

include both the General Common Elements and the Limited Common Elements are defined herein and in the Act as follows:

(a) The parcel of land described in Exhibit "A" and shown on Exhibit "B" attached hereto and (b) those portions of the Building not otherwise herein defined as being embraced within the eight (8) individual Apartments, including but not limited to balconies or decks, foundations (Building Structure), roof, floors, ceilings, perimeter walls, load bearing interior walls, partitions, walls enclosing common pipes, and other common facilities, slabs, stairways, entrances and exits or communication ways, pipes, wires, conduits, air ducts, fans, air conditioning and heating equipment, public utility lines (including the space actually occupied by the above), and all as are more particularly shown in Exhibits "A", "B", "C" and "D" attached hereto and (c) all improvements to the premises constructed or to be constructed, including but not limited to, utilities, walkways, plants, trees, shrubs, lawns, gardens, utility room, wood deck, fencing, etc., located on said parcels of land and (d) parking facilities as shown on Exhibit "B" attached hereto totaling at least sixteen (16) parking spaces, (e) all other elements of the Building not included within the Apartments constructed or to be constructed on the aforesaid parcel of land rationally of common use or necessary to their existence, upkeep, and safety and in general all other devices or installations existing for the common use, and (f) all other Property of the Regime whether land, building, improvement, personal Property, or otherwise except such as is included in the eight (8) apartments as more particularly described in Article V and which will be sold to the individuals in fee simple, and (g) all assets of

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gee(s) or other creditor or person holding any interest whatsoever in the Condominium for the Grantor or its successors and assigns to exercise such right of annexation.

All amendments hereto shall be recorded and certified as required by The Act. No amendment(s) shall change any Unit, any Apartment or the proportionate share of the Common Expenses or Common Surplus attributable to each Unit, nor the voting rights of any Unit, except upon addition of additional phases as herein provided, unless all Co-Owners of the Condominium and all mortgagees holding any mortgages or other liens upon the Property or any part(s) thereof shall join in the execution of such amendment. No amendment shall be passed which shall impair or prejudice the rights and/or priorities of any Mortgagee or change the provision of this Master Deed with respect to Mortgagees without the written approval of all Mortgagees of record.

No amendment shall change the rights and privileges of Grantor, its successors and assigns, without written approval and consent of the Grantor, or its successors or assigns.

Notwithstanding the foregoing provisions of this Article, the Grantor reserves the right to alter the design and arrangement of all Apartments and to alter the boundaries between Apartments as long as the Grantor owns all the Apartments so altered; however, no such change shall increase the number of Apartments nor alter the boundary of the Common Elements except the party wall between any Apartments, without amendment of this Master Deed in the manner herein set forth. If the Grantor shall make any changes in Apartments as provided in this paragraph, such changes shall be reflected by an amendment of this Master Deed with a survey and plot plan attached reflecting such