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THIS SECOND SUPPLEMENTAL AND AMENDED MASTER DEED OF TIDES HORIZONTAL PROPERTY REGIME (“Second Supplement & Amendment”) is made as of the Execution Date (hereinafter defined) by CAROLINA EASTPORT, LLC, a South Carolina limited liability company (“Declarant”).

RECITALS:

WHEREAS, by Master Deed of Tides Horizontal Property Regime dated July 20, 2007, and recorded in the RMC Office for Charleston County, South Carolina, on July 20, 2007, in Deed Book C633 at Page 488, *et seq.* (“Original Master Deed”), Declarant submitted certain properties and improvements to the Tides Horizontal Property Regime (“Regime”), as more fully described in said Original Master Deed, and identified therein as Phase 1 of the Regime; and

WHEREAS, by First Supplemental and Amended Master Deed of Tides Horizontal Property Regime dated November 15, 2007, and recorded in the RMC Office for Charleston County, South Carolina, on November 28, 2007, in Deed Book Y644 at Page 736, *et seq.* ("First Supplement & Amendment"; the Original Master Deed and First Supplement & Amendment shall together be referred to as the "Master Deed"), Declarant submitted certain properties and improvements to the Regime, as more fully described in said First Supplement & Amendment, and identified therein as Phase 2 of the Regime; and

WHEREAS, Sections 2.3 and 10.1 of the Master Deed reserve the unilateral right of the Declarant to record a supplemental Master Deed annexing additional property into the Regime (“Additional Land”), as more fully described in said Master Deed, including the right to add that portion of the Additional Land made up of real property and improvements described as Phase 3 of the Regime; and

WHEREAS, Declarant wishes to annex and submit Phase 3 to the Regime, as amended and described in Exhibit "A" to this Second Supplement & Amendment, including without limitation Building 3 (hereinafter defined) as depicted in the Plans attached as Exhibit "C" to this Second Supplement & Amendment, all as further set forth and described in Part II of this Second Supplement & Amendment; and

WHEREAS, Section 10.2 of the Master Deed reserves the unilateral right of the Declarant to record an amended Master Deed to cure any ambiguity or to correct or supplement any provisions that are defective, missing or inconsistent with any other provisions thereof; and

WHEREAS, Declarant, based upon the incomplete description of Building 2's Shared Limited Common Elements contained in the First Supplement & Amendment, wishes to amend

the listing of Phase 2 Units being served by Shared Limited Common Element Elevator 02 to include Units 211, 212, 213, and 214, and further wishes to amend the listing of Phase 2 Units being served by Shared Limited Common Element Elevator 03 to include Units 216, 217, 218, and 219, as further set forth and described in Part I of this Second Supplement & Amendment; and

WHEREAS, Declarant, in order to correct and/or supplement missing provisions in the Master Deed regarding treatment of Declarant-owned Units in the context of payment of Assessments and Association expenses, wishes to amend said Master Deed to add such provisions, as further set forth and described in Part I of this Second Supplement & Amendment; and

WHEREAS, Section 10.2 of the Master Deed and Section 12.1 of the Bylaws reserve the unilateral right of the Declarant to amend the Bylaws (Exhibit "D" to the Master Deed) to cure any ambiguity or to correct or supplement any provisions that are defective, missing or inconsistent with any other provisions thereof; and

WHEREAS, Declarant, in order to supplement outdated provisions in the Bylaws, wishes to amend said Bylaws to evidence Declarant's replacement of one of the initial appointed Board of Directors of the Association listed in Section 4.2.2 of the Bylaws, as further set forth and described in Part I of this Second Supplement & Amendment.

PART I

NOW, THEREFORE, DECLARANT HEREBY AMENDS THE MASTER DEED AS FOLLOWS:

A. Pursuant to Declarant's unilateral right to amend the Master Deed to cure any ambiguity or to correct or supplement any provisions that are defective, missing or inconsistent with any other provisions thereof, per Section 10.2 of the Master Deed;

1(a). Part II, Section E of the First Supplement & Amendment shall be amended to add the following Phase 2 Units to the list of those Units being served by Shared Limited Common Element Elevator 02 in Building 2: Units 211, 212, 213, and 214. The full listing of Phase 2 Units being served by Shared Limited Common Element Elevator 02, as amended herein, is as follows:

Elevator 02 is a Shared Limited Common Element
serving Units 211, 212, 213, 214, 224, 233, 243,
253, and 264.

1(b). Part II, Section E of the First Supplement & Amendment shall be amended to add the following Phase 2 Units to the list of those Units being served Shared Limited Common Element Elevator 03 in Building 2: Units 216, 217, 218, and 219. The full listing of

Phase 2 Units being served by Shared Limited Common Element Elevator 03, as amended herein, is as follows:

Elevator 03 is a Shared Limited Common Element serving Units 216, 217, 218, 219, 226, 235, 237, 245, 247, 255, 257, and 266.

2. A new Section 4.19 shall be added to the Master Deed as follows:

Section 4.19. Declarant-Owned Units. Anything contained in this Article to the contrary notwithstanding, so long as the Declarant owns any Unit in the Regime, the Declarant may annually elect either:

(a) to pay the regular Assessment for each such Unit, or

(b) to pay the difference between the amounts of Assessments collected on all other Units not owned by the Declarant and the sum of:

(i) the amount of actual operating expenditures by the Association during the fiscal year, and

(ii) the amount of reserves budgeted to be funded during the year.

In no event will the Declarant's financial responsibility under Section 4.19(b) above exceed what its financial responsibility would have been under Section 4.19(a) above. Unless the Declarant otherwise notifies the Board in writing at least thirty (30) days before the beginning of each fiscal year, the Declarant will be deemed to have elected to continue paying on the same basis as during the immediately preceding year.

B. Pursuant to Declarant's unilateral right to amend the Bylaws (Exhibit "D" to the Master Deed) to cure any ambiguity or to correct or supplement any provisions that are defective, missing or inconsistent with any other provisions thereof, per Section 10.2 of the Master Deed and Section 12.1 of the Bylaws, Section 4.2.2 of the Bylaws shall be amended to evidence Declarant's removal of one of the initial appointed members of the Board of Directors of the Association, James S. Grant, Jr., and replacement with Brian Miner (with an address of 125 Wingo Way, Mount Pleasant, South Carolina, 29464) as an appointed member of the Board

of Directors of the Association. The other two initial appointed members of the Board of Directors named in the Master Deed, Richard H. Coen and David M. Sidbury, shall remain on the Board of Directors. Further changes to the makeup of the Declarant-appointed Board of Directors, if any, need not be evidenced by any recorded amendment to the Master Deed or Bylaws.

PART II

FURTHER, pursuant to its unilateral amendment rights under Sections 2.3 and 10.1 of the Master Deed to annex portions of the Additional Land into the Regime via supplemental/amended Master Deed, including the right to submit Phase 3 to the Regime, DECLARANT HEREBY PUBLISHES AND DECLARES THE FOLLOWING:

A. The land and improvements thereon, or to be constructed thereon, defined herein as Phase 3 and more particularly described in Exhibit "A" attached to this Second Supplement & Amendment, and all rights and privileges belonging or in any way appertaining thereto, is submitted to the Regime and to the terms and provisions of the Act and that hereafter it shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the Regime and the Act and the covenants, conditions, restrictions, uses, limitations and obligations contained in the Master Deed, all of which are declared and agreed to be in furtherance of a plan for the improvement of the Condominium Property as more fully described in the Master Deed, and the division thereof into Condominium Units, all of which shall run with the land and be a burden and a benefit to Declarant, its successors, assigns and successors in title and to all other persons acquiring or owning an interest in the Land, the Condominium Property, the Units and all Improvements, and their respective grantees, successors, heirs, executors, administrators, devisees and assigns.

B. Section 1.42 of the Master Deed shall be deleted in its entirety and replaced with the following:

Section 1.42. "Plat" means the physical survey of the Land which comprises Phase 1, Phase 2, and Phase 3, as further defined in the Master Deed, as amended, and depicted in the attached Exhibit "B" to this Second Supplement & Amendment.

C. "Building 3" means the separate physical building/structure constructed, or to be constructed, in Phase 3, containing thirty-nine (39) Units, as more particularly shown and described on the Plans in Exhibit "C" attached to this Second Supplement & Amendment ("Plans").

D. Building/Phase 3 Units Under Construction. At the time of recording of this Second Supplement & Amendment, Building 3 and the Phase 3 Common Elements had received its certificate of occupancy from the Town of Mount Pleasant evidencing completion, however the Town of Mount Pleasant is, or may be, also issuing individual Unit certificates of occupancy evidencing completion of each Unit. Therefore, in compliance with Section 27-31-30 of the Act,

the Units in Phase 3 are hereby being submitted to the Regime “under construction” at the time of the recording of this Second Supplement & Amendment. The Declarant does not intend to convey title to a Unit in Building 3 until after said Unit receives a Unit certificate of occupancy from the Town of Mount Pleasant (or, in the alternative, Declarant follows the escrow/bond requirements for “under construction” closings set forth in Section 27-31-30 of the Act). Once a Unit receives its Unit certificate of occupancy from the Town of Mount Pleasant, said Unit automatically changes classification from “under construction” to “completed” for purposes of Section 27-31-30 of the Act and for purposes of this Master Deed and Declarant may freely convey title to the Unit without having to follow the “under construction” closing restrictions contained in Section 27-31-30 of the Act and without having to further amend or supplement the Master Deed or this Second Supplement & Amendment in order to evidence completion of the Unit (i.e., receipt of the Unit certificate of occupancy is sufficient evidence of a Unit’s “completion” under Section 27-31-30 of the Act and the Master Deed, as amended).

E. Building/Phase 3 Units. The Units in the Regime are generally defined in the Master Deed and the Building/Phase 3 Units are specifically shown and identified graphically in the Plans in Exhibit “C” attached to this Second Supplement & Amendment. Each Building/Phase 3 Unit is generally described as follows:

Units 312 and 318 each contain approximately 1885 square feet of heated Unit area, and a terrace containing approximately 132 square feet of unheated Limited Common Element Area, for a total of approximately 2017 square feet. Units 312 and 318 each have a Limited Common Element assigned parking space located on the Garage Level of Building 3 as shown on the Plans.

Units 313 and 317 each contain approximately 1435 square feet of heated Unit area, and a terrace containing approximately 132 square feet of unheated Limited Common Element area, for a total of approximately 1567 square feet. Units 313 and 317 each have a Limited Common Element assigned parking space located on the Garage Level of Building 3 as shown on the Plans.

Unit 314 contains approximately 1109 square feet of heated Unit area, and a terrace containing approximately 99 square feet of unheated Limited Common Element area, for a total of approximately 1208 square feet. Unit 314 has a Limited Common Element assigned parking space located on the Garage Level of Building 3 as shown on the Plans.

Unit 316 contains approximately 1109 square feet of heated Unit area, and a terrace containing approximately 99 square feet of unheated Limited Common Element area, for a total of approximately 1208 square feet. Unit 316 has a Limited Common Element assigned parking space located on the Garage Level of Building 3 as shown on the Plans.

Units 311 and 319 each contain approximately 1824 square feet of heated Unit area, and a terrace containing approximately 191 square feet of unheated Limited Common Element area, for a total of approximately 2015 square feet. Units 311

and 319 each has a Limited Common Element assigned parking space located on the Garage Level of Building 3 as shown on the Plans.

Units 321 and 329 each contain approximately 2495 square feet of heated Unit area, and terraces containing approximately 328 square feet of unheated Limited Common Element area, for a total of approximately 2823 square feet. Units 321 and 329 each has a Limited Common Element assigned parking space located on the Garage Level of Building 3 as shown on the Plans.

Units 322, 328, 332, 342, 348, 352 and 358 each contain approximately 1920 square feet of heated Unit area, and a terrace containing approximately 132 square feet of unheated Limited Common Element area, for a total of approximately 2052 square feet. Units 322, 328, 332, 342, 348, 352 and 358 each has a Limited Common Element assigned parking space located on the Garage Level of Building 3 as shown on the Plans.

Units 324 and 326 each contain approximately 2597 square feet of heated Unit area, and a terrace containing approximately 132 square feet of unheated Limited Common Element area, for a total of approximately 2729 square feet. Units 324 and 326 each has a Limited Common Element assigned parking space located on the Garage Level of Building 3 as shown on the Plans.

Units 331, 341, 349, 351, and 359 each contain approximately 2495 square feet of heated Unit area, and terraces containing approximately 308 square feet of unheated Limited Common Element area, for a total of approximately 2803 square feet. Units 331, 341, 349, 351, and 359 each has a Limited Common Element assigned parking space located on the Garage Level of Building 3 as shown on the Plans.

Units 333, 337, 343, 347, 353, and 357 each contain approximately 1970 square feet of heated Unit area, and a terrace containing approximately 132 square feet of unheated Limited Common Element area, for a total of approximately 2102 square feet. Units 333, 337, 343, 347, 353, and 357 each has a Limited Common Element assigned parking space located on the Garage Level of Building 3 as shown on the Plans.

Units 335, 345, and 355 each contain approximately 2600 square feet of heated Unit area, and terraces containing approximately 574 square feet of unheated Limited Common Element area, for a total of approximately 3174 square feet. Units 335, 345, and 355 each has a Limited Common Element assigned parking space located on the Garage Level of Building 3 as shown on the Plans.

Unit 338 contains approximately 4492 square feet of heated Unit area, and terraces containing approximately 441 square feet of unheated Limited Common Element area, for a total of 4933 square feet. Unit 338 has two Limited Common Element assigned parking spaces located on the Garage Level of Building 3 as shown on the Plans.

Units 361 and 369 each contain approximately 2472 square feet of heated Unit area, and terraces (one of which is an open air rooftop terrace) containing approximately 1391 square feet of unheated Limited Common Element area, for a total of approximately 3863 square feet. Units 361 and 369 each has a Limited Common Element assigned parking space located on the Garage Level of Building 3 as shown on the Plans.

Unit 363 contains approximately 1977 square feet of heated Unit area, and terraces (one of which is an open air rooftop terrace) containing approximately 935 square feet of unheated Limited Common Element area, for a total of 2912 square feet. Unit 363 has one Limited Common Element assigned parking space located on the Garage Level of Building 3 as shown on the Plans.

Unit 365 contains approximately 3485 square feet of heated Unit area, and terraces (one of which is an open air rooftop terrace) containing approximately 1907 square feet of unheated Limited Common Element area, for a total of 5392 square feet. Unit 365 has one Limited Common Element assigned parking space located on the Garage Level of Building 3 as shown on the Plans.

Unit 367 contains approximately 2952 square feet of heated Unit area, and terraces (one of which is an open air rooftop terrace) containing approximately 1616 square feet of unheated Limited Common Element area, for a total of 4568 square feet. Unit 367 has one Limited Common Element assigned parking space located on the Garage Level of Building 3 as shown on the Plans.

The above-stated Phase 3 Unit descriptions and attached Plans amend the Original Master Deed's treatment of future Phase 3 Units 338 and 339, pursuant to Declarant's unilateral right to amend the Master Deed to modify, amend, substitute, alter, eliminate or add to the descriptions of the additional Phases, based on Declarant's determination of what is reasonable or desirable to be included in such additional Phases (per Section 10.1 of the Master Deed), and pursuant to Declarant's unilateral right to amend the Master Deed to create new types of Units (per Section 10.2 of the Master Deed). This Second Supplement & Amendment deletes future Phase 3 Unit 339 as referenced in the Original Master Deed and expands Unit 338 into its space.

F. Percentage of Undivided Ownership Interests. Each Phase 3 Unit's Percentage Interest in the Common Elements is set forth in Exhibit "D" attached to this Second Supplement & Amendment, along with the Percentage Interests for the Phase 1 and Phase 2 Units. Pursuant to Declarant's amendment rights described above in Part II, Section E of this Second Supplement & Amendment, the attached Exhibit "D" amends the original Table of Unit Percentage Interests attached to the Original Master Deed as Exhibit "E" by (i) completely deleting future Phase 3 Unit 339 and (ii) combining the Unit Values and Percentage Interests for future Phase 3 Units 339 and 338 and using the those totals for the final Phase 3 Unit 338 Unit Value and Percentage Interest figures as shown on Exhibit "D" attached to this Second Supplement & Amendment. Other than the changes described herein to Units 338 and 339, the attached Exhibit "D" to this Second Supplement & Amendment contains no changes to the Percentage Interests of any other Units in the Regime since they were first published in the Original Master Deed.

G. Building 3 Units' Shared Limited Common Elements. The Shared Limited Common Elements contained in Building 3 are listed below and more particularly shown on the Plans, and generally include, but are not limited to, the following: (a) the Elevators that serve less than all Units in the Building; (b) the breezeways or corridors on each floor of the Building which serve as access to only those Units which front such breezeway or corridor; (c) the access ramps and the portion of the surface area of the underground garage, but not the assigned parking space, which constitutes a Limited Common Element for a particular Unit; and (d) the roof area on Building 3 not otherwise designated as a Limited Common Element terrace for a particular Unit.

Elevator 01 is a Shared Limited Common Element serving Units 311, 312, 313, 314, 321, 322, 331, 332, 341, 342, 351, 352, and 361.

Elevator 02 is a Shared Limited Common Element serving Units 311, 312, 313, 314, 324, 333, 343, 353, and 365.

Elevator 03 is a Shared Limited Common Element serving Units 316, 317, 318, 319, 326, 335, 337, 345, 347, 355, 357, and 367.

Elevator 04 is a Shared Limited Common Element serving Units 316, 317, 318, 319, 328, 329, 338, 348, 349, 358, 359, and 369.

There is a Shared Limited Common Element Corridor/Breezeway on Level 1 serving Units 311, 312, 313, and 314.

There is a Shared Limited Common Element Corridor/Breezeway on Level 1 serving Units 316, 317, 318, and 319.

There is a Shared Limited Common Element Corridor/Breezeway on Level 2 serving Units 321, 322, and 324.

There is a Shared Limited Common Element Corridor/Breezeway on Level 2 serving Units 326, 328, and 329.

There is a Shared Limited Common Element Corridor/Breezeway on Level 3 serving Units 331, 332, and 333.

There is a Shared Limited Common Element Corridor/Breezeway on Level 3 serving Units 335, 337, and 338.

There is a Shared Limited Common Element Corridor/Breezeway on Level 4 serving Units 341, 342, and 343.

There is a Shared Limited Common Element Corridor/Breezeway on Level 4 serving Units 345, 347, 348, and 349.

There is a Shared Limited Common Element Corridor/Breezeway on Level 5 serving Units 351, 352, and 353.

There is a Shared Limited Common Element Corridor/Breezeway on Level 5 serving Units 355, 357, 358, and 359.

There is a Shared Limited Common Element Corridor/Breezeway on Level 6 serving Units 361, 363, and 365.

There is a Shared Limited Common Element Corridor/Breezeway on Level 6 serving Units 367 and 369.

H. Phase 3 General Common Elements. The General Common Elements submitted as a part of Phase 3, including without limitation the Amenity Building and the pool, are shown on the Plat and Plans attached to this Second Supplement & Amendment and the Site Plan attached to the First Supplement & Amendment.

1. As set forth in Section 5.6 of the Master Deed, the Amenity Building Easement automatically ceases upon submittal of Phase 3 to the Regime (i.e., recording of this Second Supplement & Amendment in the County RMC Office).

2. As set forth in Section 5.5 of the Master Deed, the Access Easement (identified as the Ingress/Egress Easement on the Plat) as defined and limited to Section 5.5 of the Master Deed automatically ceases upon submittal of Phase 3 to the Regime (i.e., recording of this Second Supplement & Amendment in the County RMC Office).

ALL DEFINITIONS CONTAINED IN THE MASTER DEED SHALL BE DEEMED AMENDED TO THE EXTENT NECESSARY TO CAUSE PHASE 3 AS DESCRIBED HEREIN TO BE TREATED AS FULLY INTEGRATED INTO THE REGIME, AND ALL SAID DEFINITIONS AS AMENDED SHALL APPLY TO THIS SECOND SUPPLEMENT & AMENDMENT.

Exhibits Attached Hereto and Incorporated Herein by Reference:

Exhibit "A":	Phase 3 Legal Description
Exhibit "B":	Plat
Exhibit "C":	Building 3 Plans w/ Architect's Certification & Amenity Building Plans w/ Architect's Certification
Exhibit "D":	Total Unit Percentage Interests in Common Elements

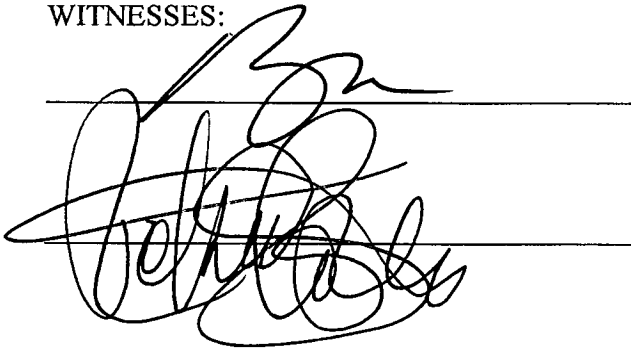
[SIGNATURE PAGE(S) TO IMMEDIATELY FOLLOW]

IN WITNESS WHEREOF, Declarant has caused this Second Supplement & Amendment to be executed by its duly authorized members as of the signature date of the Declarant below (the "Execution Date"). If the signature dates of the members of Declarant are different, the later of the signature dates shall serve as the Execution Date of this Second Supplement & Amendment.

DECLARANT:

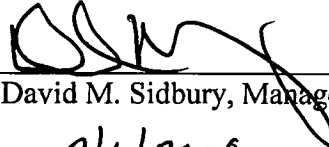
CAROLINA EASTPORT, LLC, a South Carolina limited liability company

WITNESSES:



By: **North Eastport, LLC**, a North Carolina limited liability company

Its: Member

By: 
David M. Sidbury, Manager

Date: 2/6/2008

STATE OF North Carolina

COUNTY OF Mecklenburg

ACKNOWLEDGMENT

I, Katherine B. Weisel, Notary Public for the State of North Carolina hereby certify that Carolina Eastport, LLC, a South Carolina limited liability company, by North Eastport, LLC, a North Carolina limited liability company, its Member, by David M. Sidbury, its Manager, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 6th day of February, 2008.

Katherine B. Weisel
Notary Public for the State of North Carolina
My Commission Expires: 5/4/2011

(NOTARY SEAL)

WITNESSES:

[Signature]

By: **South Eastport, Inc.**, a South Carolina corporation

Its: Member

[Signature]

By: Richard H. Coen
Richard H. Coen, President

Date: 2/6/08

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

ACKNOWLEDGMENT

I, Kimberly J. Smith, Notary Public for the State of South Carolina hereby certify that Carolina Eastport, LLC, a South Carolina limited liability company, by South Eastport, Inc., a South Carolina corporation, its Member, by Richard H. Coen, its President, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 6th day of February, 2008.

Kimberly J. Smith
Notary Public for the State of South Carolina
My Commission Expires: 03/15/2015

(NOTARY SEAL)

Exhibit "A"

[Phase 3 Legal Description]

All that certain, piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the Town of Mt. Pleasant, County of Charleston, State of South Carolina, being more particularly shown and designated as **Phase III**, as shown on Plat of 75.08 Acres, Tides Horizontal Property Regime, Phase III, Owned by Carolina Eastport, LLC, prepared by E.M. Seabrook, Jr., Inc., Engineers and Land Surveyors, Lewis E. Seabrook, S.C. Reg. No. 09860, dated January 14, 2008, and recorded in the RMC office for Charleston County on the 14th day of February, 2008 in Plat Book EL at Pages 356-360 (the "Plat").

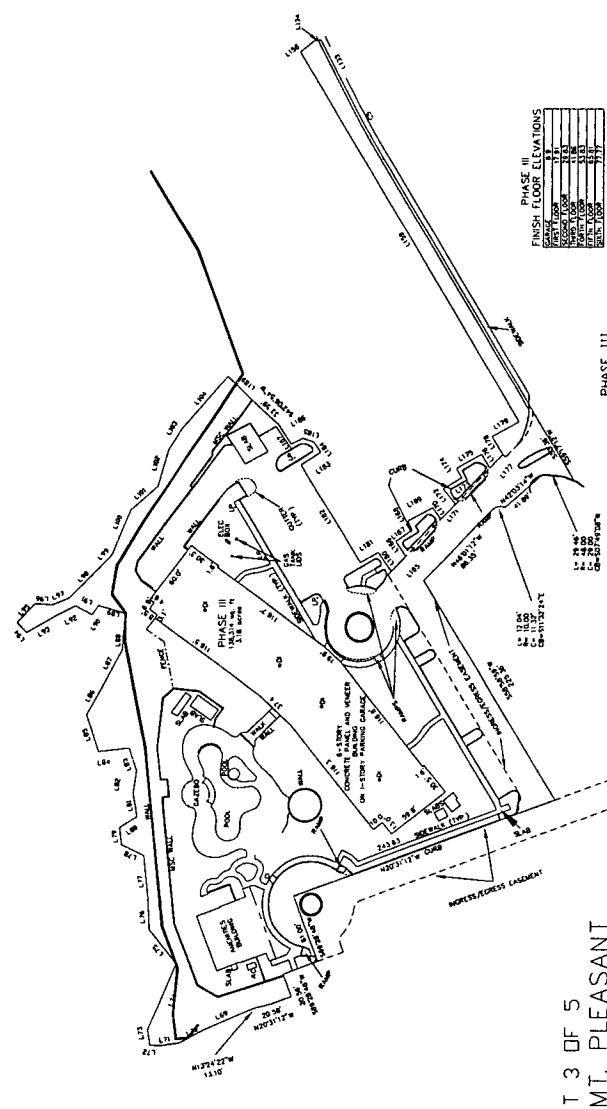
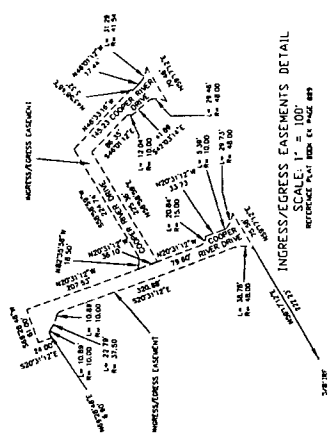
TMS No. portion of 514-00-00-169

Exhibit "B"

[Plat]

(see reduced version attached hereto and incorporated herein by reference)





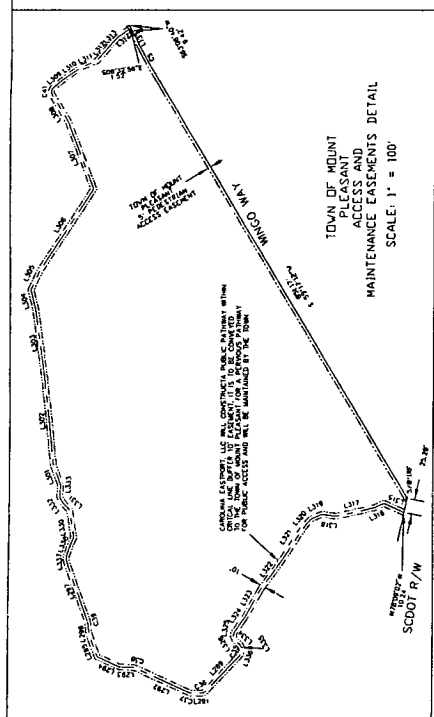
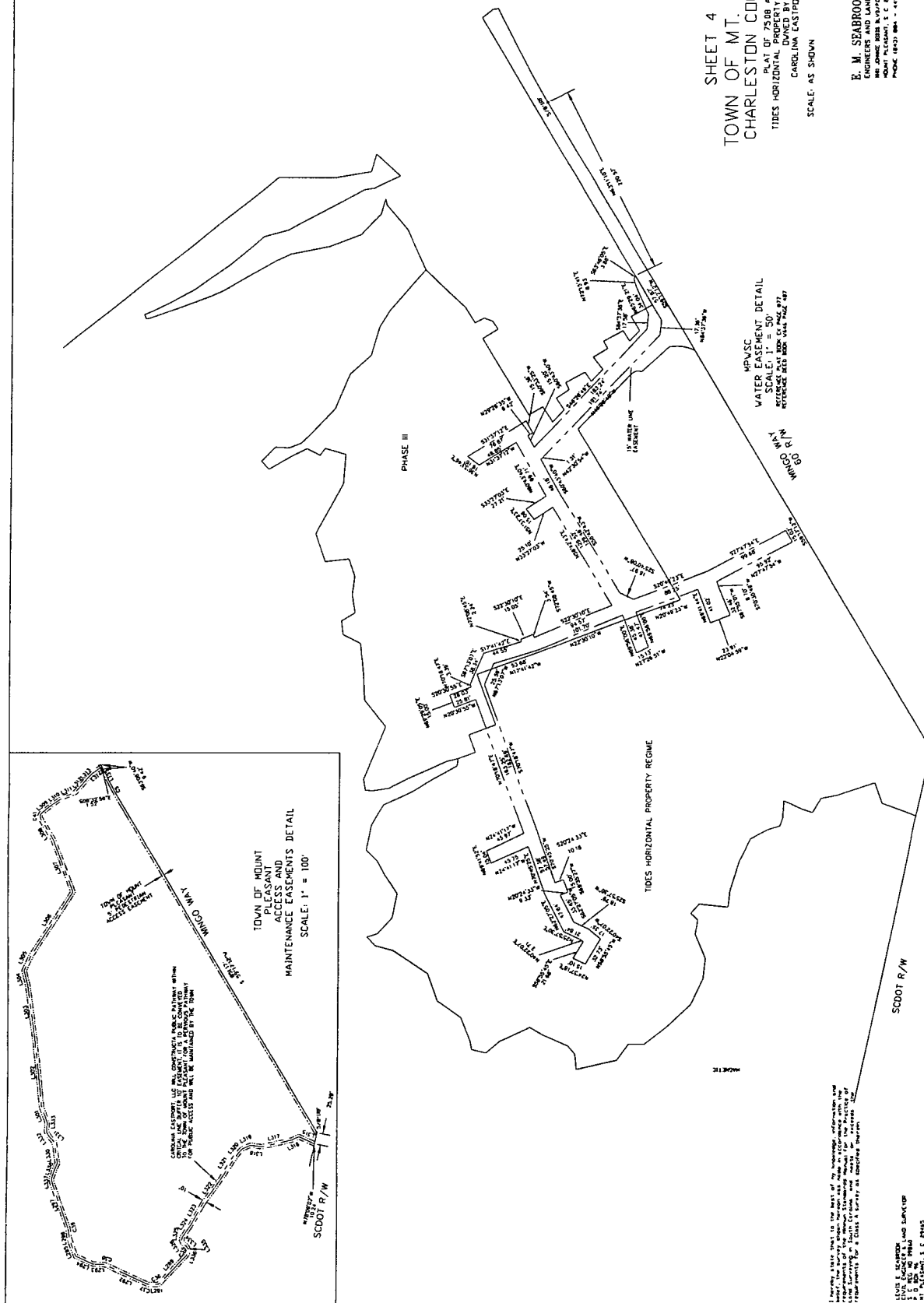
SHEET 3 OF 5
TOWN OF MOUNT PLEASANT
CHARLESTON COUNTY, S. C.
PLAT OF 75.00 ACRES.
TIDES HORIZONTAL PROPERTY REGIME PHASE III
OWNED BY
CAROLINA ESTATE, LLC
SCALE: AS SHOWN
JANUARY 14, 2008
E. M. SEABROOK, JR., INC.
ENGINEERS AND LAND SURVEYORS
1000 W. 10TH STREET, SUITE 100
MOUNT PLEASANT, S. C. 29501
PHONE (843) 884-4400

NOTES:
1. THE INFORMATION CONTAINED HEREIN IS FOR THE PURPOSES OF THE PROJECT ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
2. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.
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10. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

LEWIS E. SEABROOK
REGISTERED PROFESSIONAL ENGINEER
1000 W. 10TH STREET, SUITE 100
MOUNT PLEASANT, S. C. 29501
PHONE (843) 884-4400

SHEET 4 OF 5
TOWN OF MT. PLEASANT
CHARLESTON COUNTY, S. C.
PLAT OF 75.08 ACRES
TIDES HORIZONTAL PROPERTY REGIME PHASE III
CAROLINA EASTPORT, LLC
SCALE: AS SHOWN
JANUARY 14, 2008

E. M. SEABROOK, JR. INC.
ENGINEERS AND LAND SURVEYORS
1000 W. 10TH STREET, SUITE 100
MOUNT PLEASANT, S. C. 29526
PHONE: (843) 666-1474



I hereby certify that to the best of my knowledge, information and belief, the foregoing is a true and correct copy of the original plat as recorded in the public records of the County of Charleston, South Carolina, and that the same complies with the requirements of the South Carolina Code of Laws, Title 7, Chapter 15, Section 7-15-10, and that the same is a true and correct copy of the original plat as recorded in the public records of the County of Charleston, South Carolina.

LEWIS E. SEABROOK
REGISTERED LAND SURVEYOR
S.C. REG. NO. 10843
E. M. SEABROOK, JR. INC.
1000 W. 10TH STREET, SUITE 100
MOUNT PLEASANT, S. C. 29526
(843) 666-1474

E. M. SEABROOK, JR. INC.
ENGINEERS AND LAND SURVEYORS
809 JOHNS HIGH BLDG. BOX 94
MOUNT PLEASANT, S. C. 29465
PHONE (803) 684 - 4496

MPWSC
SEWER EASEMENT DETAIL
SCALE: 1" = 50'
REFERENCE PLAN BOOK: SEE PAGE 077

I hereby state that to the best of my knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the Annual Statistical Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class A survey as specified therein.

LEWIS C. SEABROOK
CIVIL ENGINEER & LAND SURVEYOR
S. C. REG. NO. 09860
P. O. BOX 96
W1. PLAZA WY. S. C. 29463
(843) 684-4496

03009-PLA1-BASIC

Exhibit "C"

[Building 3 Plans w/ Architect's Certification &
Amenity Building Plans w/ Architect's Certification]

(see attached hereto and incorporated herein by reference)

Those certain Plans entitled:

"Schedule of Drawings/Tides Condo Building #03 - Tides Horizontal Property Regime, Mt. Pleasant, SC" prepared by Fishero, McGuire, Krueger Architects, PA, certified to by Mark A. Fishero, SC Licensed Architect No. 04395, dated January 21, 2008; and

"Schedule of Drawings/Tides Amenity Building - Tides Horizontal Property Regime, Mt. Pleasant, SC" prepared by Fishero, McGuire, Krueger Architects, PA, certified to by Mark A. Fishero, SC Licensed Architect No. 04395, dated January 21, 2008.

MARK FISHERO, BEING FIRST DULY SWORN, DEPOSES AND SAYS THAT HE IS A LICENSED SOUTH CAROLINA ARCHITECT. THAT AS SUCH HE IS PROPERLY AUTHORIZED TO MAKE THIS VERIFICATION. THAT HE HAS READ THE FOREGOING CERTIFICATION AND KNOWS THE CONTENTS THEREOF. THAT THE SAME ARE TRUE OF HIS KNOWLEDGE EXCEPT AS TO THOSE MATTERS AND THINGS THEREIN STATED UPON INFORMATION AND BELIEF, AND AS TO THOSE MATTERS AND THINGS, HE BELIEVES THEM TO BE TRUE.

SWORN AND SUBSCRIBED BEFORE ME THIS 21ST DAY OF JAN 2008.

EVA R LANCASTER
Notary Public
Mecklenburg County
State of North Carolina
My Commission Expires Aug 11, 2012

Eva R. Lancaster
NOTARY PUBLIC
MY COMMISSION EXPIRES August 11, 2012

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON
CERTIFICATION

MARK FISHERO, AN ARCHITECT LICENSED TO PRACTICE UNDER THE PROVISIONS OF TITLE 40, CHAPTER 3 OF THE SOUTH CAROLINA CODE OF LAWS 1976, AS AMENDED, BEING FIRST DULY SWORN THIS _____ DAY OF _____, 2008, CERTIFIES THAT THESE FLOOR PLANS OF THE PROPOSED BUILDINGS AND IMPROVEMENTS CONTAIN ALL OF THE INFORMATION REQUIRED BY SECTION 27-31-110, SOUTH CAROLINA CODE OF LAWS 1976, AS AMENDED, AND SHOW GRAPHICALLY THE DIMENSIONS, AREA, AND LOCATION OF EACH UNIT OF TIDES HORIZONTAL PROPERTY REGIME, TOGETHER WITH THE DIMENSIONS, AREA AND LOCATION OF COMMON ELEMENTS AFFORDING ACCESS TO EACH UNIT, AS WELL AS OTHER COMMON ELEMENTS, BOTH LIMITED AND GENERAL, WHICH COMPRISE TIDES HORIZONTAL PROPERTY REGIME.

STATE OF SOUTH CAROLINA
REGISTERED ARCHITECT
11200 McGhee Knight
Architects, PA
Charlotte, NC
092012

STATE OF SOUTH CAROLINA
REGISTERED ARCHITECT
Mark A. Fisherio
Charlotte, NC
04385

Mark A. Fisherio
LICENSED ARCHITECT, LICENSE # 04395

SCHEDULE OF DRAWINGS / TIDES CONDO BUILDING #03

1	COVER SHEET
2	GARAGE BUILDING PLAN
3	LEVEL 1 BUILDING PLAN
4	LEVEL 2 BUILDING PLAN
5	LEVEL 3 BUILDING PLAN
6	LEVEL 4 & 5 BUILDING PLAN
7	LEVEL 6 BUILDING PLAN
8	ROOF LEVEL BUILDING PLAN
9	UNIT PLAN 312 (318) & UNIT PLAN 313 (317)
10	UNIT PLAN 314 & UNIT PLAN 316
11	UNIT PLAN 311 (319) & UNIT PLAN 321 (329)
12	UNIT PLAN 322 (328, 332, 342, 348, 352, 358)
13	UNIT PLAN 331 (341, 349, 351, 359) & UNIT PLAN 333 (337, 343, 347, 353, 357)
14	UNIT PLAN 335 (345, 355)
15	UNIT PLAN 338
16	UNIT PLAN 361 (369) & ROOF TERRACE
17	UNIT PLAN 363 & ROOF TERRACE
18	UNIT PLAN 365 & ROOF TERRACE
19	UNIT PLAN 367 & ROOF TERRACE
20	PARTIAL MARSH/RIVER ELEVATION
21	SIDE ELEVATIONS
22	PARTIAL ENTRY ELEVATION



tides
A Division of F&K Architects

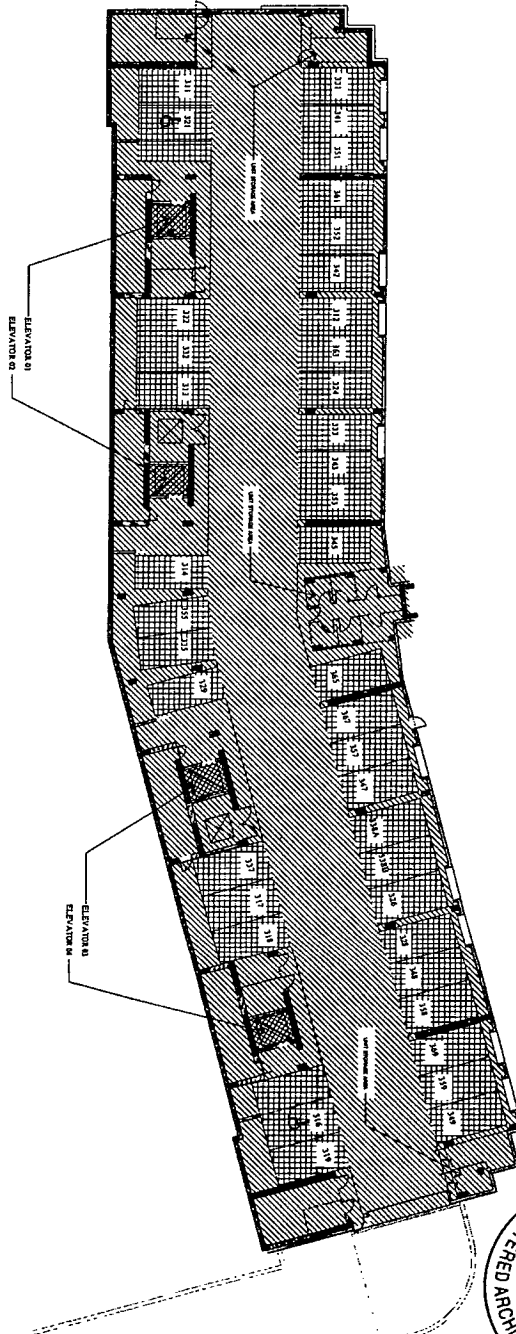
TIDES HORIZONTAL
PROPERTY REGIME
MT. PLEASANT, SC

21 JANUARY 2008
BUILDING AND
DOCUMENTS

WITH ONE
COVER SHEET

PKA 003

1. BUILDING 3, GARAGE BUILDING PLAN
 SCALE: 1/8" = 1'-0"



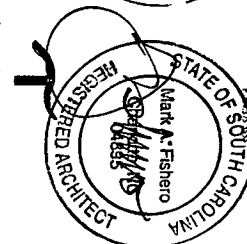
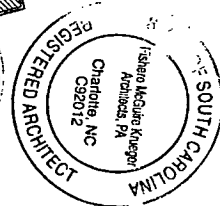
	UNIT AREAS
	UNITED COMMON ELEMENTS
	SHARED LIMITED COMMON ELEMENTS INCLUDES ALL 39 UNITS IN BUILDING THREE
	SHARED LIMITED COMMON ELEMENTS INCLUDES 39, BUT > 1 UNIT IN BUILDING THREE
	GENERAL COMMON ELEMENTS

71 JANUARY 2004
 21 JANUARY 2004
 CONDOMINIUM
 DOCUMENTS

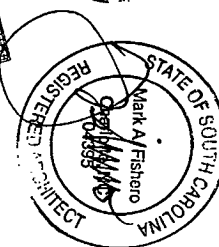
TIDES HORIZONTAL PROPERTY REGIME

MT. PLEASANT, SC

tides



BUILDING 3
 BUILDING PLAN



MT. PLEASANT, SC

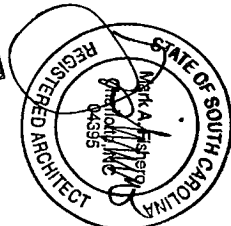
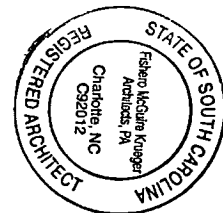
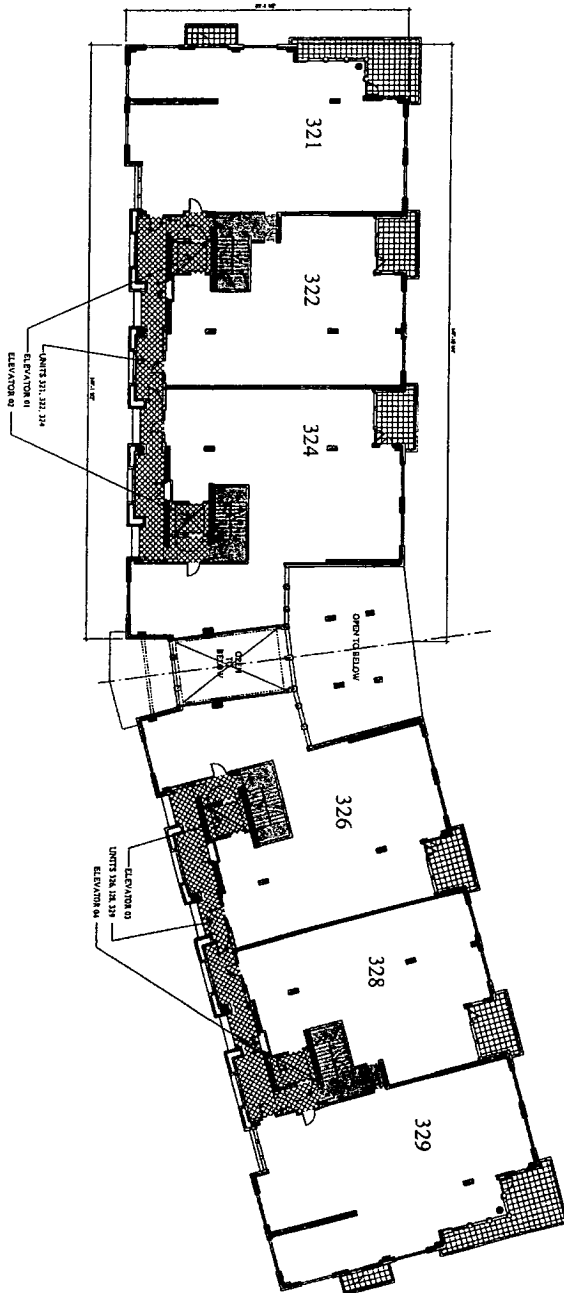
BUILDING LEVEL BUILDING PLAN

Page 3 of 22

BUILDING 3-LEVEL 1 BUILDING PLAN

	UNIT AREAS
	UNITED COMMON ELEMENTS
	SHARED UNITED COMMON ELEMENTS (INCLUDES ALL 39 UNITS IN BUILDING THREE)
	SHARED UNITED COMMON ELEMENTS (INCLUDES <39, BUT > 1 UNIT IN BUILDING THREE)
	GENERAL COMMON ELEMENTS

BUILDING 3 LEVEL 2 BUILDING PLAN
Scale: 3/32" = 1'-0"



220 Main Street, Suite 200
Charlotte, NC 28202
P 704.373.3555
F 704.373.3555



TIDES HORIZONTAL PROPERTY REGIME

MT. PLEASANT, SC

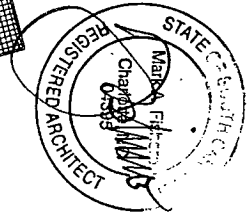
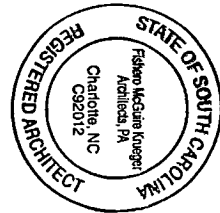
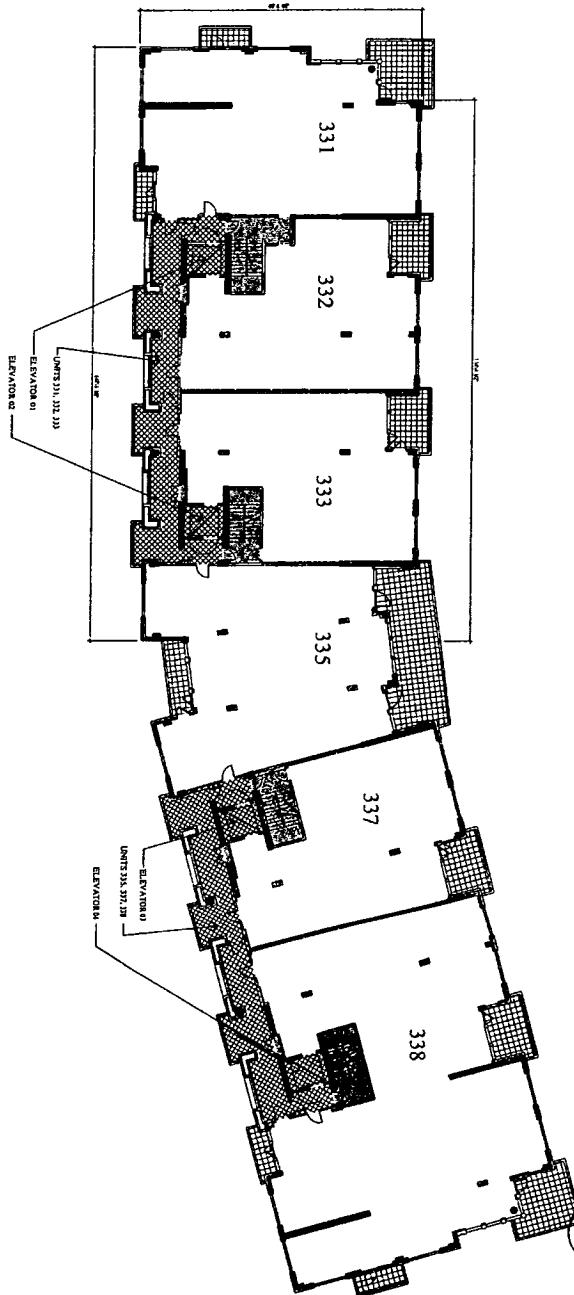
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	UNIT AREAS
	SHARED UNIT COMMON ELEMENTS
	SHARED UNIT COMMON ELEMENTS IN BUILDING THREE
	SHARED UNIT COMMON ELEMENTS INCLUDES <39, BUT > 1 UNIT IN BUILDING THREE
	GENERAL COMMON ELEMENTS

21 JANUARY 2009
COMPLETION
DOCUMENTS

BUILDING 3
LEVEL 2
BUILDING PLAN

BUILDING 3 LEVEL 3 BUILDING PLAN
Scale: 3/8" = 1'-0"



TIDES HORIZONTAL PROPERTY REGIME

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tides

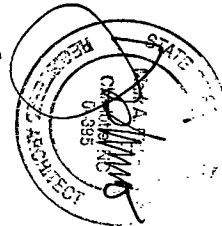
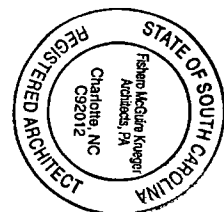
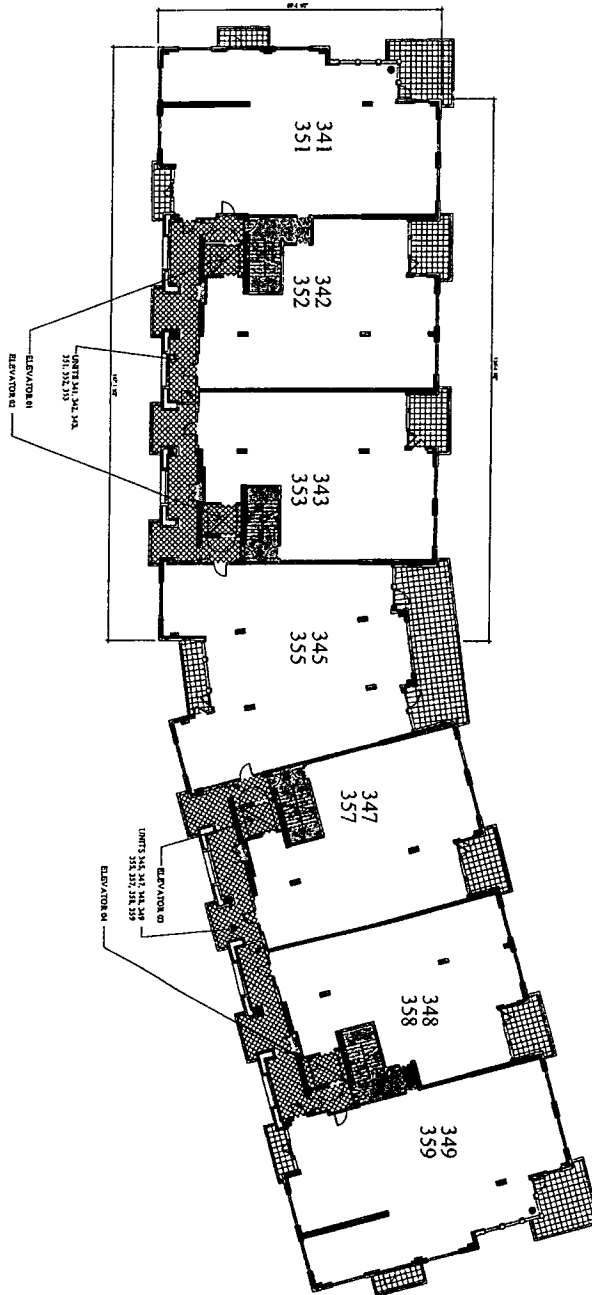
	UNIT AREAS
	LIMITED COMMON ELEMENTS
	SHARED LIMITED COMMON ELEMENTS (INCLUDES ALL 39 UNITS IN BUILDING THREE)
	SHARED LIMITED COMMON ELEMENTS (INCLUDES < 39 UNITS > 1 UNIT IN BUILDING THREE)
	GENERAL COMMON ELEMENTS

31 JANUARY 2024
31 JANUARY 2024
CONDOMINIUM
DOCUMENTS

BUILDING 3
BUILDING PLAN

1. BUILDING 1
2. BUILDING 2
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BUILDING 3, LEVELS 4 & 5 BUILDING PLAN



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Charlotte, NC 28202
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770.777.5555



TIDES HORIZONTAL PROPERTY REGIME

MT. PLEASANT, SC



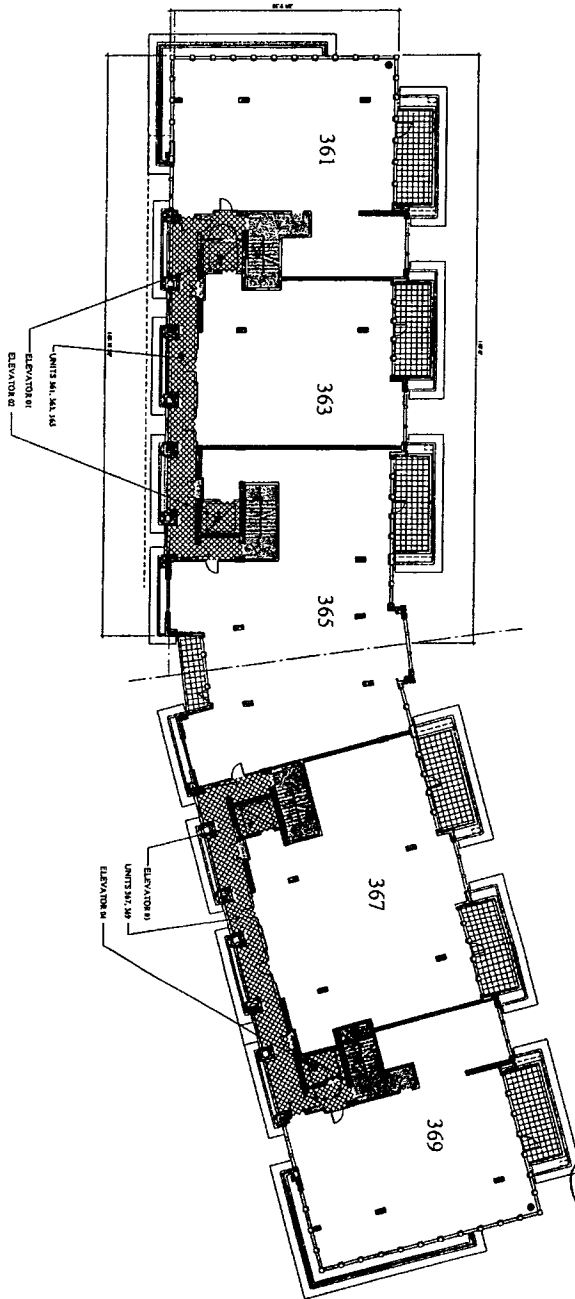
21 JANUARY 2008
BUILDING 3
COMMON AREA
ELEVATIONS

- UNIT AREAS
- UNITED COMMON ELEMENTS
- SHARED UNITED COMMON ELEMENTS (INCLUDES ALL 39 UNITS IN BUILDING THREE)
- SHARED UNITED COMMON ELEMENTS (INCLUDES 28 UNITS IN BUILDING THREE)
- GENERAL COMMON ELEMENTS

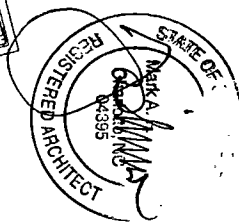
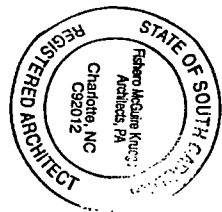
BUILDING 1
LEVEL 4 & 5
BUILDING PLAN

1. BUILDING 3, LEVEL 6 BUILDING PLAN
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BUILDING 3, LEVEL 6 BUILDING PLAN
Scale: 3/32" = 1'-0"



	UNIT AREAS
	SHARED UNIT COMMON ELEMENTS (INCLUDES ALL 39 UNITS IN BUILDING THREE)
	SHARED UNIT COMMON ELEMENTS (INCLUDES 39 UNITS IN BUILDING THREE)
	GENERAL COMMON ELEMENTS



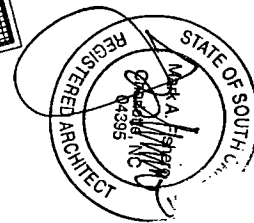
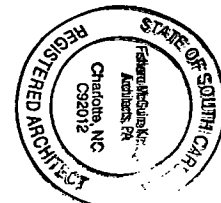
F M K ARCHITECTS
220 Main Street
Charlotte, NC 28202
P 704.257.5655
F 704.257.5655

**TIDES HORIZONTAL
PROPERTY REGIME**
MT. PLEASANT, SC

tides

21 JANUARY 2004
BUILDING 3, LEVEL 6
DOCUMENT 14

BUILDING 3
LEVEL 6
BUILDING PLAN

$$\text{Base } 302 = 1.0$$


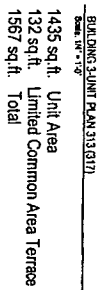
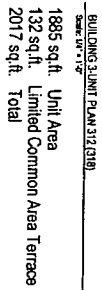
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21 JANUARY 2008
BUILDING and
CONDOMINIUM
DOCUMENTS

PLACA 04.27

8 of 22

☐	UNIT AREAS
☐	UNITED COMMON ELEMENTS
☒	SHARED UNITED COMMON ELEMENTS (INCLUDES ALL 39 UNITS IN BUILDING THREE)
☒	SHARED UNITED COMMON ELEMENTS (INCLUDES <39 BUT > 1 UNIT IN BUILDING THREE)
☒	GENERAL COMMON ELEMENTS




 tides
 advertisement on page 100

MT. PLEASANT, SC

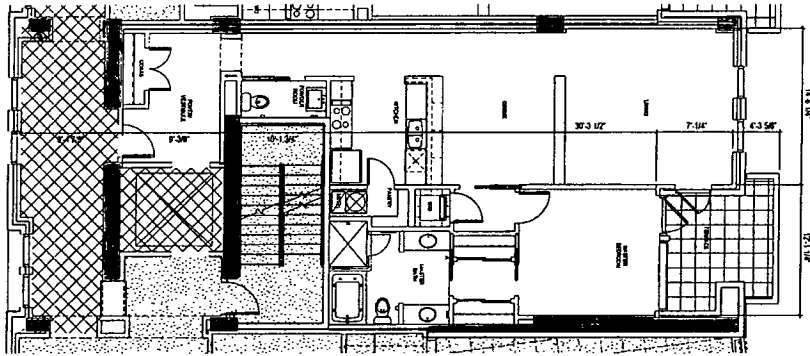
21 JANUARY 2008
BUILDING NO.
CONDOMINIUM
DOCUMENTS

	UNIT AREAS
	UNITED COMMON ELEMENTS
	SHARED UNITED COMMON ELEMENTS (INCLUDES ALL 39 UNITS IN BUILDING THREE)
	SHARED UNITED COMMON ELEMENTS (INCLUDES <39 BUT > 1 UNIT IN BUILDING THREE)
	GENERAL COMMON ELEMENTS

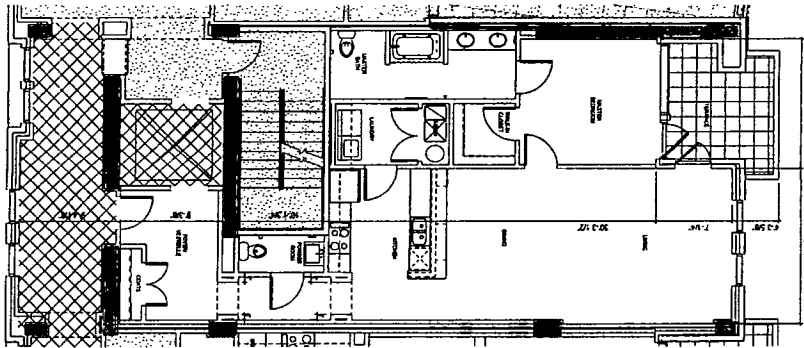
BUILDING 3
UNIT PLAN 112 (118)
UNIT PLAN 113 (117)

1109 sq. ft. Unit Area
99 sq. ft. Limited Common Area Terrace
1208 sq. ft. Total

BUILDING 3, UNIT PLAN 314
Scale: 1/8" = 1'-0"



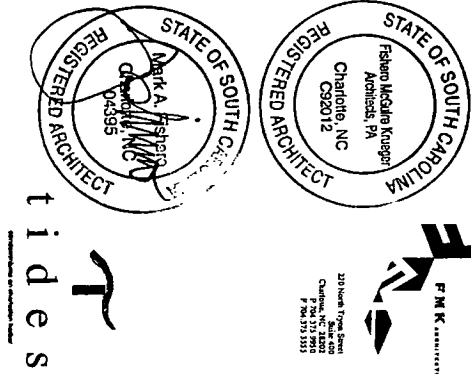
BUILDING 3, UNIT PLAN 316
Scale: 1/8" = 1'-0"



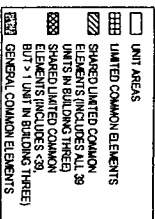
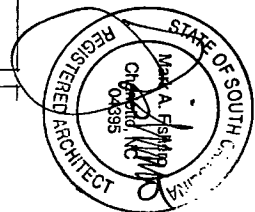
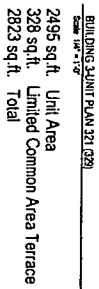
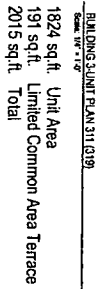
	UNIT AREAS
	UNITED COMMON ELEMENTS
	SHARED LIMITED COMMON ELEMENTS (INCLUDES ALL 39 UNITS IN BUILDING THREE)
	SHARED LIMITED COMMON ELEMENTS (INCLUDES 438 BUT > 1 UNIT IN BUILDING THREE)
	GENERAL COMMON ELEMENTS

11 JANUARY 2006
BUILDING 3
UNIT PLAN 316
DOCUMENT

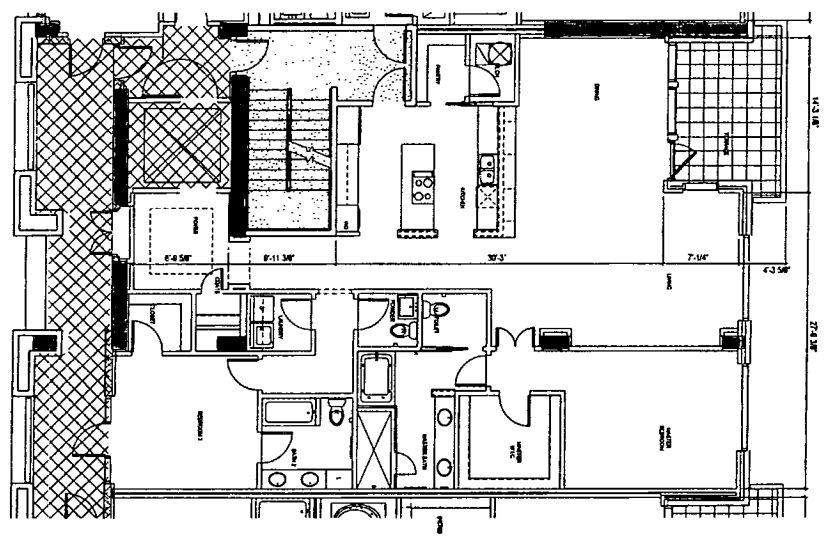
TIDES HORIZONTAL PROPERTY REGIME MT. PLEASANT, SC



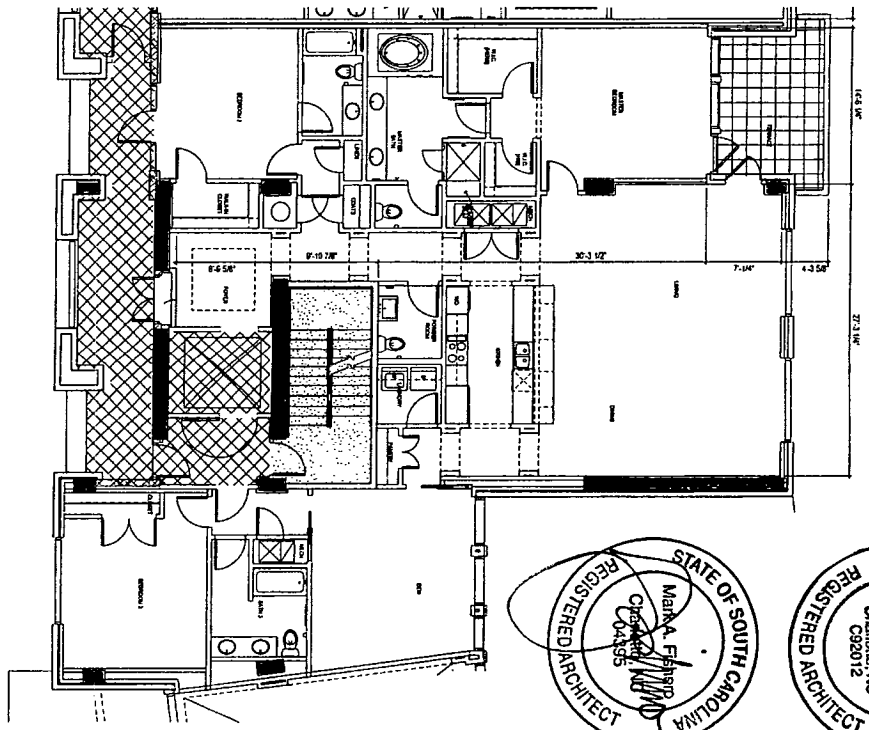
220 South Tryon Street
Charlotte, NC 28202
P 704.373.9515
F 704.373.9515



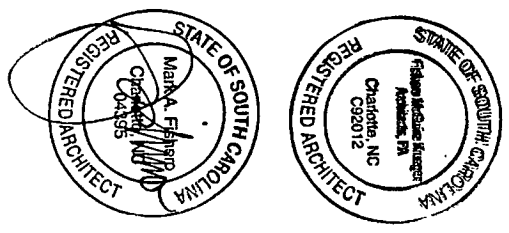
BUILDING 3 UNIT PLAN 322 (228, 332, 342, 348, 352, 358)
 1920 sq. ft. Unit Area
 132 sq. ft. Limited Common Area Terrace
 2052 sq. ft. Total



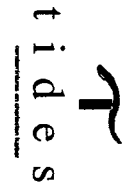
BUILDING 3 UNIT PLAN 324 (238)
 2597 sq. ft. Unit Area
 132 sq. ft. Limited Common Area Terrace
 2729 sq. ft. Total

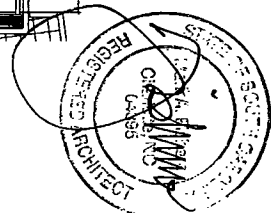
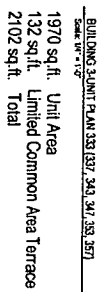
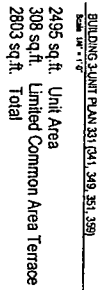


- UNIT AREAS
- UNITED COMMON ELEMENTS
- SHARED LIMITED COMMON ELEMENTS
- UNITS IN BUILDING THREE
- SHARED LIMITED COMMON ELEMENTS (INCLUDES <38 BUT > 1 UNIT IN BUILDING THREE)
- GENERAL COMMON ELEMENTS



TIDES HORIZONTAL PROPERTY REGIME MT. PLEASANT, SC



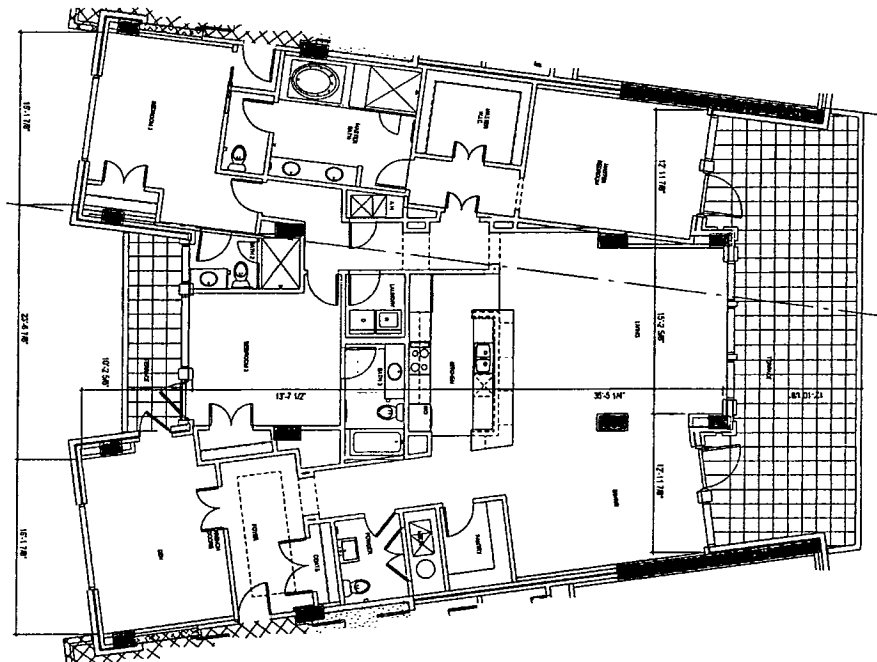



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TIDES HORIZONTAL PROPERTY REGIME

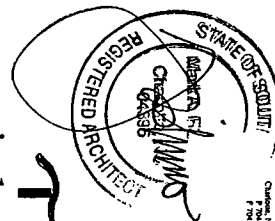
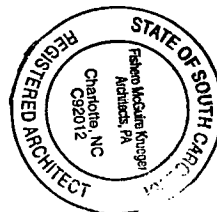
21 JANUARY 2008
BUILDING #03
CONDOMINIUM
DOCUMENTS

☐	UNIT AREAS
☒	UNITED COMMON ELEMENTS
☒	SHARED UNITED COMMON ELEMENTS (INCLUDES ALL 39 UNITS IN BUILDING THREE)
☒	SHARED UNITED COMMON ELEMENTS (INCLUDES <39, BUT > 1 UNIT IN BUILDING THREE)
☒	GENERAL COMMON ELEMENTS



BUILDING 3-UNIT PLAN 335 (345, 355)
Scale: 1/8" = 1'-0"

2600 sq.ft.	Unit Area
574 sq.ft.	Limited Common Area Terrace
3174 sq.ft.	Total



210 North Tryon Street
Suite 400
Charlotte, NC 28201
P 704 375 9956
F 704 375 3333

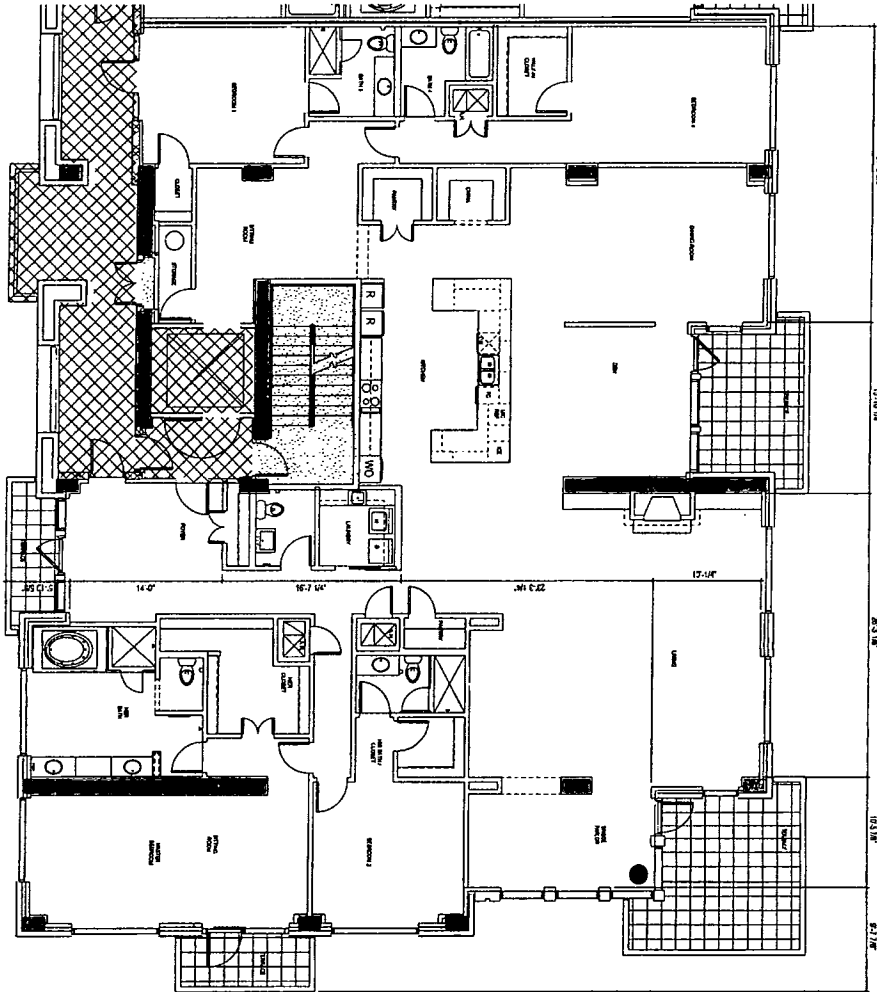
TIDES HORIZONTAL PROPERTY REGIME

MT. PLEASANT, SC

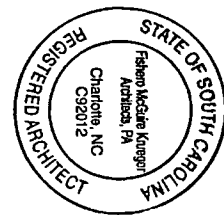
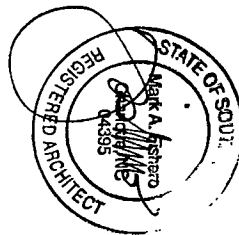
21 JANUARY 2004
BUILDING NO.
CONDOMINIUM
DOCUMENTSBUILDING 2
UNIT PLAN 225 (345, 355)

	UNIT AREAS
	LIMITED COMMON ELEMENTS
	SHARED LIMITED COMMON ELEMENTS (INCLUDES ALL 39 UNITS IN BUILDING THREE)
	SHARED LIMITED COMMON ELEMENTS (INCLUDES <39 BUT > 1 UNIT IN BUILDING THREE)
	GENERAL COMMON ELEMENTS

BUILDING J UNIT PLAN 39
 Scale: 1/8" = 1'-0"
 4492 sq.ft. Unit Area
 441 sq.ft. Limited Common Area Terrace
 4933 sq.ft. Total



- ☐ UNIT AREAS
- ☒ SHARED LIMITED COMMON ELEMENTS (INCLUDES ALL UNITS IN BUILDING THREE)
- ☒ SHARED LIMITED COMMON ELEMENTS (INCLUDES <35 BUT > 1 UNIT IN BUILDING THREE)
- ☒ GENERAL COMMON ELEMENTS



tides

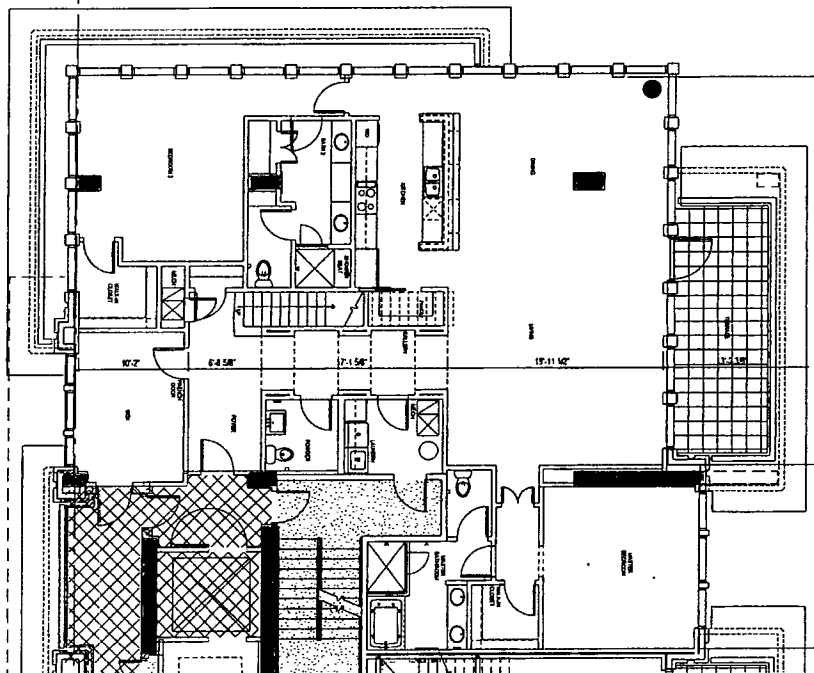
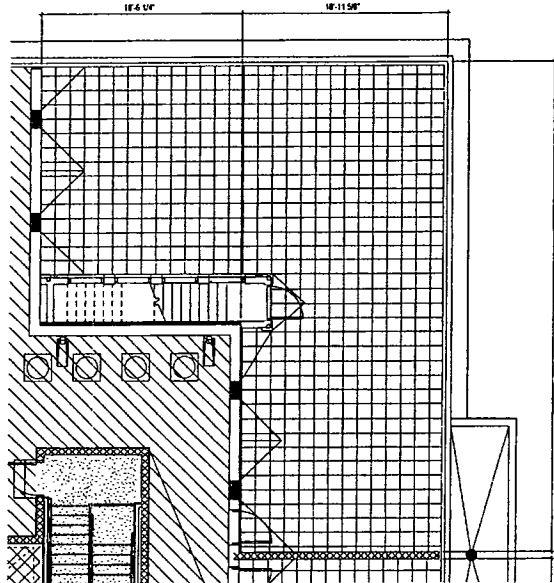
TIDES HORIZONTAL PROPERTY REGIME MT. PLEASANT, SC

31 JANUARY 2008
 CONDOMINIUM
 DOCUMENTS

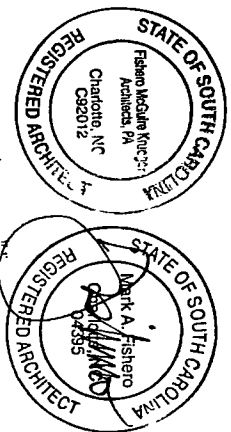


NOT TO SCALE
 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"
 1 1/2" = 1'-0"
 2" = 1'-0"
 3" = 1'-0"
 4" = 1'-0"
 6" = 1'-0"
 8" = 1'-0"
 12" = 1'-0"
 18" = 1'-0"
 24" = 1'-0"
 36" = 1'-0"
 48" = 1'-0"
 60" = 1'-0"
 72" = 1'-0"
 84" = 1'-0"
 96" = 1'-0"
 108" = 1'-0"
 120" = 1'-0"

BUILDING 3 UNIT PLAN & PRIVATE ROOF TERRACE 3811 (383)
 Scale: 1/4" = 1'-0"
 2472 sq.ft. Unit Area
 1391 sq.ft. Limited Common Area Terrace
 3863 sq.ft. Total



- UNIT AREAS
- UNITED COMMON ELEMENTS
- SHARED LIMITED COMMON ELEMENTS (INCLUDES ALL 39 UNITS IN BUILDING THREE)
- SHARED LIMITED COMMON ELEMENTS (INCLUDES 39 BUT > 1 UNIT IN BUILDING THREE)
- GENERAL COMMON ELEMENTS



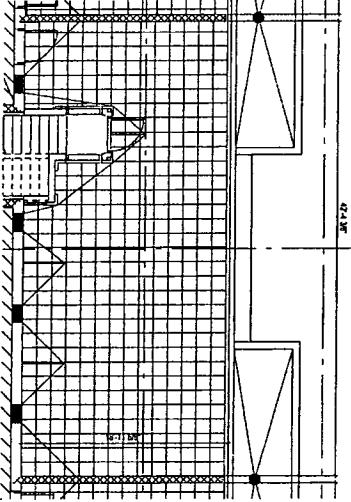
TIDES HORIZONTAL PROPERTY REGIME MT. PLEASANT, SC

tides
 COMMUNITIES BY DESIGN

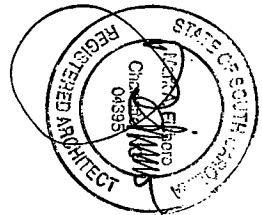
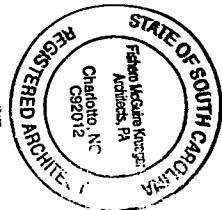
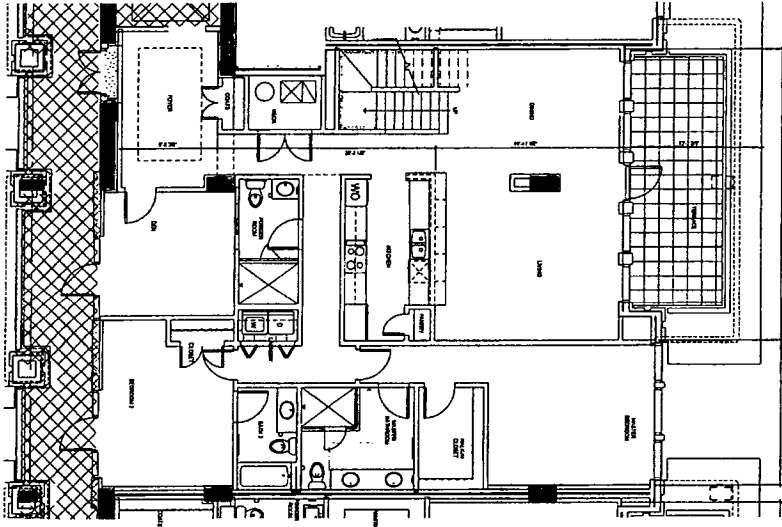
21 JANUARY 2008
 BUILDING 3
 UNIT PLAN 3811 (383)
 DOCUMENTS

BUILDING 3
 UNIT PLAN 3811 (383)
 2. ROOF TERRACE

1977 sq.ft.	Unit Area
935 sq.ft.	Limited Common Area Terrace
2912 sq.ft.	Total



BUILDING 34 UNIT PLAN 363
 Grade: 14th • 1st Q^{tr}



	UNIT AREAS
	LIMITED COMMON ELEMENTS
	SHAARED UNITED COMMON ELEMENTS (INCLUDES ALL 39 UNITS IN BUILDING THREE)
	SHAARED LIMITED COMMON ELEMENTS (INCLUDES <39, BUT > 1 UNIT IN BUILDING THREE)
	GENERAL COMMON ELEMENTS

BUILDING 1
UNIT PLAN 163
A ROOF TERRACE

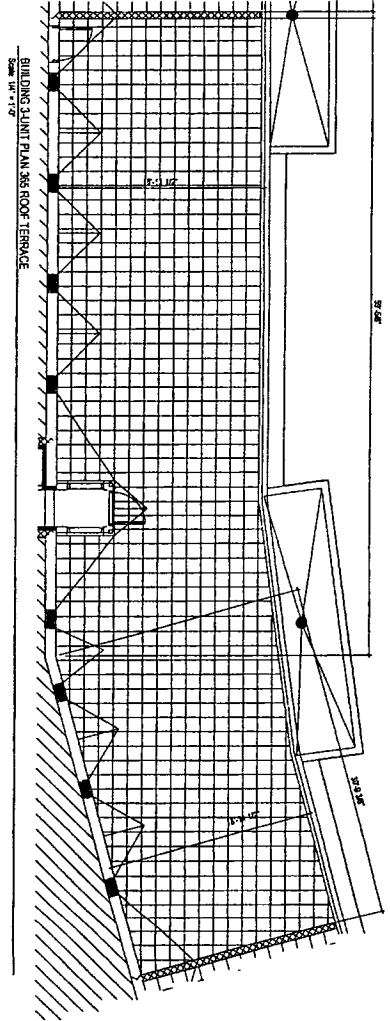
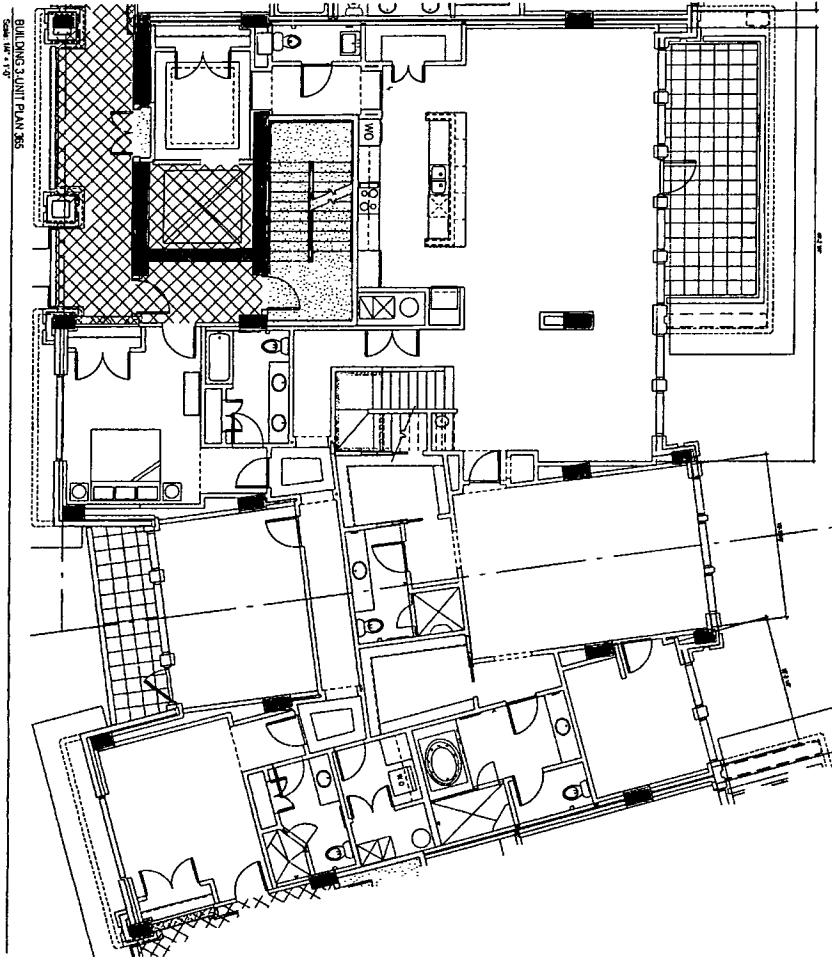
21 JANUARY 2008
BUILDING AND
CONDOMINIUM
DOCUMENTS

TIDES HORIZONTAL PROPERTY REGIME

MT. PLEASANT, SC

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Owner:
 Title:
 Date:
 Scale:
 Project:
 Drawing:
 Sheet:
 Revision:
 Notes:
 1. All dimensions are in feet and inches.
 2. All dimensions are to the center of the wall unless otherwise noted.
 3. All dimensions are to the finished surface unless otherwise noted.
 4. All dimensions are to the center of the column unless otherwise noted.
 5. All dimensions are to the center of the beam unless otherwise noted.
 6. All dimensions are to the center of the slab unless otherwise noted.
 7. All dimensions are to the center of the wall unless otherwise noted.
 8. All dimensions are to the center of the column unless otherwise noted.
 9. All dimensions are to the center of the beam unless otherwise noted.
 10. All dimensions are to the center of the slab unless otherwise noted.



	UNIT AREAS
	SHARED UNIT COMMON ELEMENTS (INCLUDES ALL 30 UNITS IN BUILDING THREE)
	SHARED UNIT COMMON ELEMENTS (INCLUDES ALL 30 UNITS IN BUILDING THREE)
	GENERAL COMMON ELEMENTS

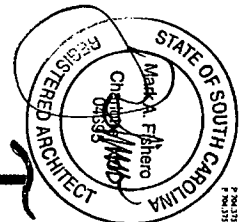
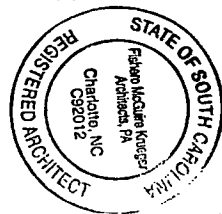
3465 sq. ft. Unit Area
 1907 sq. ft. Limited Common Area Terrace
 5392 sq. ft. Total

21 JANUARY 2008
 BUILDING 3
 UNIT 30
 DOCUMENTS

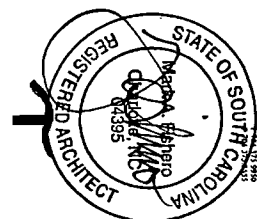
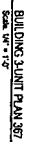
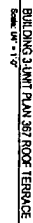
TIDES HORIZONTAL PROPERTY REGIME

MT. PLEASANT, SC

tides



227 NORTH TRUMP STREET
 CHARLOTTE, NC 28202
 PHONE: 704.375.1800
 FAX: 704.375.1555

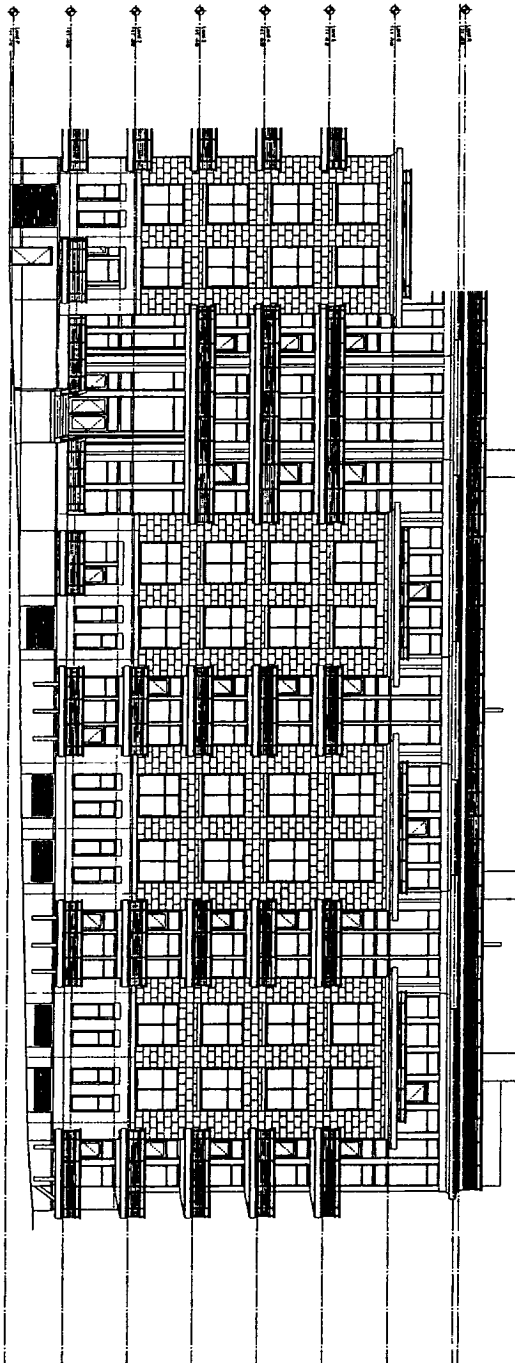


PROFESSOR DR. J. H. VAN DIJK

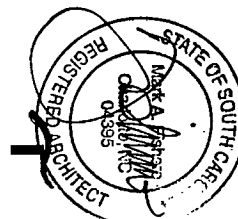
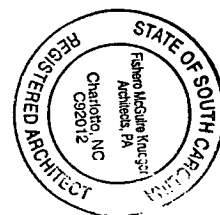
21 JANUARY 2004
BUILDING #03
CONDOMINIUM
DOCUMENTS

	UNIT AREAS
	UNITED COMMON ELEMENTS
	SHARED UNITED COMMON ELEMENTS (INCLUDES ALL 39 UNITS IN BUILDING THREE)
	SHARED UNITED COMMON ELEMENTS (INCLUDES <39 BUT > 1 UNIT IN BUILDING THREE)
GROUP 2	GENERAL COMMON ELEMENTS

BUILDING 3
UNIT PLAN 367
A ROOF TERRACE



BUILDING 3 PARTIAL MARSH / RIVER ELEVATION (OPPOSITE HAND ELEVATION SIMILAR)
Scale: 1/8" = 1'-0"



320 North Third Street
Charleston, SC 29401
P 704.375.9933
F 704.375.9933

tides

TIDES HORIZONTAL PROPERTY REGIME

MT. PLEASANT, SC

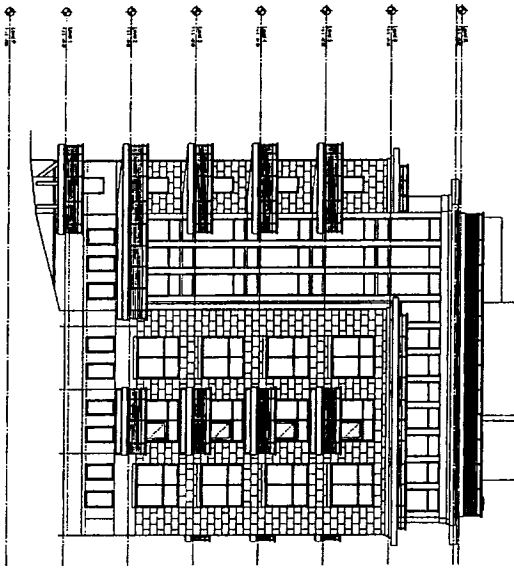
31 JANUARY 2004
BUILDING 3
COORDINATING
DOCUMENTS

BUILDING 3
PARTIAL MARSH / RIVER
ELEVATION

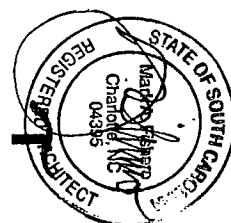
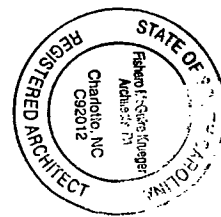
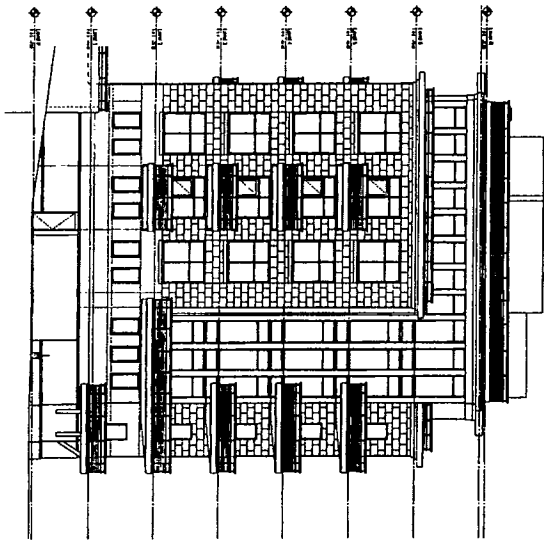
PROJ. NO.

NOTES:
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2. SEE ARCHITECT'S NOTES FOR WINDOW SCHEDULE.
3. SEE ARCHITECT'S NOTES FOR DOOR SCHEDULE.
4. SEE ARCHITECT'S NOTES FOR ROOFING.
5. SEE ARCHITECT'S NOTES FOR EXTERIOR LIGHTING.
6. SEE ARCHITECT'S NOTES FOR EXTERIOR FURNITURE.
7. SEE ARCHITECT'S NOTES FOR EXTERIOR PLANTING.
8. SEE ARCHITECT'S NOTES FOR EXTERIOR WALLS.
9. SEE ARCHITECT'S NOTES FOR EXTERIOR FLOORS.
10. SEE ARCHITECT'S NOTES FOR EXTERIOR STAIRS.
11. SEE ARCHITECT'S NOTES FOR EXTERIOR RAMP.
12. SEE ARCHITECT'S NOTES FOR EXTERIOR PORCH.
13. SEE ARCHITECT'S NOTES FOR EXTERIOR BALCONY.
14. SEE ARCHITECT'S NOTES FOR EXTERIOR TERRACE.
15. SEE ARCHITECT'S NOTES FOR EXTERIOR DRIVEWAY.
16. SEE ARCHITECT'S NOTES FOR EXTERIOR PARKING.
17. SEE ARCHITECT'S NOTES FOR EXTERIOR WALKWAY.
18. SEE ARCHITECT'S NOTES FOR EXTERIOR BIKEWAY.
19. SEE ARCHITECT'S NOTES FOR EXTERIOR TRAIL.
20. SEE ARCHITECT'S NOTES FOR EXTERIOR PATH.
21. SEE ARCHITECT'S NOTES FOR EXTERIOR BRIDGE.
22. SEE ARCHITECT'S NOTES FOR EXTERIOR TUNNEL.
23. SEE ARCHITECT'S NOTES FOR EXTERIOR UNDERPASS.
24. SEE ARCHITECT'S NOTES FOR EXTERIOR OVERPASS.
25. SEE ARCHITECT'S NOTES FOR EXTERIOR VIADUCT.
26. SEE ARCHITECT'S NOTES FOR EXTERIOR TRESTLE.
27. SEE ARCHITECT'S NOTES FOR EXTERIOR ARCH.
28. SEE ARCHITECT'S NOTES FOR EXTERIOR GATE.
29. SEE ARCHITECT'S NOTES FOR EXTERIOR FENCE.
30. SEE ARCHITECT'S NOTES FOR EXTERIOR WALL.
31. SEE ARCHITECT'S NOTES FOR EXTERIOR COLUMN.
32. SEE ARCHITECT'S NOTES FOR EXTERIOR POST.
33. SEE ARCHITECT'S NOTES FOR EXTERIOR RAIL.
34. SEE ARCHITECT'S NOTES FOR EXTERIOR BEAM.
35. SEE ARCHITECT'S NOTES FOR EXTERIOR JOIST.
36. SEE ARCHITECT'S NOTES FOR EXTERIOR TRUSS.
37. SEE ARCHITECT'S NOTES FOR EXTERIOR BRACE.
38. SEE ARCHITECT'S NOTES FOR EXTERIOR HANGAR.
39. SEE ARCHITECT'S NOTES FOR EXTERIOR DOME.
40. SEE ARCHITECT'S NOTES FOR EXTERIOR TOWER.
41. SEE ARCHITECT'S NOTES FOR EXTERIOR SPIRE.
42. SEE ARCHITECT'S NOTES FOR EXTERIOR STEEPLE.
43. SEE ARCHITECT'S NOTES FOR EXTERIOR CHIMNEY.
44. SEE ARCHITECT'S NOTES FOR EXTERIOR CUPOLA.
45. SEE ARCHITECT'S NOTES FOR EXTERIOR GALLERY.
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50. SEE ARCHITECT'S NOTES FOR EXTERIOR PARKING.
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56. SEE ARCHITECT'S NOTES FOR EXTERIOR TUNNEL.
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59. SEE ARCHITECT'S NOTES FOR EXTERIOR VIADUCT.
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61. SEE ARCHITECT'S NOTES FOR EXTERIOR ARCH.
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63. SEE ARCHITECT'S NOTES FOR EXTERIOR FENCE.
64. SEE ARCHITECT'S NOTES FOR EXTERIOR WALL.
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66. SEE ARCHITECT'S NOTES FOR EXTERIOR POST.
67. SEE ARCHITECT'S NOTES FOR EXTERIOR RAIL.
68. SEE ARCHITECT'S NOTES FOR EXTERIOR BEAM.
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81. SEE ARCHITECT'S NOTES FOR EXTERIOR BALCONY.
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84. SEE ARCHITECT'S NOTES FOR EXTERIOR PARKING.
85. SEE ARCHITECT'S NOTES FOR EXTERIOR WALKWAY.
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87. SEE ARCHITECT'S NOTES FOR EXTERIOR TRAIL.
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90. SEE ARCHITECT'S NOTES FOR EXTERIOR TUNNEL.
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92. SEE ARCHITECT'S NOTES FOR EXTERIOR OVERPASS.
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94. SEE ARCHITECT'S NOTES FOR EXTERIOR TRESTLE.
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96. SEE ARCHITECT'S NOTES FOR EXTERIOR GATE.
97. SEE ARCHITECT'S NOTES FOR EXTERIOR FENCE.
98. SEE ARCHITECT'S NOTES FOR EXTERIOR WALL.
99. SEE ARCHITECT'S NOTES FOR EXTERIOR COLUMN.
100. SEE ARCHITECT'S NOTES FOR EXTERIOR POST.

BUILDING 3, SIDE ELEVATION
Scale: 1/8" = 1'-0"



BUILDING 3, SIDE ELEVATION @ GARAGE
Scale: 1/8" = 1'-0"



222 North Tryon Street
Charlotte, NC 28202
Phone: 704.375.1234
Fax: 704.375.1235

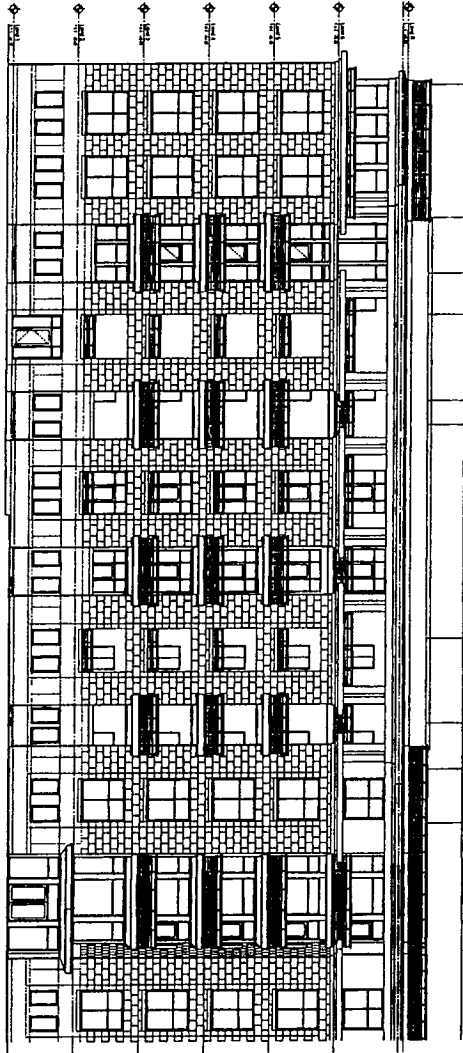


TIDES HORIZONTAL PROPERTY REGIME

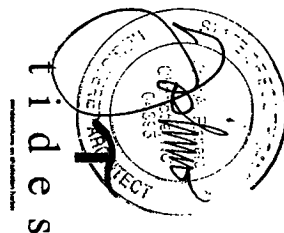
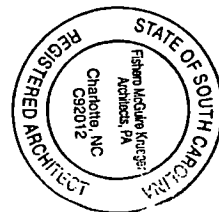
MT. PLEASANT, SC

21 JANUARY 2008
BUILDING NO.
DOCUMENTS

BUILDING 3
SIDE ELEVATIONS



BUILDING #3 PARTIAL ENTRY ELEVATION (OPPOSITE HAND ELEVATION SIMILAR)
Scale: 1/8" = 1'-0"



225 North Tryon Street
Charlotte, NC 28202
704.371.9933
704.371.1033



TIDES HORIZONTAL PROPERTY REGIME

MT. PLEASANT, SC

1.1 TIDES HORIZONTAL
BUILDING #3
COMPREHENSIVE
DOCUMENTS

BUILDING #3
PARTIAL ENTRY
ELEVATION

Sheet #012

MARK FISHERO, BEING FIRST DULY SWORN, DEPOSES AND SAYS THAT HE IS A LICENSED SOUTH CAROLINA ARCHITECT. THAT AS SUCH HE IS PROPERLY AUTHORIZED TO MAKE THIS VERIFICATION. THAT HE HAS READ THE FOREGOING CERTIFICATION AND KNOWS THE CONTENTS THEREOF. THAT THE SAME ARE TRUE OF HIS KNOWLEDGE EXCEPT AS TO THOSE MATTERS AND THINGS THEREIN STATED UPON INFORMATION AND BELIEF, AND AS TO THOSE MATTERS AND THINGS, HE BELIEVES THEM TO BE TRUE.

SWORN AND SUBSCRIBED BEFORE ME THIS 21 DAY OF January 2008.

Debra E. Plummer
NOTARY PUBLIC
MY COMMISSION EXPIRES August 11, 2012

BY A UNLAWFUL
Notary Public
Wendoverburg County
State of North Carolina
My Commission Expires Aug 11, 2012

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON
CERTIFICATION

MARK FISHERO, AN ARCHITECT LICENSED TO PRACTICE UNDER THE PROVISIONS OF TITLE 40, CHAPTER 3 OF THE SOUTH CAROLINA CODE OF LAWS 1976, AS AMENDED, BEING FIRST DULY SWORN THIS 21 DAY OF January 2008, CERTIFIES THAT THESE FLOOR PLANS OF THE PROPOSED BUILDINGS AND IMPROVEMENTS CONTAIN ALL OF THE INFORMATION REQUIRED BY SECTION 27-31-110, SOUTH CAROLINA CODE OF LAWS 1976, AS AMENDED, AND SHOW GRAPHICALLY THE DIMENSIONS, AREA, AND LOCATION OF EACH UNIT OF TIDES HORIZONTAL PROPERTY REGIME, TOGETHER WITH THE DIMENSIONS, AREA AND LOCATION OF COMMON ELEMENTS AFFORDING ACCESS TO EACH UNIT, AS WELL AS OTHER COMMON ELEMENTS, BOTH LIMITED AND GENERAL, WHICH COMPRISE TIDES HORIZONTAL PROPERTY REGIME.

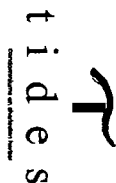
Felino McGinnis
REGISTERED ARCHITECT
Architect, PA
Charlotte, NC
04395

Mark A. Fisher
REGISTERED ARCHITECT
Charlotte, NC
04395

Debra E. Plummer
LICENSED ARCHITECT, LICENSE # 04395

SCHEDULE OF DRAWINGS / TIDES AMENITY BUILDING

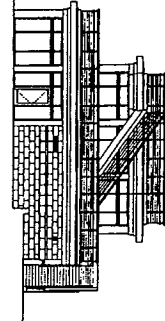
1	COVER SHEET
2	BUILDING PLANS AND ELEVATIONS



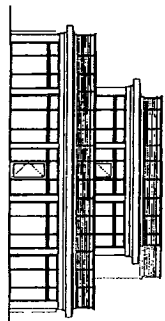
TIDES HORIZONTAL
PROPERTY REGIME
MT. PLEASANT, SC

11 JANUARY 2008
2:00 PM
AMENITY BUILDING
COVER SHEET
DOCUMENT

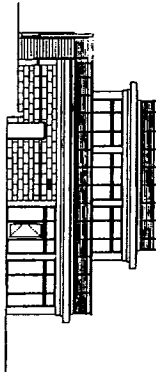
AMENITY BUILDING
COVER SHEET



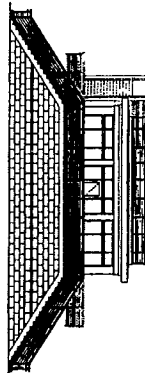
7 AMENITY BUILDING WEST ELEVATION
Scale: 1/8" = 1'-0"



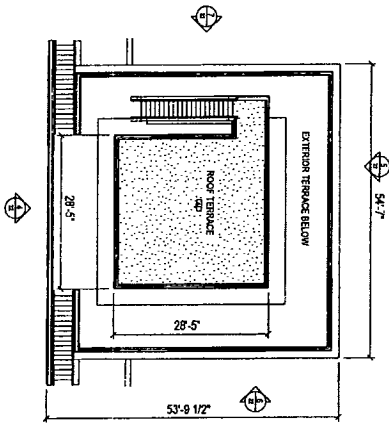
5 AMENITY BUILDING NORTH ELEVATION
Scale: 1/8" = 1'-0"



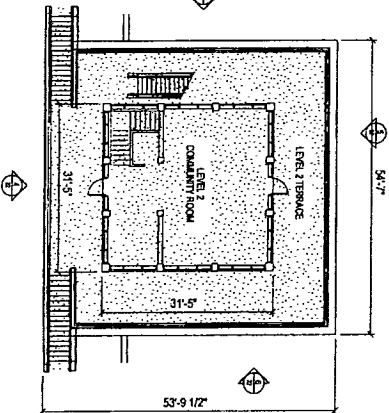
6 AMENITY BUILDING EAST ELEVATION
Scale: 1/8" = 1'-0"



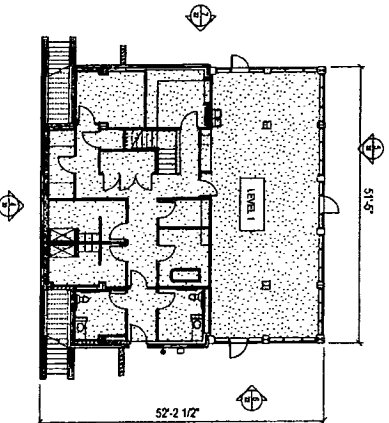
4 AMENITY BUILDING SOUTH ELEVATION
Scale: 1/8" = 1'-0"



3 AMENITY BUILDING ROOF PLAN
Scale: 1/8" = 1'-0"



2 AMENITY BUILDING UPPER LEVEL
Scale: 1/8" = 1'-0"
2360 sq. ft. Common Area Heated
3150 sq. ft. Common Area Terrace
5510 sq. ft. Total



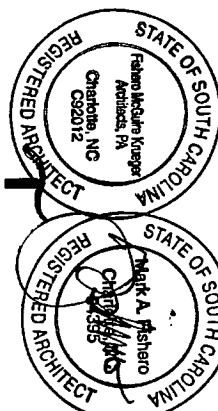
1 AMENITY BUILDING LOWER LEVEL
Scale: 1/8" = 1'-0"

	UNIT AREAS
	LIMITED COMMON ELEMENTS
	SHARED LIMITED COMMON ELEMENTS (INCLUDES ALL 42 UNITS IN AMENITY BUILDING)
	SHARED LIMITED COMMON ELEMENTS (INCLUDES 42 UNITS IN AMENITY BUILDING)
	GENERAL COMMON ELEMENTS

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TIDES HORIZONTAL PROPERTY REGIME MT. PLEASANT, SC

tides



220 North Tryon Street
Suite 400
Charlotte, NC 28202
704.333.9933
704.333.9933



Exhibit "D"

[Total Unit Percentage Interest in Common Elements]

(see attached hereto and incorporated herein by reference)

Total Percentage Interest in Common Elements

Formula for Calculating Each Unit's Percentage Interest in the Common Elements

The objective in computing each Unit's Percentage Interest is to fairly allocate the costs and expenses associated with a particular Unit, as well as the costs and expenses of operating and maintaining the Common Elements, which should be allocated equally among all Owners. The premise behind this allocation is that an Owner's interest in the Building in which his Unit is located should be based on the heated square footage of that Unit. An Owner's interest in the Recreational Amenities and other General Common Elements should be based on an equal share with all other Owners.

The formula used to compute the Percentage Interest for each Unit was:

$$I_{xxx} = [(B / S \times U_{xxx}) + (A / N)] / C$$

Where:

- I_{xxx} = Percentage Interest for a specific Unit
- B = Declarant's estimated annual Building operating costs
- S = Total heated square feet of cumulative Units
- U_{xxx} = Heated square feet of specific individual Unit
- A = C less B
- N = Cumulative number of Units added
- C = Declarant's total estimated operating costs (Building(s) plus Recreational Amenities and other Common Expenses).

The value assigned to each Unit was computed by taking the results for each Unit from the above formula and multiplying it by the value assigned at the completion of each Phase. The value of each Unit in relation to the value of the Condominium Property at each Phase of development is fixed and established for purposes of compliance with the South Carolina Horizontal Property Act, and does not bear any relation to the actual value of the Unit or the Condominium Property.

EXHIBIT D
Total Percentage Interest in Common Elements

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PHASES ONE, TWO & THREE

<u>UNIT #</u>	<u>UNIT VALUE</u>	<u>PERCENTAGE INTEREST</u>
111	1,214,486	0.93422%
112	685,997	0.52769%
113	805,766	0.61982%
114	819,494	0.63038%
116	819,494	0.63038%
117	805,766	0.61982%
118	685,997	0.52769%
119	1,214,486	0.93422%
121	1,192,516	0.91732%
122	969,462	0.74574%
123	808,158	0.62166%
124	811,590	0.62430%
126	811,590	0.62430%
127	808,158	0.62166%
128	969,462	0.74574%
129	1,192,516	0.91732%
131	1,192,516	0.91732%
132	969,462	0.74574%
134	1,111,526	0.85502%
135	1,436,175	1.10475%
136	1,116,336	0.85872%
138	969,462	0.74574%
139	1,192,516	0.91732%
141	1,192,516	0.91732%
142	969,462	0.74574%
144	1,111,526	0.85502%
145	1,436,175	1.10475%
146	1,116,336	0.85872%
148	969,462	0.74574%
149	1,192,516	0.91732%
151	1,192,516	0.91732%
152	969,462	0.74574%
154	1,111,526	0.85502%
155	1,436,175	1.10475%
156	1,116,336	0.85872%
158	969,462	0.74574%
159	1,192,516	0.91732%
161	1,187,719	0.91363%
163	1,339,433	1.03057%
165	1,460,537	1.12349%
167	1,339,433	1.03057%
169	1,187,719	0.91363%

EXHIBIT D
Total Percentage Interest in Common Elements

DAE

65166463

PHASES ONE, TWO & THREE

<u>UNIT #</u>	<u>UNIT VALUE</u>	<u>PERCENTAGE INTEREST</u>
211	960,193	0.73861%
212	936,625	0.74125%
213	805,766	0.61982%
214	700,752	0.53904%
216	700,752	0.53904%
217	805,766	0.61982%
218	963,625	0.74125%
219	960,193	0.73861%
221	1,192,516	0.91732%
222	969,462	0.74574%
224	1,240,902	0.95454%
226	1,240,902	0.95454%
228	969,462	0.74574%
229	1,192,516	0.91732%
231	1,192,516	0.91732%
232	969,462	0.74574%
233	991,419	0.76263%
235	1,243,996	0.95692%
237	991,419	0.76263%
238	969,462	0.74574%
239	1,192,516	0.91732%
241	1,192,516	0.91732%
242	969,462	0.74574%
243	991,419	0.76263%
245	1,243,996	0.95692%
247	991,419	0.76263%
248	969,462	0.74574%
249	1,192,516	0.91732%
251	1,192,516	0.91732%
252	969,462	0.74574%
253	991,419	0.76263%
255	1,243,996	0.95692%
257	991,419	0.76263%
258	969,462	0.74574%
259	1,192,516	0.91732%
261	1,187,719	0.91363%
264	1,815,021	1.39617%
266	1,806,103	1.38931%
269	1,187,719	0.91363%
311	960,193	0.73861%
312	963,625	0.74125%

EXHIBIT D

Total Percentage Interest in Common Elements

651 PG 464

PHASES ONE, TWO & THREE

<u>UNIT #</u>	<u>UNIT VALUE</u>	<u>PERCENTAGE INTEREST</u>
313	805,766	0.61982%
314	700,752	0.53904%
316	700,752	0.53904%
317	805,766	0.61982%
318	963,625	0.74125%
319	960,193	0.73861%
321	1,192,516	0.91732%
322	969,462	0.74574%
324	1240,902	0.95454%
326	1,240,902	0.95454%
328	969,462	0.74574%
329	1,192,516	0.91732%
331	1,192,516	0.91732%
332	969,462	0.74574%
333	991,419	0.76263%
335	1,243,996	0.95692%
337	991,419	0.76263%
338	2,161,978	1.66306%
341	1,192,516	0.91732%
342	969,462	0.74574%
343	991,419	0.76263%
345	1,243,996	0.95692%
347	991,419	0.76263%
348	969,462	0.74574%
349	1,192,516	0.91732%
351	1,192,516	0.91732%
352	969,462	0.74574%
353	991,419	0.76263%
355	1,243,996	0.95692%
357	991,419	0.76263%
358	969,462	0.74574%
359	1,192,516	0.91732%
361	1,187,719	0.91363%
363	990,041	0.76157%
365	1,570,699	1.20823%
367	1,335,282	1.02714%
369	<u>1,187,719</u>	<u>0.91363%</u>
	<u>129,003,891</u>	<u>100.00000%</u>

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Charleston County, SC

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Charleston SC 29401

Number of Pages:

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State Fee	<Exempt>
County Fee	<Exempt>
Postage	

TOTAL	\$ 54.00
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