

STATE OF SOUTH CAROLINA)
)
 COUNTY OF CHARLESTON)

MASTER DEED of TENNIS CLUB VILLAS
 HORIZONTAL PROPERTY REGIME

THIS MASTER DEED is made by KIAWAH ISLAND COMPANY LIMITED (subsequently referred to as Grantor), a corporation duly organized and existing under the laws of the Territory of the British Virgin Islands, pursuant to the Horizontal Property Act of South Carolina (Act) for the purpose of creating a horizontal property regime and establishing certain easements, covenants, and restrictions to run with the land submitted to the horizontal property regime.

ARTICLE I
 NAME

Section 1.01 Name. The name of the horizontal property regime hereby established shall be Tennis Club Villas Horizontal Property Regime (Regime).

ARTICLE II
 THE PROPERTY

Section 2.01 Property. The term Property means and includes the Land described below (and shall include additional phases when subjected to this Master Deed) and all improvements and structures now existing or subsequently placed on the Land and all easements, rights, and appurtenances belonging thereto.

Section 2.02 Land. The term Land means and includes the land owned in fee simple absolute by Grantor described below and shall include the land included in additional phases (Section 2.03) when subjected to this Master Deed. The Land hereby being submitted to a horizontal property regime is described as follows:

All that certain tract of land together with improvements thereon or to be constructed thereon, situate, lying and being on Kiawah Island, Charleston County, South Carolina, containing 1.12 acres, more or less, and designated as "Parcel "A" and shown on a plat thereof by Gifford, Nielson and Williams, Surveyors, dated August 1, 1982 and having latest revision date of October 12, 1982, entitled "Plat of: Parcels A, B, C, Tennis Club Villas, And A Portion Of Tennis Club Lane" and recorded on October 15, 1982 in Plat Book AW, at page 46 in the R.M.C. Office for Charleston County, South Carolina and being more particularly shown on said plat and described as follows:

Commencing at a point marked by a concrete monument on the southeastern right-of-way line of Turtle Point Lane 596.42 feet west of the intersection of the southernmost right-of-way line of Green Dolphin Way measured along the southeastern right-of-way line of Turtle Point Lane, said point being the POINT OF BEGINNING; thence running S00°00'00"W 47.04 feet to a point marked by a concrete monument; thence running S08°16'02"W 118.23 feet to a point marked by a concrete monument; thence running S30°08'29"W 35.85 feet to a point marked by a concrete monument; thence running S59°26'51"W 167.42 feet to a point marked by a concrete monument; thence cornering and running S04°56'35"W 185.69 feet to a point marked by a concrete monument, said point having state

plane coordinates of N281,522.002, E2,280,204.995; thence cornering and running N90°00'00"W 155.73 feet to a point on the southeastern most right-of-way line of Tennis Club Lane, said point being marked by a concrete monument; thence cornering and running along the said right-of-way line of Tennis Club Lane 64.23 feet along the arc of a curved line concave to the northwest having a radius of 92.00 feet and a chord bearing of N31°30'00"E to a point marked by a concrete monument; thence continuing running along said right-of-way line N11°30'00"E 23.53 feet to a point marked by a concrete monument; thence continuing running along said right-of-way line 66.42 feet along the arc of a curved line concave to the southeast having a radius of 65.05 feet and a chord bearing of N40°44'54"E to a point marked by a concrete monument; thence continuing along said right-of-way line 263.51 feet along the arc of a curved line concave to the northwest having a radius of 197.00 feet and a chord bearing of N31°40'39"E to a point marked by a concrete monument; thence continuing along said right-of-way line N06°38'33"W 98.33 feet to a point marked by a concrete monument; thence running along the southeastern most right-of-way line of Turtle Point Lane 21.81 feet along the arc of a curved line concave to the southeast having a radius of 15.00 feet and a chord bearing of N35°00'33"E to a point marked by a concrete monument; thence continuing along said southeastern most right-of-way line of Turtle Point Lane N76°39'39"E 34.09 feet to a point marked by a concrete monument; thence continuing along said right-of-way line 74.46 feet along the arc of a curved line concave to the south having a radius of 317.09 feet and chord bearing of N83°23'17"E to a point marked by a concrete monument; thence continuing along said right-of-way line 36.41 feet along the arc of a curved line concave to the north having a radius of 345.82 feet and a chord bearing of N87°06'00"E to a point marked by a concrete monument, said point being the POINT OF BEGINNING.

Section 2.03 Land for Phases TWO through TEN. The land (except the Land included in Section 2.02 above) on which proposed Phases TWO through TEN of the Regime may be built and incorporated into Tennis Club Villas Horizontal Property Regime pursuant to the provisions in Section 3.04 of this Master Deed, is as follows:

All that certain tract of land together with the improvements thereon or to be constructed thereon situate, lying and being on Kiawah Island, Charleston County, South Carolina, containing 9.61 acres, more or less, and designated as "Parcel A" and shown on a plat thereof by Gifford, Nielson and Williams, Surveyors, dated March 29, 1982 and having latest revision date of June 22, 1982, entitled "A Plat Of: The Tennis Club Villas Parcels A and B & The Tennis Club," and recorded on June 23, 1982 in Plat Book AV, at Page 118 in the R.M.C. Office for Charleston County, S.C., and being more particularly shown on said plat and described as follows: SAVING AND EXCEPTING that tract of land described in Section 2.02 hereinabove and a 60' right-of-way for a portion of Turtle Point Lane and Tennis Club Lane, including a cul-de-sac, to traverse the said Parcel A described in this Section 2.03 approximately as shown on Exhibit "I" attached hereto and made a part hereof by reference:

Commencing at a point on the southern right-of-way line of the Kiawah Island Parkway 2,439.95 feet from the intersection of the southern right-of-way line of the Kiawah Island Parkway with the southern right-of-way line of Governor's Drive; thence running S67°15'37"E 76.59 feet to a point; thence running 767.84 feet along the arc of a curved line concave to the southwest having a radius of 926.00 feet and a chord bearing of S43°30'20"E to a point; thence cornering and running N70°14'57"E 34.00 feet to a point marked by a concrete monument; thence running S90°00'00"E 130.75 feet to a point marked by a concrete monument, said point being the POINT OF BEGINNING; thence running S90°00'00"E 94.01 feet to a point marked by a concrete monument; thence cornering and running N00°00'00"E 133.00 feet to a point marked by a

concrete monument; thence cornering and running S90°00'00"E 125.00 feet to a point marked by a concrete monument; thence cornering and running N00°00'00"E 91.00 feet to a point marked by a concrete monument; thence cornering and running S90°00'00"E 147.00 feet to a point marked by a concrete monument; thence cornering and running N00°00'00"E 162.00 feet to a point marked by a concrete monument; thence cornering and running N90°00'00"W 19.00 feet to a point marked by a concrete monument; thence cornering and running N00°00'00"E 264.00 feet to a point marked by a concrete monument; thence running N35°23'41"W 46.62 feet to a point marked by a concrete monument; thence running N90°00'00"W 295.00 feet to a point marked by a concrete monument; thence running N21°41'35"E 294.88 feet to a point marked by concrete monument; thence running S00°00'00"W 42.00 feet to a point marked by a concrete monument; thence cornering and running S90°00'00"E 162.00 feet to a point marked by a concrete monument; thence cornering and running N00°00'00"E 29.00 feet to a point marked by a concrete monument; thence running N52°23'38"E 93.41 feet to a point marked by a concrete monument; thence running S90°00'00"E 41.00 feet to a point marked by a concrete monument; thence cornering and running S00°00'00"W 18.00 feet to a point marked by a concrete monument; thence cornering and running S90°00'00"E 150.00 feet to a point marked by a concrete monument; thence cornering and running S00°00'00"W 189.00 feet to a point marked by a concrete monument; thence cornering and running S90°00'00"E 77.00 feet to a point marked by a concrete monument; thence cornering and running S00°00'00"W 122.00 feet to a point marked by a concrete monument; thence cornering and running S90°00'00"E 18.00 feet to a point marked by a concrete monument; thence running S35°26'41"E 134.50 feet to the point at the western terminus of the northern right-of-way line of Turtle Point Lane marked by a concrete monument; thence running S00°00'00"W 60.39 feet to the point at the western terminus of the southern right-of-way line of Turtle Point Lane marked by a concrete monument; thence running S00°00'00"W 47.04 feet to a point marked by a concrete monument; thence running S08°16'02"W 118.23 feet to a point marked by a concrete monument; thence running S30°08'29"W 35.85 feet to a point marked by a concrete monument; thence running S59°26'51"W 167.22 feet to a point marked by a concrete monument; thence running S04°56'35"W 185.69 feet to a point marked by a concrete monument having state plane coordinates of N281,522.002 E2,280,204.995; thence cornering and running N90°00'00"W 155.00 feet to a point marked by a concrete monument; thence cornering and running S00°00'00"W 65.00 feet to a point marked by a concrete monument; thence running S29°59'55"W 112.00 feet to a point marked by a concrete monument; thence running N90°00'00"W 185.00 feet to a point marked by a concrete monument; thence running N50°00'00"W 186.69 feet to a point marked by a concrete monument, said point being the POINT OF BEGINNING.

ALSO

All that certain tract of land together with the improvements thereon or to be constructed thereon situate, lying and being on Kiawah Island, Charleston County, South Carolina, containing 6.51 acres, more or less, and designated as "Parcel B" and shown on a plat thereof by Gifford, Nielson and Williams, Surveyors, dated March 29, 1982 and having latest revision date of June 22, 1982, entitled "A Plat Of: The Tennis Club Villas Parcels A and B & The Tennis Club," and recorded on June 23, 1982 in Plat Book AV, at Page 118 in the R.M.C. Office for Charleston County, S.C., and being more particularly shown on said plat and described as follows: SAVING AND EXCEPTING a 60' right-of-way for a portion of Turtle Point Lane and Tennis Club Lane, to traverse the said Parcel B described in this Section 2.03 approximately as shown on Exhibit "I" attached hereto and made a part hereof by reference:

Commencing at the point of intersection of the northeastern most right-of-way line of Sea Forest Drive and the southeastern most right-of-way line of the Kiawah Island Parkway, said point being the POINT OF BEGINNING; thence running along the southeastern most right-of-way line of the Kiawah Island Parkway N20°29'15"E 290.73 feet to a point marked by a concrete monument;

thence turning and running N67°36'08"E 166.18 feet to a point marked by a concrete monument; thence running S90°00'00"E 26.00 feet to a point marked by a concrete monument; thence running S67°27'25"E 114.77 feet to a point marked by a concrete monument; thence cornering and running N43°45'49"E 98.31 feet to a point marked by a concrete monument; thence running S90°00'00"E 104.00 feet to a point marked by a concrete monument; thence turning and running N46°31'15"E 159.86 feet to a point marked by a concrete monument; thence cornering and running S43°58'59"E 119.52 feet to a point marked by a concrete monument; thence turning and running S71°09'42"E 89.81 feet to a point marked by a concrete monument; thence running S90°00'00"E 20.00 feet to a point marked by a concrete monument; thence cornering and running S21°41'35"W 294.88 feet to a point marked by a concrete monument; thence cornering and running N90°00'00"W 305.00 feet to a point marked by a concrete monument; thence cornering and running S00°00'00"W 124.00 feet to a point marked by a concrete monument; thence turning and running S53°50'31"W 128.81 feet to a point marked by a concrete monument; thence turning and running S34°11'44"E 94.30 feet to a point marked by a concrete monument; thence turning and running S31°25'46"W 58.27 feet to a point marked by a concrete monument; thence cornering and running along the northeastern most right-of-way line of Sea Forest Drive 364.63 feet along the arc of a curved line concave to the southwest having a radius of 960.00 feet and a chord bearing of N56°22'44"W to a point marked by a concrete monument; thence continuing running along said right-of-way line N67°15'37"W 62.83 feet to a point marked by a concrete monument; thence continuing along said right-of-way line 22.97 feet along the arc of a curved line concave to the northeast having a radius of 15.00 feet and a chord bearing of N23°23'11"W to a point marked by a concrete monument, said point being the POINT OF BEGINNING.

ARTICLE III
ADDITIONAL PHASES

Section 3.01 Additional Phases. Grantor hereby reserves to itself, its successors and assigns, the right to develop additional phases of this project on the land described in Section 2.03 hereof, and to include such additional phases as a portion of the Tennis Club Villas Horizontal Property Regime according to the following general description of the plan of development.

Section 3.02 General Description of Additional Phases. The maximum number of additional phases which Grantor may develop as a portion of the Regime is nine (9). Such phases, if developed, shall be constructed on the property described in Section 2.03 hereof. Two or more phases may be combined in a single declaration.

The nine additional phases of Tennis Club Villas Horizontal Property Regime shall consist of a maximum of thirty-two (32) buildings (allowing for the contingency that each Type C-1 and C-2 building may be divided into two buildings, the Type C-1 or C-2 building thus becoming two buildings, each of which is either a Type A-1, Type A-2 or Type B building; but the total number of residential apartments shall remain the same) containing at a maximum a total of one hundred twenty-eight (128) residential apartments, and one utility/storage building containing one utility/storage unit.

PHASE TWO will be constructed on the land as approximately shown as Parcel "B" on the preliminary plat attached as Exhibit "I" hereof, and will contain a total of twelve (12) residential apartments in one Type A-1 building, and two Type A-2 buildings.

PHASE THREE will be constructed on the land as approximately shown as Parcel "C" on the preliminary plat attached as Exhibit "I" hereof, and will contain a total of sixteen (16) residential apartments in one Type C-1 building (which may be divided into two buildings as aforesaid), one Type B building, and one Type A-2 building. PHASE THREE will also contain the Utility/Storage building containing the Utility/Storage Unit.

PHASE FOUR will be constructed on the land as approximately shown as Parcel "D" on the preliminary plat attached as Exhibit "I" hereof, and will contain a total of twelve (12) residential apartments in one Type B building and one Type C-1 building (which may be divided into two buildings as aforesaid).

PHASE FIVE will be constructed on the land as approximately shown as Parcel "E" on the preliminary plat attached as Exhibit "I" hereof, and will contain a total of eight (8) residential apartments in two Type B buildings.

PHASE SIX will be constructed on the land as approximately shown as Parcel "F" on the preliminary plat attached as Exhibit "I" hereof, and will contain a total of twelve (12) residential apartments in one Type A-1 building, and one Type C-2 building (which may be divided into two buildings as aforesaid).

PHASE SEVEN will be constructed on the land as approximately shown as Parcel "G" on the preliminary plat attached as Exhibit "I" hereof, and will contain a total of twelve (12) residential apartments in one Type A-2 building, and one Type C-1 building (which may be divided into two buildings as aforesaid).

PHASE EIGHT will be constructed on the land as approximately shown as Parcel "H" on the preliminary plat attached as Exhibit "I" hereof, and will contain a total of twenty (20) residential apartments in three Type B buildings, and one Type C-1 building (which may be divided into two buildings as aforesaid).

PHASE NINE will be constructed on the land as approximately shown as Parcel "I" on the preliminary plat attached as Exhibit "I" hereof, and will contain a total of twenty (20) residential apartments in one Type A-1

building, two Type B buildings, and one Type C-1 building (which may be divided into two buildings as aforesaid).

PHASE TEN will be constructed on the land as approximately shown as Parcel "J" on the preliminary plat attached as Exhibit "I" hereof, and will contain a total of sixteen (16) residential apartments in two Type A-1 buildings, and one Type C-2 building (which may be divided into two buildings as aforesaid).

The division of the land described in Section 2.03 hereof into Parcels "B" through "J" upon which Phases TWO through TEN of the Regime may be constructed is approximately as shown on the preliminary plats attached hereto as Exhibit "I", pages 1 through 3, and made a part hereof by reference. The precise location and dimensions of the parcels may vary as the location of the right-of-way for Tennis Club Lane may be altered during construction due to topography, so as to preserve desired trees or vegetation, or as otherwise deemed desirable by the Grantor to improve the functional or aesthetic character of the project.

An easement approximately twenty (20) feet in width will be reserved in favor of the Kiawah Island Community Association, Inc. for purposes of construction and maintenance of pedestrian and bicycle leisure trails and utility service and maintenance vehicle passage upon, over and across the property described in Section 2.03 hereof, which easement will be shown on the plats and plot plans of later phases affected by such easement.

Section 3.03 Filing Date of Election To Proceed With Future Phases. Grantor shall elect to commence all or any part of the development of future phases as a part of the Regime on or before December 31, 1984. Should Grantor elect to proceed with all or any part of the development of future phases as a part of the Regime, it shall indicate such election by filing, prior to December 31, 1984 ("Filing Date") a supplemental declaration to this Master Deed containing the information prescribed in Section 3.04. Should Grantor elect not to proceed with all or any part of the future phases as a part of the Regime, it may indicate such irrevocable election by filing, prior to December 31, 1984, a declaration containing the information prescribed in Section 3.05 hereof. The failure of Grantor to file, prior to the Filing Date, either declaration specified in this Article III will constitute an irrevocable decision not to develop such phase as part of the Regime. Failure to file either declaration shall in no way affect any

provisions, conditions, restrictions, rights, duties or privileges, expressed or implied in the Master Deed and retained by or for the benefit of Grantor, its successors and assigns, or the Co-owners, their respective heirs, successors and assigns.

Section 3.04 Declaration of Election To Proceed With Future Phases. The declaration of Grantor's election to proceed with the development of all or any part of the future phases as part of the Regime shall include a statement from Grantor specifying the phase developed, and a general description of the number and type of apartments included in such future phases of development. The declaration shall identify the property submitted to the Regime and include all information required to be included within a Master Deed by the Act effective at such time as such declaration may be filed.

Section 3.05 Election Not To Proceed With Future Phases. The declaration of Grantor's election not to proceed with the development of all or any part of the future phases shall be substantially in the following form:

Ex Parte Grantor in Re: Tennis Club Villas Horizontal
Property Regime

Pursuant to the Master Deed establishing Tennis Club Villas Horizontal Property Regime, recorded in the R.M.C. Office, Charleston County in Deed Book , at Page , and subject to all the provisions, conditions, restrictions, rights, duties, and privileges contained therein, Grantor being the sole owner, as Grantor under said Master Deed or successor in title to said Grantor, of fee simple title to land described as Parcel in Section of such Master Deed, does hereby declare the irrevocable decision of Grantor, its successors and assigns, not to develop PHASE of Tennis Club Villas Horizontal Property Regime or any part thereof. This declaration shall in no way affect any provisions, restrictions, conditions, rights, duties, or privileges, expressed or implied in the Master Deed and retained by or for the benefit of either Grantor, its successors and assigns, Tennis Club Villas Horizontal Property Regime, its successors and assigns, or the Co-owners, their respective heirs, successors, and assigns. This ___ day of _____, 19___. (SEAL)

Section 3.06 Recording of Declaration. Any declaration filed pursuant to Section 3.04 or 3.05 above shall be deemed ineffectual until it is filed in the Office of the Register of Mesne Conveyances for Charleston County, South Carolina, and it shall be indexed in the grantor index under the name of said Grantor or its successor in title (if any), and the Regime.

Section 3.07 Future Phases. Grantor makes the following stipulations regarding development of the above-mentioned future phases:

- a) The quality of construction of any future phases and the apartments therein shall be similar to, or better than, the quality of construction of the present Regime and the apartments therein;
- b) The architectural style of any future phases will be compatible with the architectural style of the present Regime;
- c) The owners of apartments in any future phases will be members of the Council (as defined in Section 5.03) and by acceptance of their deeds will agree to comply with the by-laws, and the administrative rules and regulations adopted pursuant thereto by said Council; and,
- d) The development of any future phase will affect the percentage interest each owner of a Villa in the present Regime enjoys in the Common Elements as shown in Exhibit "D", attached hereto and by reference incorporated herein.

ARTICLE IV
VILLAS AND COMMON ELEMENTS

Section 4.01 Buildings and Improvements. Access to the Property is by Turtle Point Lane and Tennis Club Lane.

There are three (3) buildings containing residential apartments (herein "Villas") located on the PHASE ONE Land. The buildings are numbered, for purposes of the Act and this Master Deed as 20, 21 and 24.

The location of the PHASE ONE buildings and other improvements are shown on the plot plan, Exhibit "A", page 1 of 1, attached hereto and incorporated by reference in this Master Deed. Within reasonable construction tolerances, the dimension, area and location of the Villas in the buildings and of the Common Elements affording access to the Villas is shown on the floor plans, Exhibit "B", pages 1 through 13, attached hereto and incorporated by reference in this Master Deed. The exterior of the buildings is shown on the elevations, labeled Exhibit "C", pages 1 through 7, attached hereto and incorporated by reference in this Master Deed.

The Regime will consist of three different types of buildings containing residential Villas, and the mirror image or reverse configuration of two of the type buildings. Each of the buildings has two floor or levels and is classified according to the kind and number of residential Villas occurring therein. For purposes of this Master Deed and the Act, the buildings are designated on Exhibit "D" hereof as Type A-1, Type A-2 (the

reverse configuration of Type A-1), Type B, Type C-1, and Type C-2 (the reverse configuration of Type C-1).

The Regime will also contain a Utility/Storage Building, in which building the Utility/Storage Unit will be located.

PHASE ONE consists of three buildings: one Type A-1 building and two Type A-2 buildings. Building Types B, C-1 and C-2 appear only in later phases of development.

There are six Villa configurations within the Regime which are designated as "1", "1R", "2", "2R", "3" and "3R". Each Villa configuration is described in Exhibit "H" attached hereto and made a part hereof by reference.

Each Villa is designated according to its configuration on Exhibit "D", pages 1 through 7, attached hereto and by reference incorporated herein.

The locations of the PHASE ONE buildings are shown on the plot plan, Exhibit "A", and the buildings are designated according to type on Exhibit "D" hereof. Building 20 is a Type A-1 building and Buildings 21 and 24 are Type A-2 buildings.

The total ground area covered by all PHASE ONE buildings is approximately 8,222 square feet (0.189 acre), and approximately the following ground area lies under each building, including its decks and porches:

Building 20 (Type A-1)	2,743 square feet (.063 acre)
Building 21 (Type A-2)	2,736 square feet (.063 acre)
Building 24 (Type A-2)	2,743 square feet (.063 acre)

The PHASE ONE parking area consists of 7,577 square feet (0.174 acre) of asphalt paving. The balance of the PHASE ONE land, including landscaping and improvements thereon, consists of 32,988 square feet (0.757 acres).

The dimensions (within reasonable construction tolerances) of each building and the locations of the exterior stairs providing access to each building and the apartments therein are shown on the floor plans attached to this Master Deed as Exhibit "B".

Each building, including all types, is of wood frame construction on a foundation of spread footings and concrete piers and wood girders. The exterior of each building is of cedar shingles. Roofs are of cedar shingles. All buildings have wood beams and wood joists; wood girders; treated wood entrance decks and porches; cypress exterior trim, including lattices, and cypress handrails. The exterior of each type building is shown on the elevations labeled Exhibit "C" hereof. Air conditioner

compressors are situate on wooden platforms on piles located at one end of each building (both ends of Type C-1 and Type C-2 buildings) as shown on the Exhibit "A" plot plan. Bicycle storage areas are located under each building, one of which storage areas is assigned to each Villa as set forth on Exhibit "B" hereof.

The Utility/Storage building is of wood frame construction on a concrete slab and is shown on page 13 of the plans attached as Exhibit "B" hereof. The exterior of the Utility/Storage building is of cedar shingle and has a roof of cedar shingles. Mail receptacles are contained in the Utility/Storage building.

Section 4.02 Utility/Storage Unit. The Grantor reserves title unto itself in and to the following utility/storage unit ("Utility/Storage Unit") which is designated for the purpose of any conveyance, lease, or other instrument affecting the title thereof as the Utility/Storage Unit.

The Utility/Storage Unit encompasses and includes the space of that portion of the Utility/Storage building designated above and is bounded as follows:

- a) by the upper surface of the sub-floor; and
- b) by the interior surfaces of all wall studs; the unfinished inside surface of door frames; the unfinished, exterior surface of doors leading to and from the Utility/Storage Unit; and
- c) by the lower surface of all ceiling joists.

The Utility/Storage Unit consequently and further includes the following:

- a) all exterior doors except for their finished, exterior surface, all gypsum board,
- b) all interior paint and finishes, including all floor coverings, and all shelves, cabinets, or other woodwork and trim,
- c) all interior lighting fixtures,
- d) all electric, and other wiring, and all receptacles, switches, and breaker boxes contained in the floors, walls, and ceilings bounding the Utility/Storage Unit, and
- e) all conduits for wiring serving the Utility/Storage Unit exclusively.

The Utility/Storage Unit does not include the mailing facilities and access thereto (as shown on page 13 of Exhibit "B") located within the Utility/Storage building.

The Utility/Storage Unit may be used for the storage of linens and other janitorial supplies and for purposes of storing lawn mowers, ladders and such other equipment as may be desired, but shall not be used for residential purposes.

The Utility/Storage Unit consists of two rooms. There are two electric cart chargers located in one room of the Utility/Storage Unit. The graphic description and area of the Utility/Storage Unit is shown on the floor plans, Exhibit "B", page 13 of 13, attached hereto and by reference incorporated herein.

Section 4.03 Villas. There are twelve (12) residential apartments in PHASE ONE known and designated as Villas, and each is designated for the purpose of any conveyance, lease, or other instrument affecting the title thereof by a four-digit number. The location within the buildings and the number of each Villa is shown on the plot plan, Exhibit "A", attached hereto and by reference incorporated herein. The graphic description and area of each Villa is shown on the floor plans, Exhibit "B", pages 1 through 13, attached hereto and by reference incorporated herein.

Each Villa is designated according to configuration on Exhibit "D" attached hereto and by reference incorporated herein. Each Villa configuration is specifically described in Exhibit "H", pages 1 through 6, attached hereto and by reference incorporated herein, and each Villa is generally described hereinbelow.

A Villa encompasses and includes the space of that portion of the building which is designated on Exhibit "A" hereof by a four-digit number and is bounded as follows:

- a) by the upper surface of the sub-floor; and
- b) by the interior surfaces of all wall studs; the unfinished inside surface of door and window frames; the unfinished, exterior surface of doors leading to and from the Villa and the interior surface of window and door glass; and
- c) by the lower surface of all ceiling joists.

A Villa consequently and further includes the following:

- a) all exterior doors except for their finished, exterior surface, and all interior doors,
- b) all gypsum board,
- c) all window and door screens,
- d) all interior paint and finishes, whether applied to floors, walls, ceilings, handrails, cabinets, or other woodwork and trim,
- e) all carpet and underlay, sheet vinyl and underlay, and other floor coverings,
- f) all ceramic and glazed tile,
- g) smoke detectors,
- h) all built-in cabinets and shelves,

- i) all interior lighting fixtures and the bulbs used in exterior lighting fixtures,
- j) all re-circulating fans including the fan/light fixture in each bathroom, and their vent and outlet cap,
- k) the heating, ventilation, and air conditioning system (including the condensing units) serving the Villa exclusively,
- l) all electric, telephone, and other wiring, and all receptacles, switches, and breaker boxes contained in the floors, walls, and ceilings bounding the Villa,
- m) all water, drain, sewer, and vent pipes and all conduits for wiring serving the Villa exclusively,
- n) the following appliances: oven/range with a range hood above, refrigerator/freezer with ice-maker, dishwasher, garbage disposal, clothes washer, and clothes dryer, and
- o) water heater and plumbing fixtures.

Section 4.04 Common Elements. All portions of the Property not encompassed and included within the Villas and the Utility/Storage Unit are common elements (Common Elements).

Section 4.05 Limited Common Elements. The Limited Common Elements are those Common Elements which are appurtenant to and reserved for the use of a single Villa or group of Villas to the exclusion of other Villas and the Utility/Storage Unit as follows:

- a) the surface area and railings of porches and decks, are reserved for use with the Villas from which they are solely directly accessible by normal means, or provide only access thereto,
- b) exterior light fixtures are reserved for use with the Villas having switches to control them,
- c) door and window glass of each Villa or the Utility/Storage Unit,
- d) the bicycle storage area assigned to each Villa as set forth on Exhibit "B", and
- e) all screens, except window and door screens.

Section 4.06 General Common Elements. General Common Elements include the following:

- a) the Land,
- b) pilings, girders, fastenings, framing, sub-floors, concrete floors, exterior walls, sheathing, insulation, siding, shingles, trim, awnings, platforms upon which air conditioning equipment is located, and roofs,
- c) all access decks, stairs, attics, common storage areas, roads, driveways and parking areas, sidewalks and walkways, landscaping, landscape lighting, load-bearing and non-load bearing walls, decks and porches (except for those portions of the decks and porches herein declared to be Limited Common Elements), and common mailbox facilities, and
- d) all other portions or parts of the Property not described in this Article as being included in a Villa or the Utility/Storage Unit, and not described in this Article as a Limited Common Element.

Section 4.07 Plot Plan, Floor Plans and Elevation Plans. The plot plan showing the location of the buildings and other improvements for PHASE ONE is attached hereto as page 1 of 1 of Exhibit "A", and incorporated herein by reference. The floor plans showing the dimensions, area and location of each Villa and the Utility/Storage Unit is attached hereto as pages 1 through 13 of Exhibit "B" and incorporated herein by reference. The elevation plans showing the dimensions, area and locations of Common Elements affording access to each Villa and the Utility/Storage Unit are shown as pages 1 through 7 of Exhibit "C" attached hereto and incorporated herein by reference.

Section 4.08 Percentage of Ownership. The value of the PHASE ONE Property is \$1,680,000.00 and the value of each Villa is as set out in pages 1 through 7 of Exhibit "D" attached hereto and incorporated by reference. Exhibit "D" also contains the value of each Villa and the Utility/Storage Unit for each phase of development. These values are fixed for the sole purpose of complying with the Act to establish percentage of ownership for purposes of ownership of the Common Elements and liability for Common Expense assessments and voting rights and shall not prevent each Co-owner (as defined in Article V, Section 5.01 hereof) from fixing a different circumstantial value to his Villa or the Utility/Storage Unit in all sorts of acts and contracts.

Section 4.09 Ownership of Common Elements. An undivided ownership interest in the Common Elements, expressed as a percentage based upon the relation of the value of the Villa or the Utility/Storage Unit to the value of the Property in Exhibit "D" attached hereto and by reference incorporated herein, is appurtenant to each Villa and the Utility/Storage Unit. This undivided interest in the Common Elements shall not be separated from the Villa or the Utility/Storage Unit to which it appertains and shall be deemed to be conveyed or encumbered with the Villa or the Utility/Storage Unit even though the interest is not expressly mentioned or described in the deed or other instrument. Such percentage shall not be altered without the acquiescence of all the Co-owners.

ARTICLE V
SYSTEM OF ADMINISTRATION OF THE REGIME

Section 5.01 Co-owner. The term Co-owner means an individual, firm, corporation, partnership, association, trust, other legal entity, or any combination thereof which owns a Villa or the Utility/Storage Unit.

Section 5.02 Voting. On all matters relating to the Regime upon which a vote of the Co-owners is conducted, each Co-owner shall be entitled to cast the number of votes set out in Exhibit "D". The affirmative vote of the Co-owners owning fifty-one per cent or more of the value of the Property shall be required to adopt decisions unless this Master Deed or Bylaws require a different percentage for a particular act or decision.

Section 5.03 Council, Board of Directors, and Manager. Each Co-owner shall be a member of and constitute the Council of Co-owners (Council), an association which shall act by and through a board of directors (Board of Directors) elected by and from the Co-owners. The Council shall employ a management agent (Manager) for the Regime.

The Co-owners (at any time upon the affirmative vote of a majority of the Co-owners) may incorporate the Council in accordance with the Act, and in such event the name of the corporation shall be Tennis Club Villas Council of Co-owners unless such name is not available for use by a corporation.

Section 5.04 Bylaws and Regulations. The Council and the administration of the Regime shall be governed by (1) the bylaws (Bylaws) attached to this Master Deed as Exhibit "E" and hereby incorporated by reference, and (2) any regulations (Regulations) adopted pursuant to the Bylaws. The Bylaws may be modified or amended only in the manner set forth in Article XI of this Master Deed.

ARTICLE VI COMMON EXPENSES

Section 6.01 Liability of Co-owners. The Co-owners of the Villas and the Utility/Storage Unit are bound to contribute in proportion to their respective interests in the Common Elements set out in Exhibit "D" toward the following expenses (Common Expenses):

- a) those expenses of maintaining, repairing, or replacing the Common Elements as qualified by Article VI, Section 6.04 of the Bylaws;
- b) insurance premiums paid by the Council in accordance with the provisions of this Master Deed and the Bylaws;
- c) indemnification of Board of Directors, members, and Council officers as provided in Article XI, Section 11.04 of the Bylaws; and,
- d) any other expense (including contributions to reserve funds) lawfully agreed upon by the Council as necessary to the operation, administration, and preservation of the Regime.

The liability of each Co-owner for the Common Expenses shall be limited to the amounts for which he is assessed from time to time in accordance with

the Act, this Master Deed, and the Bylaws. No Co-owner may exempt himself from contributing toward the Common Expenses by waiver of the use or enjoyment of the Common Elements or by abandonment of his Villa or the Utility/Storage Unit.

Section 6.02 Liability of Purchaser. The purchaser of a Villa or the Utility/Storage Unit (other than a purchaser at a foreclosure sale as described in Section 6.04 of this Article) shall be jointly and severally liable with the seller for the latter's pro-rata share of Common Expenses up to the time of the conveyance, without prejudice to the purchaser's right to recover from the seller the amounts paid by the purchaser as such joint debtor. The Council shall issue to any purchaser upon request a statement of any amounts due by the seller of any Villa or the Utility/Storage Unit, and the purchaser's liability under this paragraph shall be limited to the amount as set forth in the statement.

Section 6.03 Lien on Villa or the Utility/Storage Unit for Unpaid Assessments. All sums assessed but unpaid for the share of the Common Expenses chargeable to any Villa or the Utility/Storage Unit shall constitute a lien on the Villa or the Utility/Storage Unit and, upon the sale of a Villa or the Utility/Storage Unit, shall first be paid out of the sales price or by the purchaser in preference over any other assessments or charges of whatever nature except the following:

- a) tax liens in favor of any assessing unit for taxes which are past due and unpaid, and
- b) the lien of any first mortgage duly recorded.

This lien may be foreclosed by suit by the Manager or the Board of Directors, acting on behalf of the Council, in like manner as a mortgage of real property. In any such foreclosure the Co-owner shall be required to pay a reasonable rent for the Villa or the Utility/Storage Unit after the commencement of the foreclosure action, and the plaintiff in such foreclosure shall be entitled to the appointment of a receiver to collect the rent. The Manager or the Board of Directors, acting on behalf of the Council, shall have power to bid in at any foreclosure sale and to acquire, hold, lease, mortgage, encumber, and convey a Villa or the Utility/Storage Unit.

Suit to recover a money judgment for unpaid Common Expenses shall be maintainable without foreclosing or waiving this lien.

Section 6.04 Foreclosure. Where the mortgagee or other purchaser of a Villa or the Utility/Storage Unit obtains title as a result of the foreclosure of a mortgage, or by deed in lieu of foreclosure, such acquirer of title, his successors and assigns, shall not be liable for the share of the Common Expenses or assessments by the Co-owners chargeable to such Villa or the Utility/Storage Unit accruing after the date of recording such mortgage but prior to the acquisition of title by such acquirer. Such unpaid share of Common Expenses or assessments shall be deemed to be Common Expenses collectible from all of the Co-owners, including such acquirer and his successors and assigns.

Section 6.05 Records. The Manager or the Board of Directors shall keep, or cause to be kept, a book with a detailed account, in chronological order, of the receipts and expenditures affecting the Property and its operation, administration, and preservation, and specifying the maintenance and repair expenses of the Common Elements and any other expenses incurred. Both the book and the vouchers accrediting the entries made thereupon shall be available for examination by all the Co-owners at convenient hours on working days.

ARTICLE VII
EASEMENTS, COVENANTS, AND RESTRICTIONS

Section 7.01 Use of Property. Each Co-owner shall be entitled to the exclusive ownership and possession of his Villa or the Utility/Storage Unit and may use the Common Elements in accordance with the purposes for which they were intended without hindering or infringing upon the lawful rights of other Co-owners. The Board of Directors shall resolve any question regarding the intended use of the Common Elements.

Section 7.02 Future Easements. The Board of Directors may grant easements for the benefit of the Property, and each Co-owner, by the acceptance of the deed to his Villa or the Utility/Storage Unit, grants to the Board of Directors an irrevocable power of attorney to execute, deliver, and record for and in the name of each Co-owner, such instruments as may be necessary and proper to the granting of such easements.

Section 7.03 Encroachments. If any portion of the Common Elements now encroaches upon any Villa or the Utility/Storage Unit, or if any Villa or the Utility/Storage Unit now encroaches upon any other Villa or upon any portion of the Common Elements, or if any such encroachment shall occur as a result of (a) the settling or shifting of the land or any improvements, (b)

the repair, alteration, construction, or reconstruction of the Common Elements made by or with the consent of the Council, (c) the repair or construction of a Villa or the Utility/Storage Unit following damage by fire or other casualty, or (d) condemnation or eminent domain proceedings, a valid easement shall exist for such encroachment and for its maintenance.

Section 7.04 Right of Access. The Council shall have the irrevocable right, to be exercised by the Manager or the Board of Directors, to have access to each Villa or the Utility/Storage Unit from time to time during reasonable hours as may be necessary to permit the inspection, maintenance, repair, or replacement of any of the Common Elements or for making emergency repairs necessary to prevent damage to the Property.

Section 7.05 Maintenance of Common Elements. The maintenance, repair, and replacement of the Common Elements and the making of any additions or improvements thereto shall be carried out only as provided in the Act, this Master Deed, and the Bylaws.

Section 7.06 Prohibited Work. A Co-owner shall not make any additions or improvements to, or do any work upon the Common Elements or make any structural alteration of his Villa or the Utility/Storage Unit without first (a) having the plans and specifications of such addition, improvement, work, or alteration approved by the Board of Directors, and (b) depositing with the Board funds sufficient (in the sole discretion of the Board) to defray all costs, including attorney's fees, of modifying this Master Deed and recording such modification. The Board of Directors shall not approve any addition or improvement, which in the Board's judgment would jeopardize the soundness or safety of the Property or reduce the value of the Property. No change in the exterior appearance of any part of a building shall be allowed unless pursuant to an overall plan adopted by the Board.

Section 7.07 Structural Alterations. Upon two-thirds vote of the Co-Owners, after submission to the Board of detailed plans and specifications and a fixed price contract for the proposed work at a duly called meeting of the Council, the board may be authorized to make, or have structural alterations made, in the General Common Elements and/or Limited Common Elements; provided, however, that any structural alteration of all or part of the Limited Common Elements shall be uniform.

Section 7.08 Partition. The Common Elements shall remain undivided and shall not be the object of an action for partition or division of the co-ownership. Any covenant to the contrary shall be void.

Section 7.09 Covenants. The Property, except as hereinafter noted, is and shall be subject to the following easements, covenants, restrictions, and encumbrances in addition to those shown on the Plot Plan:

- a) Declaration of Covenants and Restrictions of The Kiawah Island Community Association, Inc. dated December 21, 1977, recorded in Deed Book M-114 at Page 407 in the Office of the R.M.C. of Charleston County, South Carolina, as amended;
- b) Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to All Property in Kiawah Island, dated December 21, 1977, recorded in Deed Book M-114 at Page 406 in the Office of the R.M.C. of Charleston County, South Carolina, as amended;
- c) Class "B" Covenants for Multi-Family Residential Areas in Kiawah Island dated February 19, 1976, recorded in Deed Book T-108 at Page 340 in the R.M.C. Office of Charleston County, South Carolina (except that these Covenants shall not apply to the Utility/Storage Unit);
- d) an easement in favor of Grantor, its agents, independent contractors, invitees, and assigns for entry into and upon and passage over Regime Property for the purpose of facilitating construction and sale of Villas;
- e) easements for drainage, and pedestrian and bicycle leisure trails, and utility service and maintenance vehicle passage over such portions of the Property as shown on the plat referred to in Article II, Section 2.02 of this Master Deed; and
- f) a construction loan in favor of Wachovia Bank and Trust Company, N.A. , recorded in the R.M.C. Office of Charleston County, South Carolina, in Book T128, page 198.

ARTICLE VIII
LIENS

Section 8.01 Attachment. No lien arising subsequent to the recording of this Master Deed while the Property remains subject to the Act shall be effective against the Property. During such period liens or encumbrances shall arise or be created only against each Villa or the Utility/Storage Unit and its appurtenant undivided interest in the Common Elements in the same manner and under the same conditions and in every respect as liens or encumbrances may arise or be created upon or against any other separate parcel of real property subject to individual ownership; provided, that no labor performed or materials furnished with the consent or at the request of a Co-owner, his agent, contractor, or subcontractor shall be the basis for the filing of a mechanic's or materialman's lien against the Villa or the Utility/Storage Unit or any other property of any other Co-owner not expressly consenting to or requesting the same, except that such express consent shall be deemed to be given by each and every Co-owner should the need for emergency repairs arise. Labor performed or materials furnished for the Common Elements, if duly authorized by the Council, the Manager, or the Board of Directors in accordance with the Act, this Master Deed, or the

Bylaws, shall be deemed to be performed or furnished with the express consent of each Co-owner, and shall be the basis for the filing of a mechanic's or materialman's lien against each of the Villas and may be discharged as provided in Section 8.02 of this Article.

Section 8.02 Discharge. In the event a lien against two or more Villas becomes effective, the respective Co-owners may remove their Villa or the Utility/Storage Unit from the lien by payment of a percentage of the secured debt or charge equal to their percentage undivided interest in the Common Elements. Upon payment, discharge, or other satisfaction, the Villa or the Utility/Storage Unit and its undivided interest in the Common Element shall be free and clear of the lien. Such partial payment, satisfaction, or discharge shall not prevent the lienor from proceeding to enforce his rights against any Villa or the Utility/Storage Unit and its appurtenant undivided interest in the Common Elements not so paid, satisfied, or discharged.

Section 8.03 Taxes. Taxes, assessments, and other charges of this State, of any political subdivision, of any special improvement district, or of any other taxing or assessing authority shall be assessed against and collected on each Villa or the Utility/Storage Unit, which shall be carried on the tax books as a separate and distinct entity for that purpose, and not on the buildings or Property as a whole. No forfeiture or sale of the buildings or Property as a whole for delinquent taxes, assessments, or charges shall ever divest or in anywise affect the title to an individual Villa or the Utility/Storage Unit so long as taxes, assessments, and charges on the Villa or the Utility/Storage Unit are currently paid.

ARTICLE IX INSURANCE

The Council shall insure the Property against flood, fire, liability, windstorm and all other risks as are customarily insured against with respect to buildings and improvements similar to the buildings and improvements on the Land.

The contribution of Co-owners toward the expense of the premium for such insurance may be collected in one (1) yearly assessment, in addition to other assessments. The Council shall insure the Property against risks, without prejudice to the right of each Co-owner to insure his Villa or the Utility/Storage Unit on his own account for his own benefit.

ARTICLE X RECONSTRUCTION

Section 10.01 When Required. In case of fire or any other disaster,

the proceeds from any insurance obtained by the Council shall, except as hereinafter provided, be applied to reconstruct the Property, but reconstruction shall not be compulsory where two-thirds or more of the Property is in need of reconstruction. In the latter situation, the Board of Directors shall promptly call a special meeting of the Council to determine whether the Property shall be reconstructed, and reconstruction shall take place only upon the unanimous vote of the Co-owners. In the event that the Co-owners determine not to reconstruct the Property, (a) the Secretary shall execute and record, in the same manner as this Master Deed, a certificate evidencing such decision, and (b) the proceeds shall be delivered pro-rata to the Co-owners entitled to it in accordance with the provisions made in the Bylaws in a check jointly payable to each Co-owner and any applicable mortgagees of the Villa. Any reconstruction shall be carried out as provided in the Bylaws.

Section 10.02 Costs. When the Property is not insured or when the insurance proceeds are insufficient to cover the cost of reconstruction, the rebuilding costs shall be paid as provided in the Bylaws unless decided otherwise by unanimous resolution adopted subsequent to the date on which the fire or other disaster occurred.

ARTICLE XI
AMENDMENTS

Section 11.01 Master Deed. This Master Deed may be amended only by written agreement of the Co-owners owning two-thirds of the value of the Property. In no event may the Master Deed be amended so as to deprive the Grantor of any rights granted herein. The provisions of this paragraph shall not be construed as a limitation on the Grantor's rights to file supplemental declarations referred to in Article III hereof to implement additional phases of the Regime. The Grantor reserves the right to make corrective amendments without the vote or consent of Co-owners or their mortgagees.

Section 11.02 Bylaws. The Bylaws may be amended by the affirmative vote of the Co-owners owning two-thirds of the value of the Property.

Section 11.03. Mortgagee Approval. All mortgagees of the Villas (as recorded pursuant to Section 14.01 of the Bylaws) shall be notified at least thirty days prior to action being taken on any proposed amendment to the Master Deed or Bylaws. Such amendment shall not be acted upon nor shall such amendment be effective unless prior to the date scheduled for the vote thereon, the approval thereof by mortgagees of two thirds of the value of

the Property (as set forth on Exhibit "D") at the time of the issuance of the aforesaid notice has been obtained in writing prior to the date of said vote. Provided nevertheless, that the absence of a response by a mortgagee who has been so notified shall be deemed to be the consent of such mortgagee and shall be considered as its affirmation of such amendment to the Master Deed and/or Bylaws, provided further, that the provision of this sentence shall apply only if such notice to the mortgagees states on the face thereof that a failure to respond shall be deemed to be its consent to the amendment. Section 11.04 Recording. No amendment to this Master Deed or the Bylaws shall be effective unless and until recorded in the Office of the Register of Mesne Conveyance for Charleston County, South Carolina, as required by the Act.

ARTICLE XII
MISCELLANEOUS

Section 12.01 Application. All Co-owners, tenants of Co-owners, employees of Co-owners and tenants, or any other persons that may in any manner use the Property or any part thereof shall be subject to the Act, this Master Deed, the Bylaws, and the Regulations. The easements, covenants, restrictions, and conditions in this Master Deed run with the Property and bind and inure to the benefit of any person having an interest in the Property.

Section 12.02 Compliance. Each Co-owner shall comply strictly with the Bylaws, with the Regulations, and with the covenants, conditions, and restrictions set forth or referred to in this Master Deed or in the deed to his Villa or the Utility/Storage Unit. Failure to comply shall be grounds for a civil action to recover sums due for damages or injunctive relief or both, maintainable by the Manager or the Board of Directors on behalf of the Council or, in a proper case, by an aggrieved Co-owner.

Section 12.03 Waiver. No provision of this Master Deed shall be deemed to have been abrogated or waived by reason of any failure to enforce it, regardless of the number of violations or breaches, which may have occurred.

Section 12.04 Conflicts. In the event that any of the provisions of this Master Deed conflict with the provisions of the Act, the Act shall control.

Section 12.05 Regulatory Documents. The Regime shall be administered in accordance with the Master Deed, Bylaws of the Council and such other regulations as may from time to time be promulgated by the Council and/or Board.

Section 12.06 Actual Location Controls. In interpreting any and all provisions of this instrument, the exhibits attached hereto, and subsequent deeds and mortgages to individual Villas and the Utility/Storage Unit, the actual location of the Villa or the Utility/Storage Unit shall be deemed conclusively to be the property intended to be conveyed, reserved or encumbered notwithstanding any minor deviations, either horizontally or vertically, from the proposed locations as indicated on exhibits attached hereto. To the extent that such minor variations in location of the Villa or the Utility/Storage Unit shall exist, a valid easement therefore, and for the maintenance thereof, does and shall exist.

Section 12.07 Severability. The provisions of this Master Deed are severable, and the invalidity of one or more provisions shall not be deemed to impair or affect in any manner the validity, enforceability, or effect of the remainder.

Section 12.08 Captions. Captions are inserted in this Master Deed only as a matter of convenience and for reference, and in no way define, limit, or describe the scope of this Master Deed or any provision of it.

Section 12.09 Gender and Number. All pronouns shall be deemed to include the masculine, the feminine, and the neuter, and the singular shall include the plural and vice versa, whenever the context requires or permits.

Section 12.10 Termination. All the Co-owners or the sole Co-owner of the Property may waive the Regime and regroup or merge the records of the Villas with the Common Elements, provided that the Villas are unencumbered or, if encumbered, that the creditors on whose behalf the encumbrances are recorded agree to accept as security the debtors' undivided ownership interest in the Property.

Section 12.11 Acceptance of Deed to a Villa or the Utility/Storage Unit. The acceptance of a deed of conveyance, the entering into of a lease, or any other occupancy or use of a Villa or the Utility/Storage Unit shall constitute (a) an acceptance and ratification of the provisions of the Master Deed by such Co-owner, tenant, or occupant, and (b) an acknowledgement by the Co-owner, tenant, or occupant that the Grantor makes no implied or express warranties relating to the Villa or the Utility/Storage Unit or to Common Elements except for such warranties as are contained in the deed conveying the same.

Section 12.12 Assignment of Warranties. All contractual warranties running in favor of the Grantor in connection with the construction of the

JENKINS, BUIST & SMITH

9K S 129PG404

add
Wm

FILED, INDEXED & RECORDED

5129-404

1982 OCT 22 PM 2:30 *W*

Chat 1.00
51.00
Exhibit 24.00

75.00

ROBERT N. KING
REGISTER MESNE CONVEYANCE
CHARLESTON COUNTY, S.C

Recorded this 22nd day of Oct 1982
On Property Record Card

Pauline S. Roper

Auditor Charleston County

7H
10-25-82
264-05-00-007-18