elements appurtment to each condominium unit in Summer Woods be established. For these purposes, the "base value" of present and future two and three bedroom units has been established as \$48,000.00 and \$55,000.00, respectively. These values are used for determining the percentage each unit blears to the whole value, and have no relationship to market value.

PASS MALUS FOR ALL INITS AFTER COMPLETION OF PHASE III, MIK C. 156 Thises of Phase III = 180 Total inits)

	•		*	
QUITANUMBER	NUMBER OF BEDROOMS	BASE VALUE	Percentage interest	
101	2	\$48,000.00	.01193	
. 105.	44	\$1		
รีกัว	41	44	<b>19</b>	
109 211	3	\$55,000.00 \$48,000.00	.013.67 .013.93	
113	. 41		•• ≠4	
202	e.		19	
204	a.i	17	ar .	
1901 1903	3 2 2	\$55,000.00 \$48,000.00	.01337 .01193	
-1800 -13007	**	1 11	44	
1909 1911 1913	3) 34 11.	\$55,000.00 \$48,000.00	.01367 .01193	•
1915	₹ .	31	E\$ .	
2002 2004 2006	3 2 "	\$55,000.00 \$48.000.00	.01367 .01193	
2008	<b>1</b> 4	£2	\$2	
2010	11	44	<b>9</b> 2	
2612	. #	, н	<b>5</b> 9	
2014	19	. 57	. 94	
2016	01	₹7		
		•		

The following unit numbers are temporary. The manager shall arsign permanent numbers when designated by postal authorities following completion. A schedule of revised numbers shall be furnished each unit owner at that time. Phase I numbers will remain the same as above.)

UNIT NUMBER	HUMBER OF REDROCMS	BASE VALUE	PERCENTAGE INTEREST
(Temporary) 27 28 29 30 31 32	22 44 12 94 13	\$48,000.00	.01193
33	. <b>4</b> ₹	. 47	13

exhibit h

(cont'd)



EXHIBIT H

BASE VALUE OF UNITS IN PHASE I. PHASE II AND PHASE III - MIX C (cont'd)

UNIT NUMBER	NUMBER OF BEDROOMS	BASE VALUE	PERCENTAGE INTEREST
(Temporary)		•	•
34	· 2	\$48,000.00.	.01193
			77 18
36%	<b>t1</b>	46· 06	69
5 30 20 <b>7</b> 2	17	, g)	33
389	19 18	12	<b>1</b> 4
139	17	\$P	ŧ¥
A. A.	17 19	47 47	11
41	45 4 <b>6</b>	* **	14
42.	.14	19	99
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44	•		•
(Temporary)		ልሄዳ <u>ሰ</u> ስስ ሰስ	03:367:
45	3	\$55,000.00	.01367
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. 48	44	16	. st
44	84	ři –	ts
3U	. 63	48	11
21.0	ŝv	43	11
32	44 .	45	41
`√3∆*	45	91	41
34 21	į1	43	. 47
23	71	34	23
(Temporary)	•		
"Frame Strait	2	\$48,000.00	.O1193
58	2	4 5	
59	31	. 11	21
60	40	14	
ล้า	, B1 <sub>.</sub>	64	11
67	<b>6</b> 9	βů	
57	1 13	44	11
· 64	15	92	11
61 62 63 64 65 66 67 68	91	<b>51</b> ·	€s ₹8
66	#6	<b>द</b> ी	. Eð
-67	19 .	04. A3	££
68	iè	91	43
69	11	***	41
69 76	95 .	24	. ••
(Temporary)		****	03.023
71	3	\$55,000.00	.01,367
7.2	15	. 01	दर
73	24	. at	. 41
74	16	e:	41
70 (Temporary) 71 72 73 74 75 76 77	· 76	63	12
76	11	93	- 电子
77	. st	st	. 41
. 78	N	54	<b>#</b> >
73 79 80	42	u s	41
ខប	-	NAMES OF THE OWNER	

Phase III - Mix C Total \$4,022,000.00

For various purposes, as from time to time stated in the Master Deed, it is necessary that the percentage of undivided interest in the common elements appurtenant to each condominium unit in Summer Woods be established. For these purposes, the Thase value" of present and future two and three bedroom unitablished here established as \$48,000.00 and \$55,000.00, respectively. These values are used for determining the percentage each unitablished in the whole value, and have no relationship to market walke.

HASE VALUE FOR ALL UNITS AFTER COMPLETION OF PHASE III, MIX D 66 Units of Phases I and II plus 24 New Units of Phase III = 80 rotal amile)

	•		
UNITENUMBER	NUMBER OF BEDROOMS	BASE VALUE	PERCENTAGE INTEREST
ior	2	\$48,000.00	.01216
103	<del></del>	74	9.1
105	19	59	. 23
107	# <b>!</b>		.01394
109	\$	\$55,000.00	01216
111	3 2 11	\$48,000.00	* 414 tr FA
113	· ,	. 17	. 57
202	·	N-F	94 -
.204	11	11	25 v
206	74		01394
1901.	3	\$55,000.00	.01216
1903	2	\$48,000.00	* MAIN
1905	ar ,	44	t#
1907	11	AP# 0.7 AD	.01.394
7.909	3 2	\$55,000.00	01216
1911	Ž	\$48,000.00	11
1913	<b>‡</b> =	. 11	
1.91.5	<b>81</b> .	ለተኛ ስልስ ለስ	.01394
2002	\$ 2	\$55,000,00 \$48,000.00	.01216
2004	2	\$40,000.00	32
2006	11	14	rf
2008	29°	15	41
2010		93	. #t
2012	` <b>!</b> {	71	<b>F7</b>
201.4	7E	42	\$2
2016	91		
<del>-</del>			

(The following unit numbers are temporary. The manager shall assign permanent numbers when designated by postal authorities following completion. A schedule of revised numbers shall be furnished each unit owner at that time. Phase I numbers will remain the same as above.)

unit munber	MIMBER OF FEDROOMS	BASE VALUE	PERCENTAGE INTERES	Œ
(Temporary) 27 28 29 30 31 32 33	2 61 61 81 82 66 61	\$48,800.00 28 99 91 11	.01216	

EXHIBIT H (cont'd)

(Temporary)  35 36 36 36 36 36 40 40 40 40 40 40 40 40 40 40 40 40 40	2 22 22 22 22 22 22 22 22 22 22 22 22 2	\$48,000.00	01216  17  17  17  18  18  18  19  19  19  19  19  19  19
58 59 60 61 52 63 64 63 64	22 24 25 26 27 28 28 28 28 28 28 28 28 28 28	\$55,000.00	## ## ## ## ## ## ## ## ## ## ## ## ##
58 59 60 61 62 63 64 63 66	62 00 16 16 40 23 40 41 22 31 34 41 41 22 31 31 31 41 41 41 41 41 41 41 41 41 41 41 41 41	\$55,000.00	24 25 26 26 26 27 28 26 27 28 29 29 29 29 29 29 29 29 29 29 29 29 29
50 59 60 61 63 64 63 66	10 15 10 13 13 14 14 15 16 17 18 18 18 18 18 18 18 18 18 18	\$1	## ## ## ## ## ## ## ## ## ## ## ## ##
50 59 60 66 64 63 66 66 66	16 40 23 23 24 26 27 24 26 27 26 27 24 28 27 24 28 28 28 28 28 28 28 28 28 28 28 28 28	\$55,000.00	## ## ## ## ## ## ## ## ## ## ## ## ##
57 59 59 61 61 63 64 63 66	40 23 25 26 26 27 27 24 26 27 27 24 28 27 24 28	\$55,000.00	24 54 54 54 54 56 56 66 66 67 86 87 88
57 59 59 61 61 63 64 63 66	23 23 24 24 27 27 24 28 21 27 24 24 24 24 24 24 24 24 24 24 24 24 24	\$55,000.00	24 54 54 54 54 55 64 57 64 64 64 64 64 64
50 59 60 66 64 63 66 66 66	19 21 48 21 21 21 28 21 29 21 21 21	\$9. 11 11 11 11 12 13 14 14 15 15 15 16 17 17	24 25 26 26 26 26 26 27 36 36 36 36 36 36 36 36 36 36
57 59 59 61 61 63 64 63 66	21 48 49 27 21 21 21 22 23 24 24 24 24 24	\$55,000.00	24 24 44 45 25 35 36 36 36 36 36 36 37
57 59 59 61 61 63 64 63 66	48 27 27 28 28 28 27 29 27 29 20 21	\$55,000.00	24 25 35 35 35 35 35 35 36 35 36 37
57 58 59 60 61 63 64 63 66	66 27 27 26 26 27 28 27 24 40 40 41	\$55,000.00	24 25 35 35 36 36 37 36 37 36 37 38 38 38 38 38 38 38 38 38 38 38 38 38
57 59 59 61 61 63 64 63 66	27 31 34 41 41 33 65 27 14 80 81	\$55,000.00	24 24 25 25 26 27 28 29 28 28 28 28 28 28 28 28 28 28 28 28 28
50 59 60 66 64 63 66 66 66	31 31 31 31 33 65 57 19 40 40	\$55,000.00 \$55,000.00	24 25 26 27 27 26 26 26 27 26 27 27 28 28 28 28 28 28 28 28 28 28 28 28 28
50 59 60 66 64 63 66 66 66	54 98 87 85 85 27 29 40 40	\$55,000.00 \$55,000.00	99 90 93 93 94 94 94 94 94 94 84
57 59 59 61 61 63 64 63 66	98 93 99 24 19 48 48	\$55,000.00 \$55,000.00	40 52 OT 3 9 44 30 , 74 47 49 89
57 59 59 61 61 63 64 63 66	21 95 27 19 40 40	\$55,000.00 "" ""	92 01/3 9/4 30 70 4 47 29 59
57 59 59 61 61 63 64 63 66	3 es er ta er	\$55,000.00	. 01/3 9.40 . 75 . 67 . 29 . 29
57 59 59 61 61 63 64 63 66	85 27 13 80 21	31 76 49 55	ea 94 64 1 <sub>6</sub> 4
50 59 60 66 64 63 66 66 66	85 27 13 80 21	31 76 49 55	ea 94 64 1 <sub>6</sub> 4
50 59 60 61 63 64 63 66	20 29 90 91	31 76 49 55	ea 94 64 1 <sub>6</sub> 4
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50 59 60 66 64 63 66 66 66	21	71	2a
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57 59 59 61 61 63 64 63 66	2	\$48,000.00	.01216
57 58 59 60 61 63 64 63 66	2	\$48,000.00	.01216
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	24	<b>41</b>	- 33
	37	41	79
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	17	1,	<b>41</b>
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67 (58) 59 70 71	43		##
66 60 70 71	19	#1	39 .
70 71	49	88	#3
70 73	, s <u>a</u>	75	* <b>13</b> ,,
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75	ec	14	41
(Tempogary)	,	•	
7.5	3	\$55,000.00	.01394
žž	47	•	37 
77 78	71	\$# .	93 93
79 80	gŗ	44	35 92
80	39 39	<b>81</b>	
Phase III	99 98 98	## ### ### ###########################	•

REMITTION OF FIRST

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

AMENDMENT TO MASTER DEED ESTABLISHING SUMMER WOODS HORIZONTAL PROPERTY REGIME

WHEREAS, by MASTER DEED dated September 16, 1981 and recorded in the RIM C. Office for Greenville County South Caroling in Deed Book at pages through inclusive, AMERICAN SERVICE CORPORATION created and established a plan for dwelling correlable for SUMMERICAN PROPERTY REGIFE, and WHEREAS, ATTACLS VII of the MASTER DEED provides for amendments to the condominate documents and it is desired to amendents ago the condominate documents and it is desired to

NOW: THEREFORE, KNOW ALL HEN BY THESE PRESENTS

EXHIBIT "T

THE ST.

AMERICAN SERVICE CORPORATION KNOW ALL MEN BY THESE PRESENTS, that end having a principal place of business at A Corporation chartered under the laws of the State of South Carolina , in consideration of , State of South Carolina Dollars. Greenville

the receipt of which is hereby acknowledged, has granted, bargained, told, and released, and by these presents does grant, bargain, ell and rolceso unto

ALL THAT CERTAIN piece, parcel or unit situate, lying and being in the state of South Carolina, County of Greenvilla, being known and designated as Unit Number of Souther Woods HORIZONTAL PROPERTY REGIME as Is more fully described in MASTER DEED dated September 1981 and recorded in the R.N.C. Office for Green-shile County, South Carolina, in Deed Book NES at pages of through 134, inclusive, and survey and plot play recorded in the R.M.C. Office for Greenville County to plat Book 80 at page 34.

This conveyance is made subject to any and all meser-evations, easements, rights of way, zoning ordinances, restrictions and/or protective coverants as set out in the MASTER DEED, Exhibits and appendices attached thereto, recorded plats or as may appear on the promises.

his other with all and singular the rights, resulters, he soldent or appearant up; to have and to Ad all and singular in the mid-solges, forever, it is a sold of the sold of the soldent said premises unto the person soldent and singular said premises unto the person soldent and singular said premises unto the Person soldent and surged its greater has caused its continuous and soldent soldent and delivered in the pressure of the SiGNED, scaled and delivered in the pressure of	And, the grantor does hereby bind fixelf and its introduction to an applicate or grantor(s) and the grantec(s) help or successors and applicate every same or any part thereof.  The position of the product of the production of th
	Secretary
A STATE OF THE PERSON NAMED OF THE PERSON NAME	
named Conversion, by its doly authorized officers, and that (4) he with the other witness subscribed at	PROBATE  peared the undersigned witness and made cath that (s)he saw the within the act and are the granters act and deed deliver the within written deed again, seal and are the granters act and deed deliver the within written deed over witnessed the execution thereof.
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  Personally again and that Conferration, by its dely authorized officers, and that (6) lies with the other witness subscribed all SWORN to before me this day of	
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  Personally again and that Conscration, by its dely sutherized officers, and that (f) lies with the other witness subscribed all SWORN to before me this day of	cared the underduced witness and made cath that (s) he saw the within dead ago, and and at the granter's act and deed deliver the within written dead over witnessed the execution thereof.  19

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

) CORRECTION TO MASTER DEED FOR SUMMER ) WOODS HORIZONTAL PROPERTY REGIME ) DEED BOOK 1155, PAGES 564 THROUGH 634

WHEREAS, on September 23, 1981, the Master Deed establishing Summer Woods Horizontal Property Regime was recorded in the RMC Office of the Greenville County Courthouse in Deed Book 1155 at Pages 564 through 634; and

WHEREAS, through inadvertent scrivener's error the schedules of mixes for Phases II and III of said condominium project shown on page 2 of Exhibits "G" and "H" did not properly correspond with the schedules of base value of units in Phases II and III which were subsequently set out in said Exhibits; and

WHEREAS, it is the desire of the owners of all property comprising Summer Woods Horizontal Property Regime to correct this oversight so that the Master Deed is uniform and coherent in nature,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the undersigned parties, as owners of all property comprising Summer Woods
Horizontal Property Regime, do hereby incorporate into the aforementioned Master Deed the attached amended schedules of mixes for Phases
II and III so that the attached page designated Exhibit "G" page 2
shall forever hereafter be a part of Exhibit "G" to the Master Deed
of Summer Woods Horizontal Property Regime in lieu of the present
page identified as page 2 of Exhibit "G" and recorded in Deed Book
1155 at Page 610, and the attached page designated as Exhibit "H"
page 2 shall forever hereafter be a part of Exhibit "H" to the Master
Deed of Summer Woods Horizontal Property Regime in lieu of the present page identified as page 2 of Exhibit "H" and recorded in Deed Book
1155 at page 622. Except as corrected by this document, the Master
Deed of Summer Woods Horizontal Property Regime and all Exhibits
attached thereto shall remain unchanged.

IN WITNESS WHEREOF, the undersigned, as owners of all property comprising Summer Woods Horizontal Property Regime, have caused these presents to be executed this \_\_\_\_ day of October, 1981.

IN THE PRESENCE OF:  MAken J.  Lucy C. Bladburn	AMERICAN SERVICE CORPORATION  By:
IN THE PRESENCE OF:  March R.  Lucy C. Blackburn	Jefffred E. Knedzer  These M. Jacker  Diane M. Knetzer
IN THE PRESENCE OF:  Mary J. Jordan	Kim W. Terry  Percy Terry, Jr.  Marfart & Fling
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	Margaret T. Terry  PROBATE

and made oath that he saw the parties to the within document sign, seal and as their act and deed deliver the within Correction to Master Deed, and that he with the other witnesses subscribed above witnessed the execution thereof.

Malener Ja.

SWORN To before me this

<u>6</u> day of October, 1981.

Ruly CTT-ale (SEAL)
Notary Jublic for South Carolina

My commission expires: 1-22-91

prison.

STATE OF SOUTH CAROLINA

FOURTH AMENDMENT TO MASTER DEED FOR SUMMER WOODS HORIZONTAL PROPERTY REGIME

COUNTY OF GREENVILLE

WHEREAS, on September 23, 1981, the Master Deed establishing Summer Woods Horizontal Property Regime was recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1155 at pages 564 through 634; and

WHEREAS, a correction to said Master Deed was recorded October 7, 1981 in Deed Book 1156 at page 454 and said Master Deed was subsequently amended twice by amendments recorded August 12, 1982 in Deed Book 1172 at page 62 and January 8, 1983 in Deed Book 1180 at page 410; and

WHEREAS, American Service Corporation, the Sponsor, now desires to further amend said Master Deed,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENCE, that the undersigned American Service Corporation hereby declares that the Master Deed be amended to provide:

- That units 301, 303, 305, 307, 309 and 311 have been (1)built" the attached "as on shown built as foundation/floor plans and that plat of Summer Woods, Phases I and II, dated September 10, 1981, revised December 23, 1982 and May 12, 1983, prepared Gould, R.L.S., recorded in the RMC by Kermit T. Office for Greenville County in Plat Book 9-F at page 83 , copies of which are marked "Exhibit A", attached hereto and incorporated herein; that units 501, 503, 505, 507, 701, 703, 705, 709, 901, 903, 905, 602, 604, 606, 608, 610 and 612 will be built in the approximate locations as shown on the aforementioned plat and "as built" surveys and amendments, to the Master Deed will be recorded as said units are built.
- (2) The percentage of undivided interest in the General Common Elements and Limited Common Elements of all of the units heretofore submitted to the Horizontal

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- Page 1 -

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Property Regime are hereby changed to the percentage of undivided interest in the General Common Elements and Limited Common Elements shown on "Exhibit B" annexed hereto and made a part hereof by reference. Also, the percentage of undivided interest in the General Common Elements and Limited Common Elements of Units 301, 303, 305, 307, 309 and 311 are declared to be the percentages shown in "Exhibit B".

Except as amended, the Master Deed shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned corporation has caused these presents to be subscribed by its duly authorized officers this 27th day of May, 1983.

IN THE PRESENCE OF:

AMERICAN SERVICE CORPORATION

S. pray Walak Cathering O'Will Marine )

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named C. M. WERNER JR. as and authorized officer of American Service Corporation, sign, seal and as his/her act and deed, deliver the within written Third Amendment to Master Deed for Summer Woods Horizontal Property Regime, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

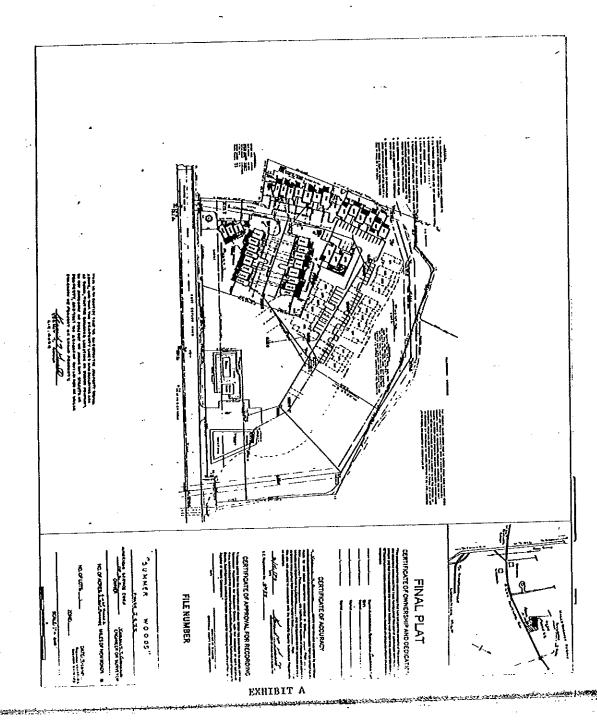
Catherine q. O'Weill

SWORN to before me this

27 day of May, 1983.

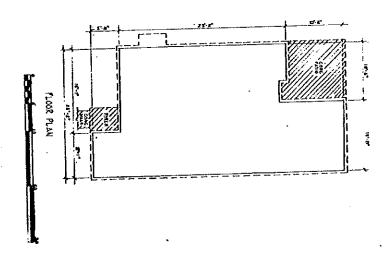
S. Snay Wold (SEA Notary Public for South Carolina

My Commission Expires: 6/15/89



TOUNDATION PLAN

LEAGUE TO ANGLE TO ANG



BASHOR-PALMER ASSOCIATES ARCHITECTS ENGINEERS GREENVILLE SC

SUMMER TOOPS HORIZONTAL PROPERTY REGIME

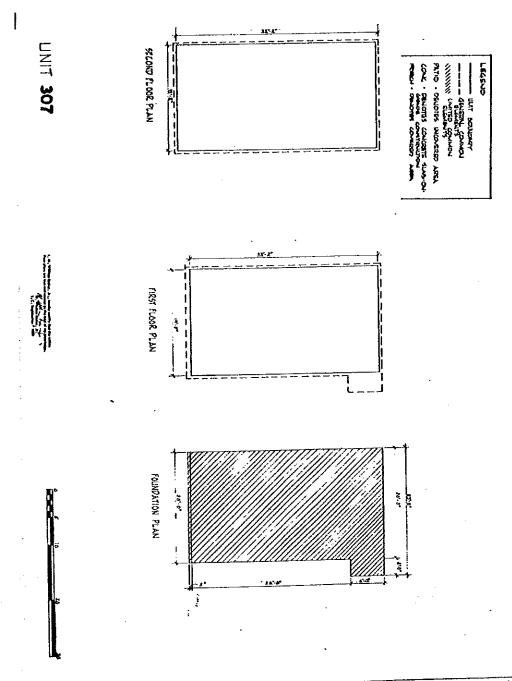
UNIT 303 SECOND FLOOR PLAN MASHOR-PALMER ASSOCIATES · ARCHITECTS ENGINEERS · GREENVILLE

EXILIBIT A

SECOND FLOOR PLAN FIRST FLOOR PLAN FOUNDATION PLAN

MASHOR-PALMER ASSOCIATES ARCHITECTS ENGINEERS GREENVILLE SI

SUMMER 10005 HORIZONTAL PROPERTY RECIME



BASHOR-PALMER ASSOCIATES - ARCHITECTS ENGINEERS - GREENVILLE S

SIMMER YOOPS HORIZONTAL PROPERTY REGIME

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BASHOR-PALMER ASSOCIATES ARCHITECTS ENGINEERS GREENVILLE S.C.

SUMMER MOOR PORTOUTAL PROPERTY RECIME

SECOND PLOOR PLAN PIRST FLOOR PLAN POUNDATION PLAN

MASHOR-PALMER ASSOCIATES · ARCHITECTS ENGINEERS · GREENVILLE SC

SUMMER 10005 CORIZONTAL PROPERTY RECEIVE

EXHIBIT A

# CHART SHOWING PERCENTAGE INTEREST IN THE COMMON ELEMENTS FOR THIRTY-FIVE (35) UNITS

	NO. OF		
		PERCENTAGE	TAMPOPOT
UNIT NO	BEDROOMS	BASIC VALUE	INTEREST
101	2	\$48,000.00	.0275
103	5	\$48,000.00	.0275
105	2	\$48,000.00	.0275
107	ž	\$48,000.00	.0275
109	จั	\$55,000.00	.0316
111	ž	\$48,000.00	.0275
113	ີ້ວ	\$48.000.00	.0275
202	5	\$48,000.00	.0275
204	5	\$48,000.00	.0275
206	2	\$48,000.00	.0275
	2	\$55,000.00	.0316
1901	ž	\$48.000.00	.0275
1903	2	\$48,000.00	.0275
1905	2	\$48,000.00	.0275
1907	2	\$55,000.00	.0316
1909	3	\$48,000.00	.0275
1911	2	\$48,000.00	.0275
1913	2	\$48,000.00	.0275
1915	2	\$55,000.00	.0316
2002	3	\$48,000.00	.0275
2004	2	640,000.00	.0275
2006	Z	\$48,000.00	.0275
2008	Z	\$48,000.00 \$48,000.00	.0275
2010	ž	\$48,000.00	.0275
2012	2	\$48,000.00	.0275
2014	2	\$48,000.00	.0275
2016	2	\$48,000.00	.0275
402	<b>2</b> .	\$48,000.00	.0316
404	3	\$55,000.00	.0316
406	3	\$55,000.00	
301	2	\$48,000.00	,0275
303	3	\$55,000.00	.0316
305	2222322222222222222323232323232323232323	\$48,000.00	.0275
307	3	\$55,000.00	.0316
309	2	\$48,000.00	.0275
311	3	\$55,000.00	0316
		\$1,743,000.00	.9994

31723

1

RECORDED MAY 2 7 1983

at 10:37 A.M.

EXHIBIT B

STATE OF SOUTH CAROLINA GREENVILLE COUNT: OF

SLEAMENDMENT TO MASTER DEED FOR SUMMER WOODS HORIZONTAL PROPERTY REGIME, ADDING PHASE II PROPERTY

WHEREAS, on September 23, 1981, the Master Deed establishing Summer Woods Horizontal Property Regime was recorded in the R. C. Office for Greenville County in Deed Book 1155 at Pages 564 through 634, and

WHEREAS, said Master Deed was amended by Amendment recorded in the R.M.C. Office for Greenville County in Deed Book 1172 at Pages 62 through 70, and

WHEREAC, American Service Corporation, the Sponsor, has cleated to annex the Phase II Property and submit it to Summer Hoods Horisontal Property Regime, and

WHEREAS, said Sponsor desires to submit the swimming pool, bath house and retaining pond to said Summer Woods Horizonta Property Regime,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the unuersigned American Service Corporation does hereby submit the land hereinafter described in Exhibit "A" and being more fully shown on Exhibit "B" to said Summer woods Horizontal Property Regime.

Also, Sponsor declares that the Master Deed be amended to provide:

- That Units 402, 404 and 406 have been built as shown on Exhibit "B"; that Units 301, 303, 305, 307, 309 and 311 are under construction and that Units 501, 503, 505, 507, 602, 604, 606, 608, 610, 612, 701, 703, 705, 707, 709, 801, 803 and 805 will be built in the approximate locations as shown on Exhibit "B" and "as built" surveys and amundments to the Master Deed will be recorded as they are built.
- The percentage of undivided interests in the General Common Elements and Limited Common Elements of all of the units heretofore submitted to the Horizontal Property

Regime are hereby changed to the percentage of undivided interests in the General Common Elements and Limited Common Elements shown on Exhibit "C" annexed hereto and made a part hereof by reference. Also, the percentage of undivided interests in the General Common Elements and Limited Common Elements of Units 402, 404 and 406 are declared to be the percentages shown in Exhibit "C".

Except as amended, the Master Deed shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned corporation has caused these presents to be subscribed by its duly authorized officer(s), this the 29th day of December , 1982.

IN THE PRESENCE OF:

AMERICAN SERVICE, CORPORATION

Manay D. Brain

STATE OF SOUTH CAROLINA ) GREENVILLE COUNTY OF

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named AMERICAN SERVICE CORPOR-ATION, by its duly authorized officer(s), sign, seal and as its: act and deed, deliver the within written AMENDMENT TO MASTER DEED FOR SUMMER WOODS HORIZONTAL PROPERTY REGILE, ADDING PHASE II PROPERTY, and that (s)he, with the other wicness subscribed above, witnessed the execution theroof,

SWORN TO before -. this 29th

day of December , 1982

My Commission Expires: 11-14-83

ALL that certain piece, parcel or tract of land situate, lying and being in the State and County aforesaid, being shown and designated on Plat of SUMMER WOODS, PHASE I AND II, dated September 10, 1981, and revised December 23, 1982, and recorded in the R.M.C. Office for Greenville County in Plat Book 9-F at Page 33, and being described more particularly, according to said plat, to-wit:

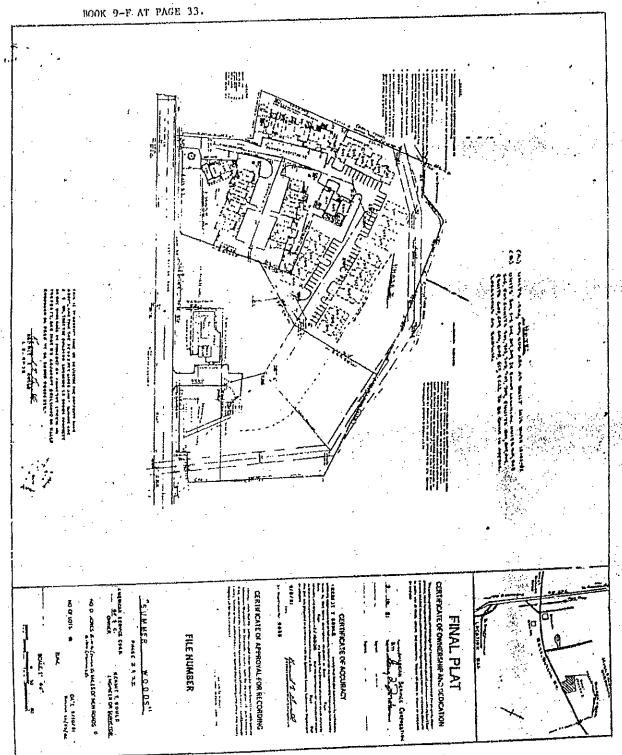
BEGINNING at an iron pin at the joint corner of Phase I Property and Phase II Property in the northwestern line of said tracts, and running thence along the joint line of Phase I and Phase II N. 86-10 E. 329.5 feet to a point; running thence S. Phase II N. 86-10 E. 329.5 feet to a point; running thence N. 34-54 E. 160 feet to a point; running thence N. 5-54 E. 209.4 feet to a point near to a point; running thence N. 5-54 E. 209.4 feet to a point near Gilder Creek (the creek being the line), and running thence along said creek as the line, the traverse lines of which are: N. 82-50 W. 100 feet; S. 84-43 W. 33.5 feet; S. 84-01 W. 112.84 feet; S. 84-43 W. 114.2 feet; S. 25-20 E. 71.4 feet; and S. 64-00 feet; S. 84-43 W. 114.2 feet; S. 25-20 E. 71.4 feet; and S. 64-00 feet; S. 64-00 feet to a point; running thence S. 1-11 E. 172.45 feet to the point of beginning, being Phase II Property, containing 2.55 acres.

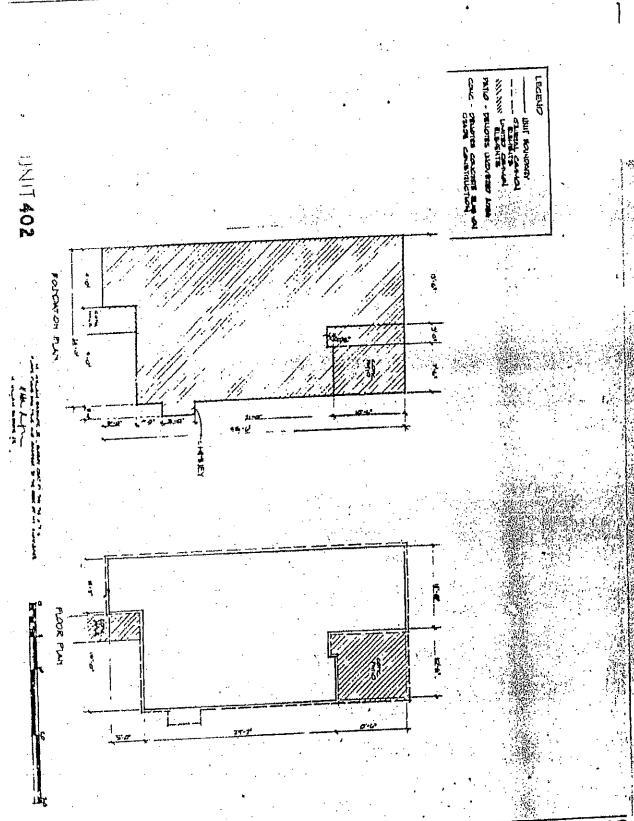
ALSO:

/LL that certain piece, parcel or tract of land situate,
lying and being in the State and County aforesaid, being shown
and designated on Plat of SUMMER WOODS, PHASE I AND II, dated
September 10, 1981, and revised December 23, 1982, and recorded
September 10, 1981, and revised December 23, 1982, and recorded
in the R.M.C. Office for Greenville County in Plat Book 9-7 at
page 33, and being described more particularly, according to
said plat, to-wit:

BEGINNING at an iron pin on the Lort'ern side of East Butler Road, at the Boutheastern corner on said Plat, and running thence with the northern side of East Butler Road S. 64-23 W. 61.2 feet to an iron pin; running thence S. 25-17 E. 17.0 feet to an iron pin; running thence S. 64-43 W. 310.0 feet; running thence N. 25-17 W. 88.7 feet; running thence N. 84-37 E. 368.1 feet to a point; running thence S. 27-00 E. 72 feet to the point of beginning.

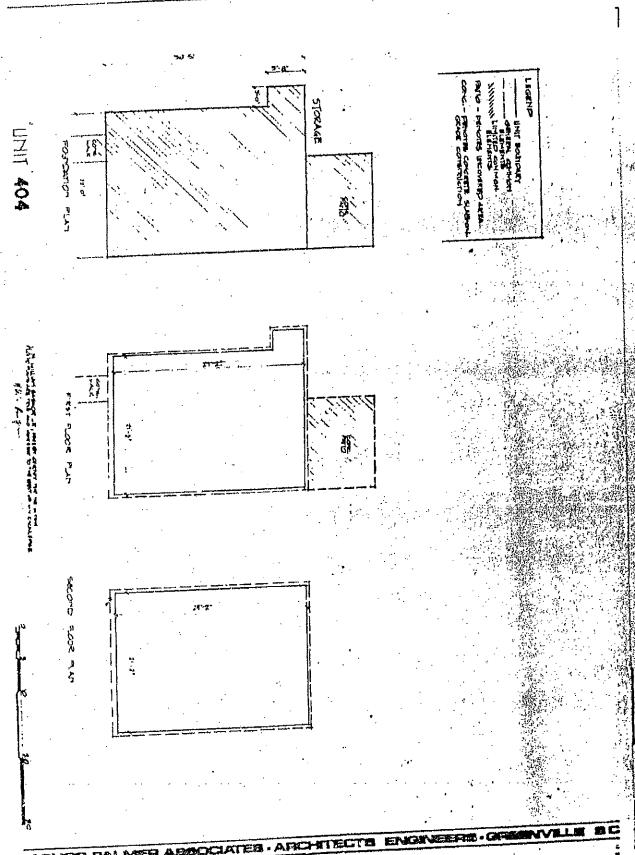
THIS PLAT IS ALSO RECORDED IN THE R.H.C. OFFICE FOR GREENVILLE COUNTY IN PLAT



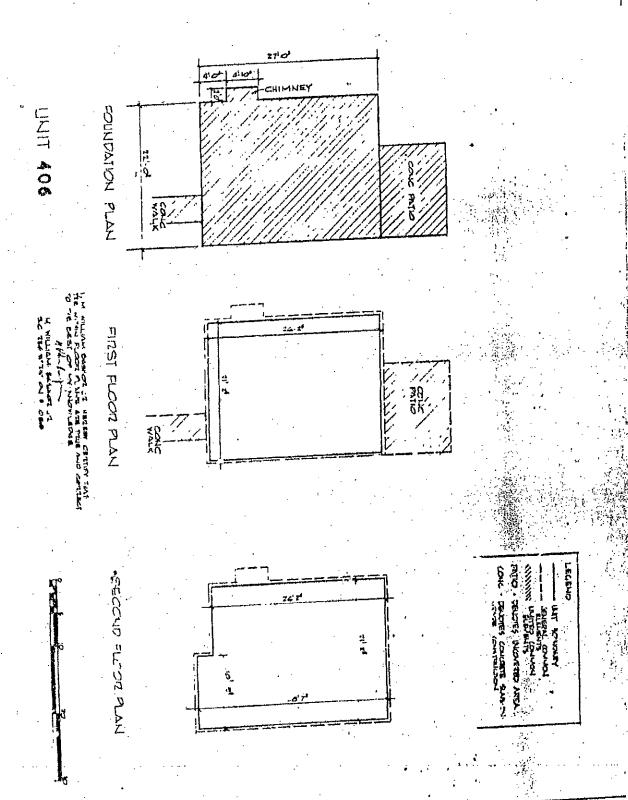


MASHICH-HALVER ASSOCIATES ARCHITECTS ENGINEERS GREENVILLE SIC

SUMMER WOODS TORITONIAL PROPERTY TEGIME



S.YMER ADDOCLATER - ARCHITECTO ENGINEERIO GENERAL ENGINEERIO ENGINEERIO ENGINEERIO ENGINEERIO ENGINEERIO ENGINEERIO ENGINEERIO



# CHART SHOWING PERCENTAGE INTEREST IN THE COMMON ELEMENTS FOR TWENTY-NINE (29) UNITS

,	-	-	PERCENTAGE
	NO. OF		INTEREST
	BEDROOMS	BASIC VALUE	4114 4 1-111-
UNIT NO.			.03347
	2	\$48,000.00	.03347
101	2	\$48,000.00	102247
, 103	2	\$48,000,00	.03347
105	2	SAR.000.00	03347
107	2,	\$55,000.00	.03835
109	3 2	\$48,000.00	.03347
107	ž	\$48,000.00	03347
111	. <b>2</b>	\$48,000.00	.03347
11.3	2	\$48,000.00	.03347
202	2	\$48,000.00	.03347
204	2	\$48,000.00	.03347
	2	\$48,000.00	03835
206	2 2 2 2 3	\$55,000.00	.03347
1901	. 2	\$48,000.00	03347
1903	. 2	\$48.000.00	03347
1905	2 2 3 2	S48,000.00	02025
1907	<u>~</u>	\$55,000.00	.03835
1909	3	\$48,000.00	.03347
1911	. 4	948,000.00	.03347
1913	2	\$48,000.00	.03347
1915	2	\$55,000.00	.03835
2002	3	\$48,000.00	.13347
2004	2	240,000.00	. 03347.
2006	2	\$48,000.00	.03347
_	2	\$48,000.00	.03347
2008	2	\$48,000.00	.03347
2010	2	\$48,000.00	03347
2012	: 5	\$48,000.00	03347
201-	2	\$42,000.00	.03347
2016	ž	\$48,000.00	
402	2 2 2 2 2 2 2 2 3 3	\\$55,000.UU	.03835
404	1	\$55,000.00	.03835
406	3	7 7 7	
		e1 434-000-00	,999

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TATE OF BOUTH CAROLINA GREENVILLE CONNIE SINC.

AMENDMENT TO MASTER DEED FOR SUMMER WOODS HORIZONTAL PROPERTY REGIME, SUBMITTING PROPERTY TO HORIZONTAL PROPERTY REGIME

WHEREAS, on September 23, 1981, the Master Deed establishing Summer Woods Horizontal Property Regime was recorded in the RMC Office for Greenville County in Deed Book 1155 at Pages 564 through 634, and

WHEREAS, said Master Deed was amended by Amendment recorded in the RMC Office for Greenville County in Deed Book 1180 at Page 410, and

WHEREAS, American Service Corporation, the Sponsor of Summer Woods Horizontal Property Regime, conveyed title of a portion of the Property Reserved for Development to Summer Woods Association of Residence Owners, Inc. by Deed recorded in the RMC Office for Greenville County on October 2, 1991 in Deed Book 1450 at Page 220, 15- 799- M4.6-1-100 "

WHEREAS, Summer Woods Association of Residence Owners, Inc. has elected to annex and submit the property described on Exhibit "A" to the Summer Woods Horizontal Property Regime in order that said property may become a part of the Common Area (as defined in the Master Deed establishing Summer Woods Horizontal Property Regime) for all homeowners at Summer Woods, and in order that said property may be taxed pro-rata among the homeowners at Summer Woods, and not taxed separately by the Greenville County Tax Collector.

12-27 2567

### 10011458rate 931

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the undersigned Summer Woods Association of Residence Owners, Inc., by its duly elected and authorized directors and officers, does hereby submit and annex the land hereinafter described on Exhibit "A", to said Summer Woods Horizontal Property Regime. Said property is hereby declared to be Common Area for all homeowners at Summer Woods, and should be billed pro-rata among the various homeowners at Summer Woods, in accordance with their proportionate undivided percentage interests in the Common Area at Summer Woods.

IN THE PRESENCE OF:		SUMMER WOODS ASSOCIATION OF RESIDENCE OWNERS, INC.
× Kousi sõrge	<del></del>	BY: Active Sarton BY: Active Sally Statemere BY: Elect Double Robert Domine
		Beatrice Gallman By:    Beatrice Gallman   By:
		BY: from Cole  Joan Connor  BY: Joan Count
÷	4++++	ву:
STATE OF SOUTH CAROLINA	}	PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named SUMMER WOODS ASSOCIATION OF RESIDENCE OWNERS, INC., by its duly authorized directors and

GREENVILLE )

COUNTY OF

## 979×1458mm932

OF THE

officer(s), sign, seal and as its act and deed, deliver the within written Amendment to Master Deed of Summer Woods Horizontal Property Regime Submitting Property to Horizontal Property Regime, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

\* Louis O Pfe

SWORM to before me this

20 th day of December, 1991.

Notary Public for South Carolina

\_(L.S.)

My Commission Expires: 6/20/99

(CONTINUED ON NEXT PAGE)

100x1458rage 933

HERET !

#### EXHIBIT "A"

ALL that certain piece, parcel or tract of land situate, lying and being in the State and County aforesaid, being shown and designated on Plat of SUMMER WOODS, PHASE I AND II, dated September 10, 1981 and revised December 23, 1982, and recorded in the RMC Office for Greenville County in Plat Book 9-F at Page 33, and being described more particularly, according to said plat, to-wit:

BEGINNING at an iron pin on the northern side of East Butler Road, running thence N. 5-02 W. 175.98 feet to an iron pin; thence N. 34-54 E. 160 feet to a point; running thence N. 55-54 E. 209.4 feet to a point near Gilder Creek (the creek being the line), and running thence along Gilder Creek as the line, the traverse lines of which are S. 62-50 E. 231.5 feet to an iron pin; thence S. 27-00 E. 220.72 feet to a point; thence S. 64-37 W. 368.1 feet to a point; thence S. 25-17 E. 88.7 feet to a point on the northern side of East Butler Road; thence S. 64-43 W. 158.75 feet to an iron pin, the point of beginning.

Tax Map Number (15)-799-M4.6-1-100

FILED FOR RECORD IN GREENVILLE COUNTY SC RMC OFFICE AT 03:52 PM 12/27/91 RECORDED IN DEED BOOK 1458 PAGE 0930 DOC # 91068110

ADDRESS OF GRANTEE: 135 S. Main Street Greenville, SC 29601

10011450rate 220

STATE OF SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS And American's Service Corporation of South Carolina A Corporation chartered under the form of the first of South Carolina and having a principal place of Greenville , State of Pouth Carolina , is consideration of Ten and No/100 (S10. sof South Carolina and having a principal place of be ad Ten and No/100 (\$10.00)--

the receipt of which is hereby acknowledged, has granted, bargained, sold, and rela Summer Woods Association of Residence Owners, Inc., its Successors and Assigns, forever:

ALL that certain piece, parcel or tract of land situate, lying and being in the State and County aforesaid, being shown and designated on Plat of SUMMER WOODS, PHASE I AND II, dated September 10, 1981, and revised December 23, 1982, and recorded in the RMC Office for Greenville County in Plat Book 9-F at Page 33, and being described more particularly, according to said plat, to-wit:

BEGINNING at an iron pin on the northern side of East Butler Road, running thence N. 5-02 W. 175.98 feet to an iron pin; thence N. 34-54 E. 160 feet to a point; running thence N. 55-54 E. 209.4 feet to a point near Gilder Creek (the creek being the line), and running thence along Gilder Creek as the line, the traverse lines of which are S. 82-50 E. 231.5 feet to an iron pin; thence S. 27-00 E. 220.72 feet to a point; thence S. 64-37 W. 368.1 feet to a point; thence S. 25-17 E. 88.7 feet to a point on the northern side of East Butler Road; thence S. 64-43 W. 158.75 feet to an iron pin, the point of beginning.

the point of beginning. (18) - 799 - 114. 6 - 1-108

It being the intent of the Grantor herein to convey all of its interest in the property identified by the Greenville County Tax Collector as M004.06-01-100.00, less any property identified by said tax map number already submitted by the Grantor herein to Summer Woods Horizontal Property Regime by Amendment to Master Deed for Summer Woods Horizontal Property Regime. adding Phase II for Summer Woods Rorizontal Property Regime, adding Phase II property, dated December 29, 1982 and recorded on January 6, 1983 in Deed Book 1180 at page 410, RMC Office for Greenville County.

This being a portion of the property conveyed to the Grantor herein by Deed of Johnnie F. Lanford, recorded on December 22, 1980 in Deed Book 1139 at page 343, RMC Office for Greenville County.

logether wish all and singular the rights, members, bareditaments and appartenances to said premises belonging or in any wise apparaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s) successors and susigns, forever, And, the granter dose hereby bind itself and its successors to warrant and forever defend all as ee's(s') heirs or all and singular sold premises unto the grantee(s) and the

PN WITNESS whereof the grantor has coused its corpora	ne peol to be o	iffixed bereio and these presents to be subscribed by its duly aw	therized
officers, this RF day of September	ı <b>y</b> 91	AMERICAN SERVICE CORPORATION OF	
SIGNED, sealed and delivered in the presence of:		SOUTH CAROLINA A Corporation	(SEAL)
cellable, whoweath	<del></del>	* Bango Cla	
min 2lon		N. Hennis Chinis	
} <sub>P</sub>		Sycretory	

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-paration, by its duly authorized officers, sign, seel and as the grantor's act and deed deliver the within written deed and that (sibc, with the other witness subscribed above witnessed the execution thereof.

SWORP to before me this 24th day of September  That a County Public for South Corolino.  ANY COMMISSION EXPIRES. 12-3-96	CChalles Whitworth
RECONDED this ELLED SOR RECORD IN GREE	NVILLE

COUNTY SC RHC OFFICE AT 11:31 AH 10/02/91 RECORDED IN DEED BOOK 1450 PAGE 0220 DDC \$ 91050600

	STATE OF SOUTH CAROLINA	DEED TO RIGHT OF	WAY AND EASEMENT A	ID RELEASE AGREEMENT		
	COUNTY OF GREENVILLE KNOW ALL MEN E	BY THESE PRESENTS, that	Summer Woo	ods Association of R	esidence Owners, Inc	; <u> </u>
(	for and in consideration of subdivision of the State of sees hereby give and grant	of the premises and acceptance South Carolina exempt from re unto the said Commissioners of the County and State aforesaid	e thereof by the Comn cording fees under S.C. ( of Public Works, its succe	issioners of Public Works of ode Ann., §12-24-40(2), the ssors and assigns, the right,	f the City of Greenville, S.C. receipt whereof is hereby ack	., a political knowledged,
Gi M ar	reenville, State of Sout laster Deed for Summe nd recorded in the ROI	he property of the Granto h Carolina and being a poo r Woods Horizontal Prope o for Greenville County in rom American Service Corp eed Book 1450, at Page 22	rtion of the common rty Regime, adding P Deed Book 1180, Pa Poration of South Car	areas of the prefines of hear II Property created ge 410. See also deed olina, recorded in the RO rded in Plat Book 9-F, P	by American Service Cot to Summer Woods Asso D Office for Greenville Co age 33.	rporation ciation of
11	MS#: M004060100100			Bool	14000200 2 PGS k DE 2437 Page:1806-1 Coos \$0 00	807
G	rantee's Address:	P. O. Box 687, Greenville,	January 0 SC 29602 Rec \$10 0	3, 2014 12-11-46 0 Cnty Tax EXEMPT FILED IN GREENVILL	State Tax EXEMPT	
the syst incl des and app	existing water service, if a tem, and to construct upon dent thereto, using the n cribed, together with the r i alterations thereon, togo ourtenances, and the Grant	es all water mains, inlet service ny, or as shown on the attache and through said premises, in ecessary appilances and mac- light at all times to enter upon other with the right to have a or shall make no other use of the with the proper operation of,	id plat(s) or hereinafter a proper manner, such a hinery for such work fo sald premises for the pu access to the premises he premises or grant oth	senances installed and locat installed, and also including i dditional pipeline or lines, a or the purpose of conveyin, irpose of inspecting sald line at all times as necessary fo er easements or rights of wa	ed in or along said premises the right and privilege to mai ppurtenances and necessary g water through the premis or lines and making necessa or the maintenance of such y that in the opinion of the G	ntain said apparatus ses above ary repairs lines and
	It is understood and	agreed that:				
	1. The right of way	granted under this agreement Residence Owners	is of such dimensions a	shown on the plat(s) attach	ed marked " <u>Summer W</u>	oods
of G	<u>reenville</u> Greenvllle, S.C." attached h	county, Sou ereto and made a part hereof. The location of pipeline or lir	th Carolina Grantor shall not be ea	titled to any damages or fu		cceptance
eme dan drill repa	the purposes of reading, op the Grantor or individual pro- 3. Grantor shall ma ergency for the purposes of nage arising out of the insta 4. In the event of n ing to the extent required i	like access to the premises avail f making repairs upon said pipe illation of or addition to said sy eccessary repairs on said pipelin for the purpose of servicing, re- ing such work. e Grantee to exercise any of the	and adding to the wate lable at all times to Grar eline or lines. Grantee c stem. ne or lines, Grantee shal pairing or replacing sald	r meters and other appurten tee's agents and contractors oes not accept and Grantor have the right to cut and dig lines, and shall not be respon	ances thereto located on the , and especially during times expressly waives any and all ; necessary trenches and und nsible for repaving said prem	of claims or erground lises, only
And and	ertaining; to have and to h the Grantor does hereby i singular sald premises unt	i singular the rights, members, old all and singular the premis bind the Grantor and the Gran o the Grantee and the Grante ver lawfully claiming or to clair	es before mentioned un tor's heirs or successors e's successors and assign	to the Grantee and the Gran , executors and administrates s against the Grantor and th	itee's successors and assigns, ors to warrant and forever d	, forever. lefend all
WIT	NESS the Grantor's hand ar	nd seal this day of	Drember	20 <u>13</u> 2.		
SIGN	VED, sealed and delivered in	·	Owners, 1	ods Association	of Residence	(SEAL)
_1	gunde Frost		Its;	TRESION/		(SEAL)
		CAROLINA ) ) EENVILLE )		ACKNOWLEDGMEN	ΙΤ	
2	The foregoing	instrument was acknown	owledged before r	ne this <u>31</u> da	y of December	·/
	7 ( ~					

GW-101 (REV. 3/2013)

Notary Public for South Carolina
My commission expires: 5/15-22

STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

AMERIMENT TO MASTER DEED FOR SUITIER MOODS HORIZONTAL PROPERTY REGIME

~2 1

WHEREAS, on September 23, 1981, the Master Deed establishing Summer Woods Horizontal Property Regime was recorded in the R.M.C. Office for Greenville County in Deed Book 1155 at Pages 564 through 634, and

WHEREAS, American Service Corporation, the Sponsor, subsequently sold various condominium units in Phase I of the condominium regime and the undersigned parties are the sole owners of all of the units in Phase I, and

WHEREAS, American Service Corporation desires to amend the Master Deed to provide for flexibility in the mix of Units in Phases II and III, and all of the units owners concur with the proposed amendment, and

WHEREAS, the undersigned parties desire to amend said Master Deed with respect to other changes as hereinafter set forth.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the undersigned parties, being all the owners of all property comprising Summer Woods

Horizontal Property Regime, do hereby amend said Master Deed establishing

Summer Woods Horizontal Property Regime as follows:

1. The second paragraph of Article V. of said Master Deed is hereby deleted and in lieu thereof the following is substituted:

"Sponsor reserves the right, in the manner more particularly hereinafter set forth, to cause Phase II and Phase III Property to become an integral part of Summer Woods Horizontal Property Regime.

Sponsor reserves the right to construct up to thirty-five (35) and twenty-seven (27) units respectively in Phases II and III of the same general type, architectural style, form, design and general valuation with the same basic materials and of the same basic quality as the units constructed on Phase I property.

Exhibit 'B' shows the location of the existing buildings and units in Phase I and is an 'as built' survey of said buildings.

An 'as built' survey and floor plans will be filed for each building in Phases II and III in the subsequent stages of the regime.

Exhibit 'A' to this Amendment is a Chart showing the percentage interest in the common elements for the existing units in Phase 1, together with the basic values of all units in Phase II and III and the method of calculating the percentage interest of each unit."

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 Article VI. of said Master Deed is hereby deleted and in lieu thereof the following is substituted:

"Sponsor, its successors and assigns, reserve the right, to be exercised in its sole discretion, to submit the Phase II property and Phase III property or any one (1) of them provided they are submitted in ascending numerical order, to the provision of said Master Deed and thereby cause the Phase II and/or Phase III property to become, and forever be, a part of said Summer Woods Horizontal Property Regime in the same manner as if made a part thereof in every particular upon the initial execution and filing of said Master Deed with subsequent amendments.

Said right to annex Phase II and Phase III property may be exercised by Sponsor, its successors and assigns, by filing an Amendment or Amendments to the Master Deed in the R.M.C. Office for Greenville County not later than June 1, 1988.

Any such Amendments shall conform to the various provisions and conditions precedent established in said Master Deed and shall expressly submit the Phase II and Phase III property, as applicable, to the provisions of the Master Deed and By-Laws of the Association as the same may be amended.

Upon the exercise, if any, of said right to annex Phase II and Phase III property, the provisions of said Master Deed as amended shall be understood and construed as embracing the Phase I property, Phase II property, if annexed, and Phase III property, if annexed, together with all improvements constructed thereon.

In the event said Phase II and Phase III property is not annexed before June 1, 1988, said right of Sponsor shall expire and be of no further force or effect."

3. Article VII., A. (1) (v) is hereby deleted and in lieu thereof the following is substituted:

"The Sponsor or its successors in title to all or any portion of Phase II and/or Phase III property, without the consent of unit owners or mortgagees, may amend said Master Deed by annexing the Phase II and/or Phase III Property.

Exhibit 'A' to this Amendment shows the basic values of the units in Phase II and Phase III and the method of calculating the percentage interest of each unit.

Any Amendment to said Master Deed annexing Phase II Property and/or Phase III Property shall include an 'as built' survey of the units in such Phase and a chart showing the percentage interest in the common elements for the units in each phase.

Sponsor may construct up to thirty-five (35) units, but not less than twenty-seven (27) units, in Phase II, consisting of two (2) bedroom units and three (3) bedroom units. Sponsor may vary the mix of units.

Sponsor may construct up to twenty-seven (27) units, but not less than nineteen (19) units in Phase III, consisting of two (2) bedroom units and three (3) bedroom units. Sponsor may vary the mix of the units."

- 4. Any provision in said Master Deed and By-Laws in conflict with the provisions of the within Amendment are hereby deleted.
- 5. The Master Deed provides that Summer Woods Association of Residence Owners, Inc., a South Carolina corporation, shall be the governing body for all co-owners and that it will have a Board of Directors.

The By-Laws (Exhibit "D") state that the co-owners will constitute the Council of Co-owners (Council) who will have the responsibility of administering the Property, etc., and that the affairs of the Council shall be governed by a Board of Administration (Board) comprised of seven (7) people.

The Master Deed and By-Laws are hereby amended to provide that the "Council of Co-Owners" shall mean Summer Woods Association of Residence Owners, Inc. and "Board of Administration" shall mean Board of Directors.

- 6. Article XVI., F. is hereby amended by deleting therefrom the word "vallcoverings".
- 7. Exhibit "E" of the Master Deed shows the basic values of the units in Phase I as totaling \$1,468,000.00, and the percentage interest of the undivided interest in the common elements appurtenant to each unit.

  Said basic values for Phase I total \$1,276,000.00 as is shown in Exhibit
  "A" of this Amendment and the Master Deed is amended accordingly.

---

vii.1172-... (5

IN WITNESS WHEREOF, the undersigned, as owner(s) of all property comprising Summer Woods Horizontal Property Regime (attached are Signature Sheets of all owners), have caused these presents to be executed this  $28^{\frac{15}{2}}$  day of July, 1982.

IN THE PRESENCE OF:

AMERICAN SERVICE CORPORATION

Many K. Batom

BY: DMALL SALL

(SEAL)

Dewanda I martin

. -- 5

STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named AMERICAN SERVICE CORPORATION, by its duly authorized officer, sign, seal and as its act and deed, deliver the within written AMENDMENT TO MASTER DEED FOR SUMMER WOODS HORIZONTAL PROPERTY REGIME, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN TO before me this  $\frac{28^{46}}{2}$  day of July, 1982.

nanny A. Baten

Auranda & Martin (L.S.)
Notary Public for South Carolina

My Commission Expires: 9/7/86

CHART SHOWING PERCENTAGE INTEREST IN THE COMMON ELEMENTS FOR ORIGINAL 26 UNITS AND THE BASIC VALUES OF ALL UNITS IN EACH STAGE OF DEVELOPMENT AND THE METHOD OF CALCULATING PERCENTAGE INTEREST OF EACH UNIT

	•		
		•	PERCENTAGE
UNIT NO.	NO. OF BEDROOMS	BASIC VALUE	INTEREST
101	2	\$48,000.00	.0376
103	. 2	\$48,000.00	.0376
105	2	\$48,000.00	.0376
107	· 2	\$48,000.00	.0376
109	3	\$55,000.00	.0431
îii	2	\$48,000.00	.0376
113	2	\$48,000.00	. 0376 . 0376 
202	2	\$48,000.00	. 0376
204	2 3 2 2 2 2 2	\$48,000.00	.0376
206	2	\$48,000.00	.0376
1901	3	\$55,000.00	.0431
1903	2 3 2 2 3 2 2 2 3 2 2 2 2 2 2 2 2 2 2 2	, \$48,000.00	.0376
1905	2	A \$48,000.00	.0376
1907	2	\$48,000.00	.0376
1909	3	\$55,000.00	.0431
1911	2	\$48,000.00	.0376
1913	2	\$48,000.00	.0376
1915	2	\$48,000.00	.0376
2002	3	\$55,000.00	.0431
2004	2	\$48,000.00	.0376
2006	2	\$48,000.00	.0376
2008	2	\$48,000.00	.0376
2010	2	\$48,000.00	.0376
2012	2	\$48,000.00	.0376
2014	2 2	\$48,000.00	.0376
2016	2	\$48,000.00	.0376
	PHASE I TOTAL	\$1,276,000.00	. 999

The Basic Value of all two (2) bedroom units is \$48,000.00. The Basic Value of all three (3) bedroom units is \$55,000.00.

The "Basic Value" is used to establish the percentage of the co-owners in the common elements, and the expenses of, and rights in, the elements held in common, in compliance with the Horizontal Property Act of South Carolina.

The Basic Value is fixed solely for the purpose of said Act and the actual value may differ from the Basic Value.

Sponsor has reserved the right to annex additional property and to build in phases. The Sponsor proposes to construct no more than eighty-eight (88) units on the entire property as approved.

The initial stage of construction consists of twenty-six (26) units. The percentage of interest of each unit is shown above.

Sponsor proposes to construct units in no more than three (3) phases.

4328 RV.Z

Sponsor will elect whether or not to proceed with each phase of development before June 1, 1988.

The percentage of ownership in the common elements for each unit in the phases of development shall be calculated by dividing the basic value of said unit by the total of the basic values of all units at each phase of development.

Example: Original Units - Unit Type - (2) bedroom has a basic value of \$48,000.00. The total of the basic values of all units of the original (26) units is \$1,276,000.00.

Percentage Literest for Type (2) bedroom is:

 $\frac{$48,000.00}{$1,276,000.00}$  = .0376

Percentage Interest for Type (3) bedroom is:

 $\frac{$55,000.00}{$1,276,000.00} = .0431$ 

Sponsor reserves the right to construct any mix of two (2) bedroom and three (3) bedroom units in each phase as Sponsor deems appropriate so long as the two (2) bedroom and three (3) bedroom units are substantially identical to the other two (2) and three (3) bedroom units in the original phase, except the size of any future unit may be increased or decreased in size by no more than fifteen percent (15%) of the size of a similar original unit as to two (2) and three (3) bedroom units.

All units in future stages shall have a comparable architectural style, quality of construction and quality of building materials equal or better than those in the original units.

#### Example of change in percentage interests:

If Sponsor elects to construct seventeen (3) bedroom units and twelve (2) bedroom units in Phase II, the percentages of interests of the units will change as follows:

Basic values of original twenty-two (2) bedroom units

\$220,000.00

Plus:

Basic values of original four (3) bedroom \$1,056,000.00 units

Plus:

Basic values of Phase II twelve (2) bedroom units

\$576,000.00

Plus:

with the second of the second

Basic values of Phase II seventeen (3) bedroom units

\$935,000.00

\$2,787,000.00

Percentage Interest for Type (2) bedroom units would be:

 $\frac{$48,000.00}{$2,787,000.00} = .017222$ 

Percentage Interest for Type (3) bedroom units would be:

 $\frac{$55,000.00}{$2,787,000.00} = .019734$ 

4328 RV-Z

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30 TO 16 TO 16

#### SHEET SIGNATURE

#### OF OWNER(S) OF UNIT(S) IN

SUMMER WOODS HORIZONTAL PROPERTY REGIME

IN WITNESS WHEREOF, the undersigned owner(s) of Unit(s)1905 in Summer Woods Horizontal Property Regime has executed the within Amendment under seal as of the 28th day of July, 1982.

IN THE PRESENCE OF:

(SEAL)

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE )

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Robert B. Whorton, IV sign, seal and as his/her/their act and deed, deliver the within written AMENDHENT TO MASTER DEED FOR SUMMER WOODS HORIZONTAL PROPERTY REGIME, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN TO before we this \_\_28th \_\_\_

day of July, 1982.

Botty C. Phinnis)

May Wold Public for South Carolina

Hy Commission Expires: 6-15-89

#### OF OWNER(S) OF UNIT(S) IN

SUMMER WOODS HORIZONTAL PROPERTY REGIME

IN WITNESS WHEREOF, the undersigned owner(s) of Unit(s) 2012

in Summer Woods Horizontal Property Regime has executed the within Amendment under seal as of the 29 day of July, 1982.

IN THE PRESENCE OF:

M. Conish M. Conish Sugar MBoyle (SEAL

STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Glenn G. & Suzanne M. Boylan sign, seal and as his/her/their act and deed, deliver the within written AMENDHENT TO HASTER DEED FOR SUMMER WOODS HORIZONTAL PROPERTY REGIME, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN TO before me this 9

day of July, 1982.

C.M. Cornish

Notary Public for South Carolina (L.S.)

My Commission Expires: 9.8.86

4328 RV-28

OF OWNER(S) OF UNIT(S) IN

SUMMER WOODS HORIZONTAL PROPERTY REGIME

IN WITNESS WHEREOF, the undersigned owner(s) of Unit(s)  $\underline{1909}$  in Summer Woods Horizontal Property Regime has executed the within Amendment under seal as of the  $\underline{29}$  day of July, 1982.

IN THE PRESENCE COINISH

Michael Cornish

Michael Cornish

C. Michael Cornish

Quel a. Ynatt (SE

STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within waved <u>Michael D. & Janet A. Pratt</u> sign, seal and as his/her/their act and deed, deliver the within written AMENDHENT TO HASTER DEED FOR SUMMER WOODS HORIZONTAL PROPERTY REGIME, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN TO before me this 29

day of July, 1982.

1. Michael Comish

Notable for South Carolina (L.S.)

Hy Cormission Expires: 9-8-86

4328 RV-ZY

OF OWNER(S) OF UNIT(S) IN

SUPPER WOODS HORIZONTAL PROPERTY REGINE

IN WITNESS WHEREOF, the undersigned owner(s) of Unit(s) 2002 in Summer Woods Horizontal Property Regime has executed the within Amendment under seal as of the 29 day of July, 1982.

IN THE PRESENCE OF:

C. Michael Cornish

Single (SEAL)

Malene ).

Patricia D. Edge (SEAL)

STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Patricia R. Edge sign, seal and as his/her/their act and deed, deliver the within written AMENDHENT TO HASTER DEED FOR SUMMER WOODS HORIZONTAL PROPERTY REGIME, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN TO before me this 29

day of July, 1982.

C. Michael Comish

helda I Frady (L.S.)

Hy Cormission Expires: 9-8-816

4328 RV 21

OF OWNER(S) OF UNIT(S) IN

SUPPLIER WOODS HORIZONTAL PROPERTY RECIHE

IN WITNESS WHEREOF, the undersigned owner(s) of Unit(s) 109
in Summer Woods Borizontal Property Regime has executed the within Amendment under seal as of the 30th day of July, 1982.

IN THE PRESENCE OF:

Michael Cornish July Straff (SE Michael Cornish July July 15E Malerner).

STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named <u>Jeffrey E. & Diane M. Knetzer</u> sign, seal and as his/her/their act and deed, deliver the within written AMENDHENT TO MASTER DEED FOR SUMMER WOODS HORIZONTAL PROPERTY REGIME, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN TO before me this \$\\\ 30 \\ \text{and} \\
day of July, 1982.

C. Michael Comish

Notary Public for South Carolina (L.S.)

Hy Commission Expires: 9.8.86

4328 RV.Z)

#### OF OWNER(S) OF UNIT(S) IN

SUPPLIER WOODS HORIZONTAL PROPERTY RECIDE

IN WITNESS WHEREOF, the undersigned owner(s) of Unit(s) in Summer Woods Horizontal Property Regime has executed the within Amendment under seal as of the 3/5T day of July, 1982.

IN THE PRESENCE OF:

Michael Comish , Rd Ed

STATE OF SOUTH CAROLINA ) COUNTY OF GREENVILLE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named <u>Robert Edgar Stark</u>
sign, seal and as his/her/their act and deed, deliver the within written
AMENDHENT TO MASTER DEED FOR SUMMER WOODS HORIZONTAL PROPERTY RECIPE, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN TO before me this 3 /

day of July, 1982.

C. Michael Cornixh

Hy Commission Expires: 9.8.26

#### OF OWNER(S) OF UNIT(S) IN

SUMMER WOODS HORIZONTAL PROPERTY RECIME

in Summer Woods Horizontal Property Regime has executed the within Amendment under seal as of the 2 Md day of May, 1982.

IN THE PRESENCE OF:

Michael Cornish Mary aux & Herry (SEAL)

Michael Cornish Tercy (SEAL)

C. Michael Cornish Tercy (SEAL)

C. Michael Cornish Tercy (SEAL)

STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named <u>Kim W., Margaret E. & Percy Terry, Jr.</u>
sign, seal and as his/her/their act and deed, deliver the within written AMENDHENT TO MASTER DEED FOR SUMMER WOODS HORIZONTAL PROPERTY REGIME, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN TO before we this 2 day of July 1982.

C. Michael Cornish

Notaty Public for South Carolina (L.

My Commission Expires: 9886

4328 RV.Z

OF OWNER(S) OF UNIT(S) IN

SUMMER HOODS HORIZONTAL PROPERTY REGIME

IN WITNESS WHEREOF, the undersigned owner(s) of Unit(s) /90/
in Summer Woods Horizontal Property Regime has executed the within Amendment

as of the 4th day of July, 1982.

IN THE PRESENCE OF:

Say J. Jordan

C. Michael Conigh

Lim D. Jordan

James J. Elley (SEAL)

Michael Corner beach Ellery

STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named <u>James L. & Edith Ellery</u> sign, seal and as his/her/their act and deed, deliver the within written AMENDMENT TO MASTER DEED FOR SUMMER WOODS HORIZONTAL PROPERTY REGIME, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN TO before me this 9

day of July, 1982.

C. Michael Comish

Telda & Trady (L.S.)
Rotary Public for South Carolina

My Comission Expires: 9-8-86

36 14

ACCIDED AUG 1 2 1982 at 2:48 P.M.