

**EXHIBIT "A-1"**

**[Phase I Legal Description] EXHIBIT A**

All and singular, all those certain lots or parcels of land, together with the improvements thereon, situate, lying and being in the Ocean Drive Section of North Myrtle Beach, County of Horry, State of South Carolina, designated as Parcel "A" and Parcel "A1" as shown on a plat entitled "Plat of Crescent Shores Horizontal Property Regime, Ocean Drive Section, North Myrtle Beach, Horry County, South Carolina" prepared for Drake Development CS LLC by Power Engineering Company, Inc., dated March 17, 2004 and recorded on March 18, 2004 in the Horry County Register of Deeds Office in Plat Book 197 at Pages 89 and 90.

TMS No.           p/o 156-04-32-001 (Parcel "A")  
                      156-04-31-001 (Parcel "A1")

**EXHIBIT "A-2"**

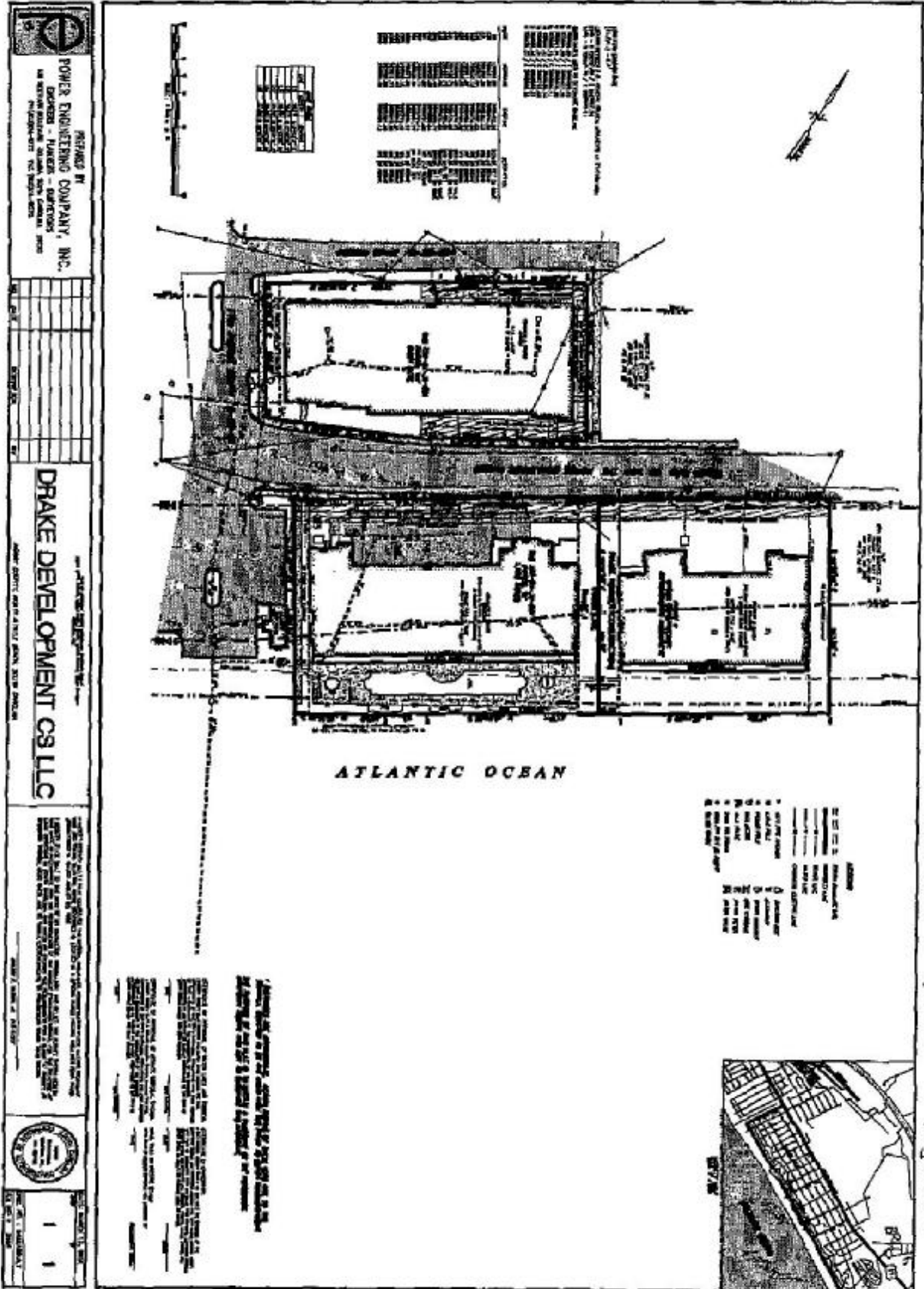
[Phase II Legal Description]

All that certain piece, parcel or lot of land, together with any improvements thereon, situate, lying and being in the Ocean Drive Section of North Myrtle Beach, County of Horry, State of South Carolina, designated as "Phase II Under Construction Improvements Incomplete" as shown on a plat entitled "Plat of Crescent Shores Horizontal Property Regime, Ocean Drive Section, North Myrtle Beach, Horry County, South Carolina" prepared for Drake Development CS LLC by Power Engineering Company, Inc., dated March 17, 2004 and recorded on March 18, 2004 in the Horry County Register of Deeds Office in Plat Book 197 at Pages 89 and 90.

TMS No.            p/o 156-04-32-001

**EXHIBIT "B"**

[Phase I Plat & Elevation Certificate]



TOWER  
I

**ELEVATION CERTIFICATE**

Important: Read the instructions on pages 1 - 7.

**SECTION A - PROPERTY OWNER INFORMATION**

BUILDING OWNER'S NAME CRESENT SHORES SOUTH TOWER	For Insurance Company Use	
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 1625 SOUTH OCEAN BLVD	Policy Number	Company NAIC Number
CITY NORTH MYRTLE BEACH	STATE SC	ZIP CODE
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOTS 1-3 BLK A CRESENT BEACH		
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) COMMERCIAL (HOTEL)		
LATITUDE/LONGITUDE (OPTIONAL) (###-###-### or ###.###)	HORIZONTAL DATUM <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983	SOURCE: <input type="checkbox"/> GPS (Type); <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other.

**SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER N. MYRTLE BEACH 450110	B2. COUNTY NAME HOBBS	B3. STATE SC
B4. MAP AND PANEL NUMBER 45051C 0587	B5. SUFFIX H	B6. FIRM INDEX DATE 08/23/99
B7. FIRM PANEL EFFECTIVE/REVISED DATE 08/23/99	B8. FLOOD ZONE(S) AE	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 15

110. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.  
 FIS Profile  FIRM  Community Determined  Other (Describe):
111. Indicate the elevation datum used for the BFE in B9:  NGVD 1929  NAVD 1988  Other (Describe):
112. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No Designation Date

**SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

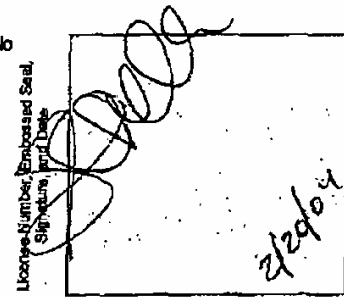
2. Building Diagram Number 6 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, ARA, ARAE, ARA1-A30, ARAH, ARAO  
 Complete items C3-a-i below according to the building diagram specified in item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.  
 Datum \_\_\_\_\_ Conversion/Comments \_\_\_\_\_

Elevation reference mark used SCCC 5/50 Does the elevation reference mark used appear on the FIRM?  Yes  No

<input type="checkbox"/> a) Top of bottom floor (including basement or enclosure)	13. 21 ft.(m)
<input type="checkbox"/> b) Top of next higher floor	22. 40 ft.(m)
<input type="checkbox"/> c) Bottom of lowest horizontal structural member (V zones only)	N/A. ft.(m)
<input type="checkbox"/> d) Attached garage (top of slab)	N/A. ft.(m)
<input type="checkbox"/> e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area)	13. 2 ft.(m)
<input type="checkbox"/> f) Lowest adjacent (finished) grade (LAG)	12. 5 ft.(m)
<input type="checkbox"/> g) Highest adjacent (finished) grade (HAG)	13. 0 ft.(m)
<input type="checkbox"/> h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade 0	
<input type="checkbox"/> i) Total area of all permanent openings (flood vents) in C3.h sq. in. (sq. cm)	


License Number, Embossed Seal, Signature, and Date



**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.  
 I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.  
 I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME STEVE M. NORRIS LICENSE NUMBER 12067

TITLE <u>P.L.S.</u>	COMPANY NAME <u>NORRIS &amp; WARD LAND SURVEYORS, PA</u>		
ADDRESS <u>1301 THOMASBORO RD. SW</u>	CITY <u>CALABASH</u>	STATE <u>NC</u>	ZIP CODE <u>28467</u>
SIGNATURE 	DATE <u>02/20/04</u>	TELEPHONE <u>910-679-5808</u>	

CITY	STATE	ZIP CODE	Company NAIC Number
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**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS  
 BOTTOM FLOOR IS CONCRETE PARKING AREA UNDER BUILDING  
 LOWEST MACHINERY IS ELEVATOR SHAFT

Check here if attachments

**SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zone AO and Zone A (without BFE), complete items E1 through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

- Building Diagram Number \_\_\_ (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)
- The top of the bottom floor (including basement or enclosure) of the building is \_\_\_ ft.(m) \_\_\_ in.(cm)  above or  below (check one) the highest adjacent grade. (Use natural grade, if available).
- For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is \_\_\_ ft.(m) \_\_\_ in.(cm) above the highest adjacent grade. Complete items C3.h and C3.i on front of form.
- The top of the platform of machinery and/or equipment servicing the building is \_\_\_ ft.(m) \_\_\_ in.(cm)  above or  below (check one) the highest adjacent grade. (Use natural grade, if available).
- For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  
 Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, C (items C3.h and C3.i only), and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, C, and E are correct to the best of my knowledge.

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME

ADDRESS	CITY	STATE	ZIP CODE
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SIGNATURE	DATE	TELEPHONE
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COMMENTS

Check here if attachments

**SECTION G - COMMUNITY INFORMATION (OPTIONAL)**

If a local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

- The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- The following information (items G4-G9) is provided for community floodplain management purposes.

4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED
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This permit has been issued for:  New Construction  Substantial Improvement  
 Elevation of as-built lowest floor (including basement) of the building is: \_\_\_\_\_ ft.(m) Datum:  
 BFE or (in Zone AO) depth of flooding at the building site is: \_\_\_\_\_ ft.(m) Datum:

LOCAL OFFICIAL'S NAME	TITLE
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COMMUNITY NAME	TELEPHONE
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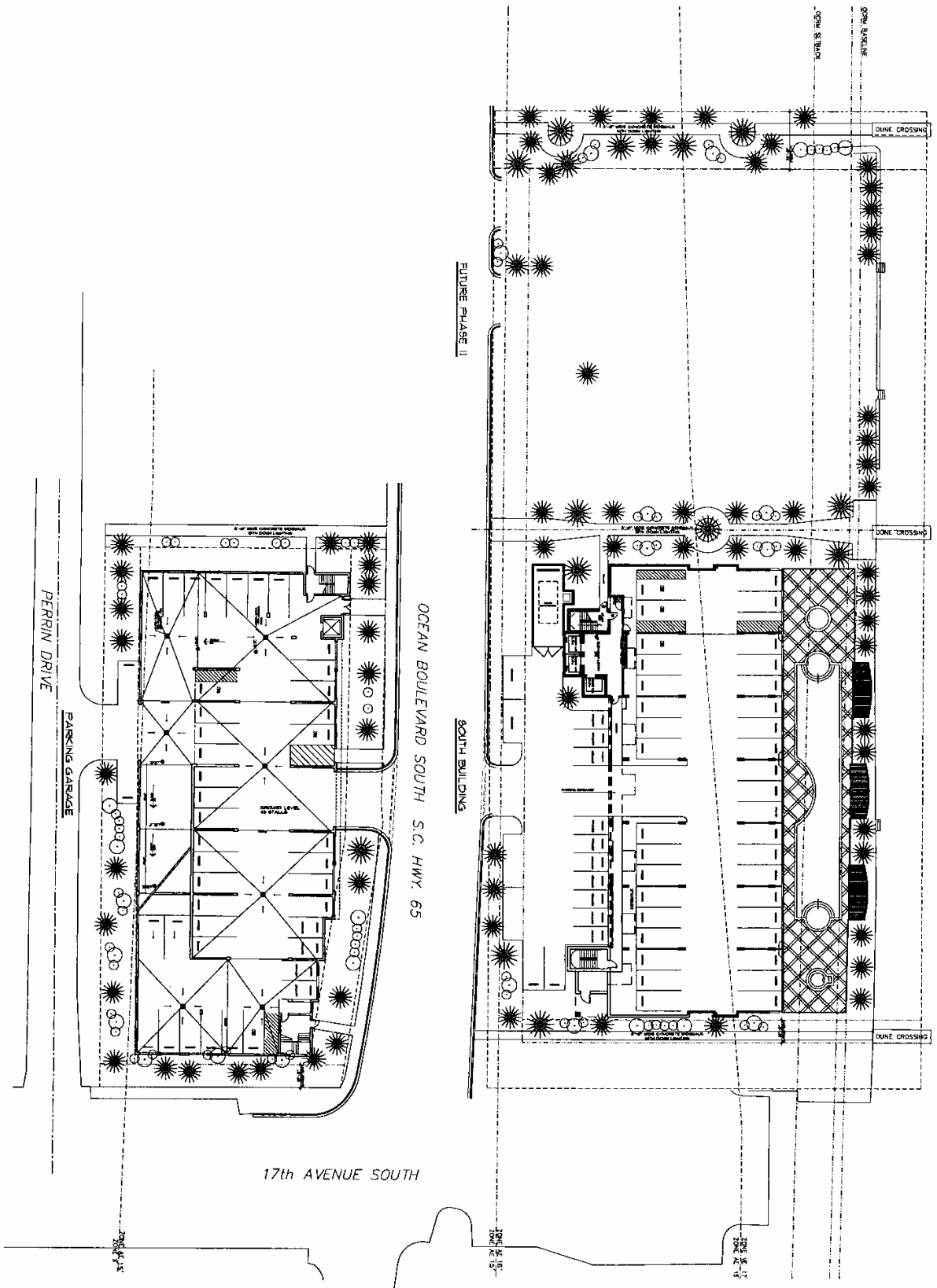
SIGNATURE	DATE
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COMMENTS

TOWER I

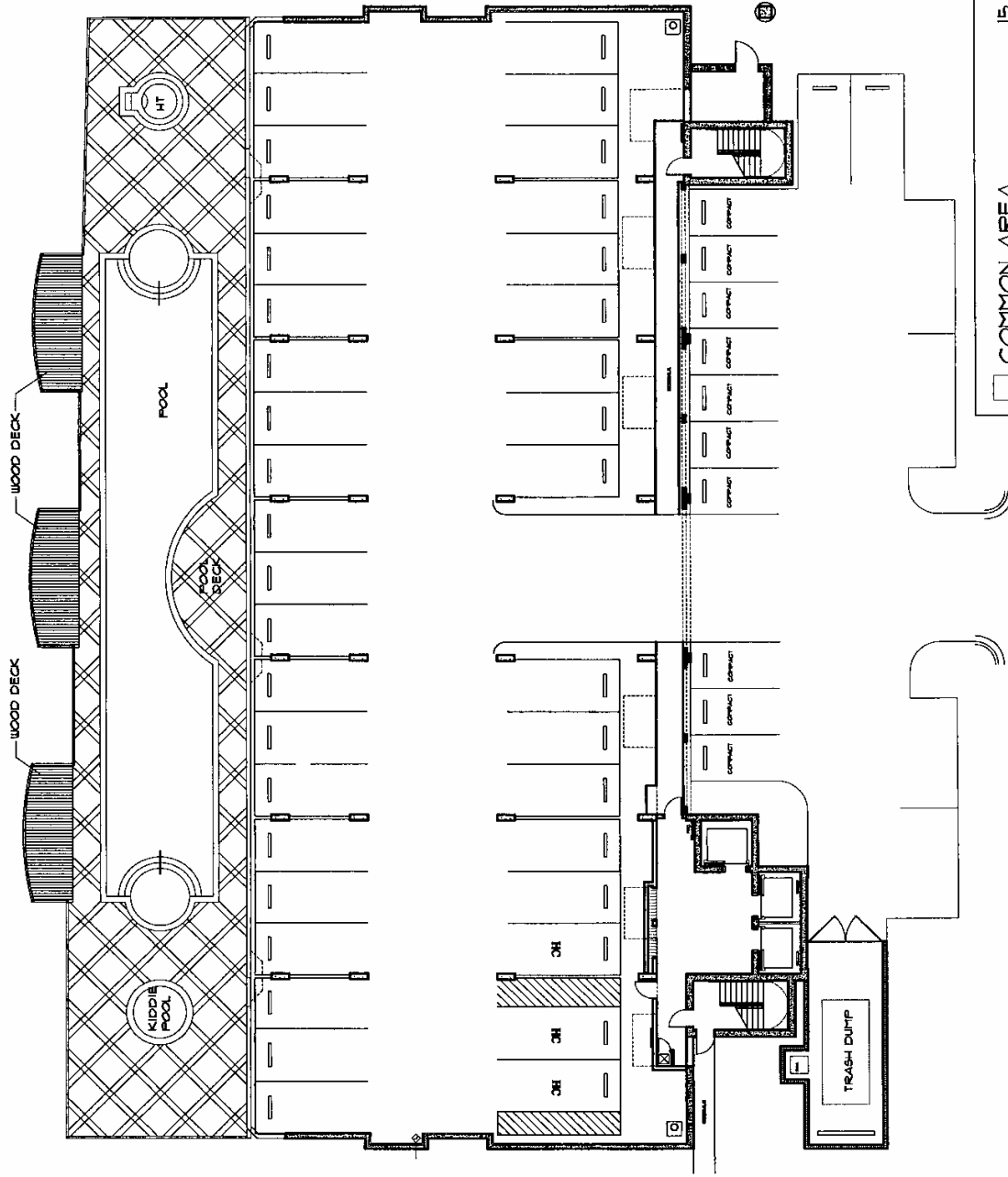
**EXHIBIT "C-1"**

[Phase I Plot Plans, consisting of  
Site Plan, Floor Plans, Unit Plans and Elevations]



**SITE PLAN PHASE I**





□	COMMON AREA	15,704 sq. ft.
■	LIMITED COMMON AREA	0 sq. ft.
▨	COMMERCIAL UNIT AREA	0 sq. ft.
▩	UNIT AREA	0 sq. ft.
	TOTAL AREA	15,704 sq. ft.

PARKING LEVEL PHASE I

APARTMENT NUMBERS	S112
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APARTMENT NUMBERS	S111
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APARTMENT NUMBERS	S110
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APARTMENT NUMBERS	S109
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APARTMENT NUMBERS	S108
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APARTMENT NUMBERS	S107
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APARTMENT NUMBERS	S106
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UNIT 'A' OPP.

UNIT 'B' OPP.

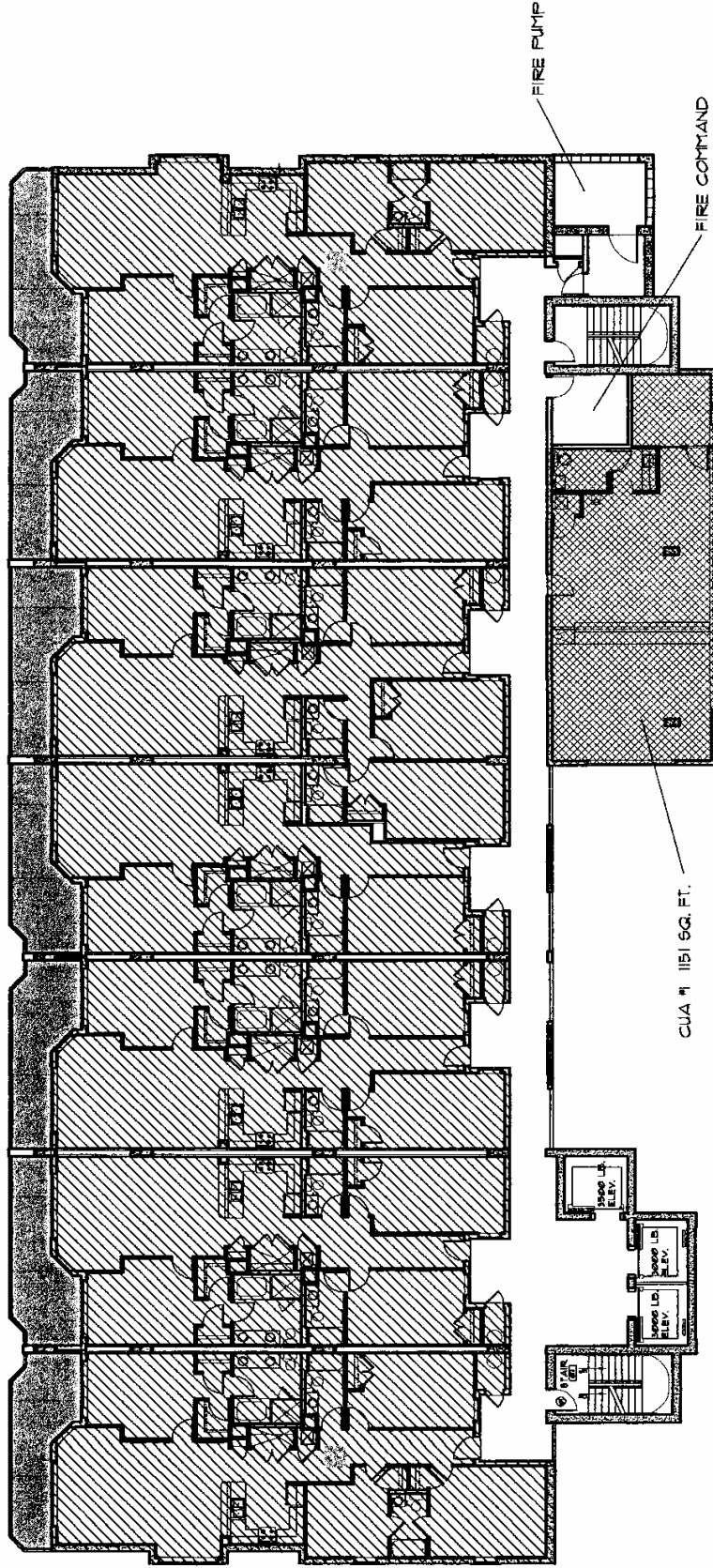
UNIT 'D'

UNIT 'C'

UNIT 'B' OPP.

UNIT 'B'

UNIT 'A'



COMMON AREA	2,575 sq. ft.
LIMITED COMMON AREA	1,400 sq. ft.
COMMERCIAL UNIT AREA	1,151 sq. ft.
UNIT AREA	11,848 sq. ft.
TOTAL AREA	16,974 sq. ft.

FLOOR PLANS - FIRST LEVEL

APARTMENT NUMBERS	5206
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APARTMENT NUMBERS	5207
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APARTMENT NUMBERS	5208
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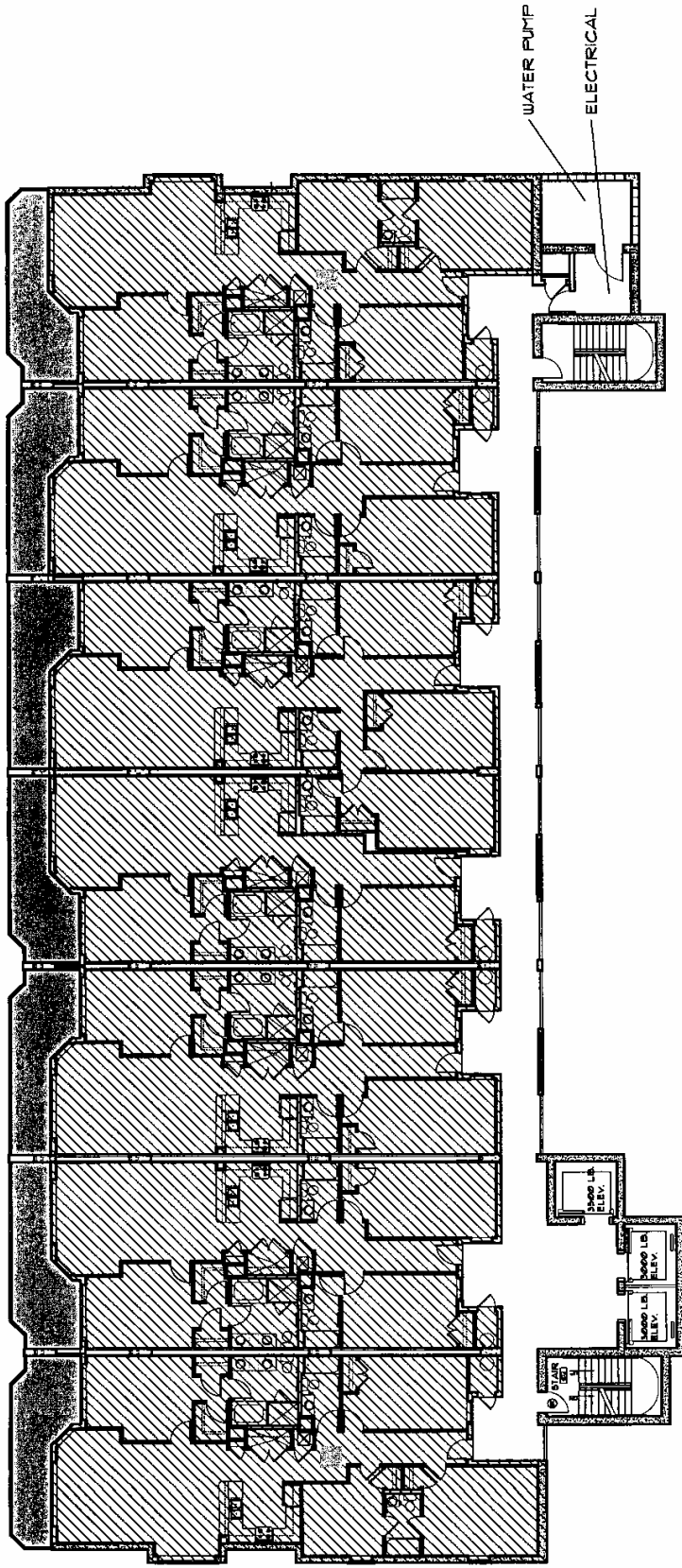
APARTMENT NUMBERS	5209
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APARTMENT NUMBERS	5210
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APARTMENT NUMBERS	5211
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APARTMENT NUMBERS	5212
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UNIT 'A'      UNIT 'B'      UNIT 'B' OFF.'      UNIT 'C'      UNIT 'D'      UNIT 'B' OFF.'      UNIT 'A' OFF.



□ COMMON AREA	2,491 sq. ft.
▨ LIMITED COMMON AREA	1,400 sq. ft.
▩ COMMERCIAL UNIT AREA	0 sq. ft.
▧ UNIT AREA	11,848 sq. ft.
TOTAL AREA	15,739 sq. ft.

FLOOR PLANS - SECOND LEVEL

APARTMENT NUMBERS	5306
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UNIT 'A'

APARTMENT NUMBERS	5307
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UNIT 'B'

APARTMENT NUMBERS	5308
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UNIT 'B OPP'

APARTMENT NUMBERS	5309
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UNIT 'C'

APARTMENT NUMBERS	5310
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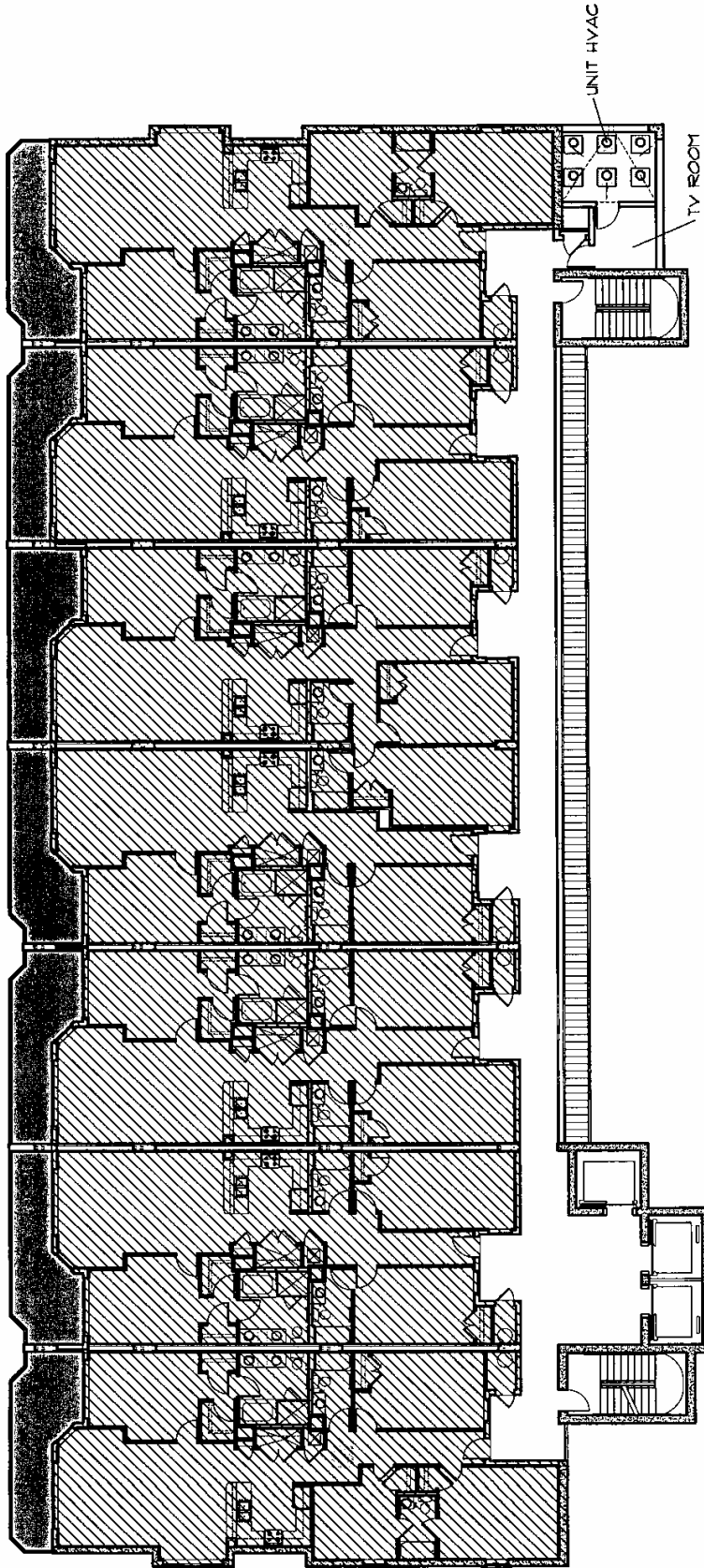
UNIT 'D'

APARTMENT NUMBERS	5311
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UNIT 'B OPP'

APARTMENT NUMBERS	5312
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UNIT 'A OPP'



COMMON AREA	2,454 sq. ft.
LIMITED COMMON AREA	1,437 sq. ft.
COMMERCIAL UNIT AREA	000 sq. ft.
UNIT AREA	11,848 sq. ft.
TOTAL AREA	15,739 sq. ft.

FLOOR PLANS - THIRD LEVEL

APARTMENT NUMBERS	9406
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UNIT 'A'

APARTMENT NUMBERS	9401
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UNIT 'B'

APARTMENT NUMBERS	9408
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UNIT 'B OPP.'

APARTMENT NUMBERS	9409
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UNIT 'C'

APARTMENT NUMBERS	9410
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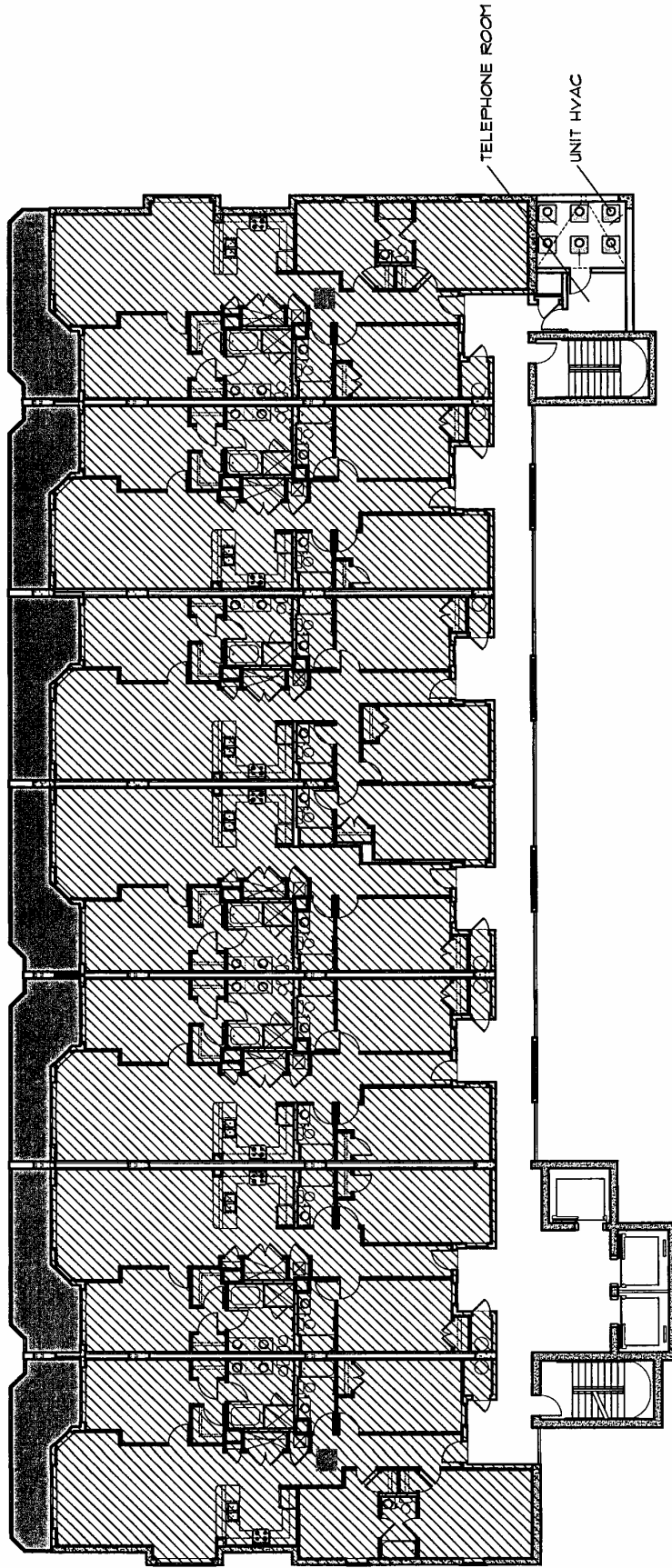
UNIT 'D'

APARTMENT NUMBERS	9411
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UNIT 'B OPP.'

APARTMENT NUMBERS	9412
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UNIT 'A OPP.'



□ COMMON AREA	2,454 sq. ft.
■ LIMITED COMMON AREA	1,437 sq. ft.
▨ COMMERCIAL UNIT AREA	0 sq. ft.
▧ UNIT AREA	11,848 sq. ft.
TOTAL AREA	15,739 sq. ft.

FLOOR PLANS - FOURTH LEVEL

APARTMENT NUMBERS	5506
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UNIT 'A'

APARTMENT NUMBERS	5507
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UNIT 'B'

APARTMENT NUMBERS	5508
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UNIT 'B OPP.'

APARTMENT NUMBERS	5509
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UNIT 'C'

APARTMENT NUMBERS	5510
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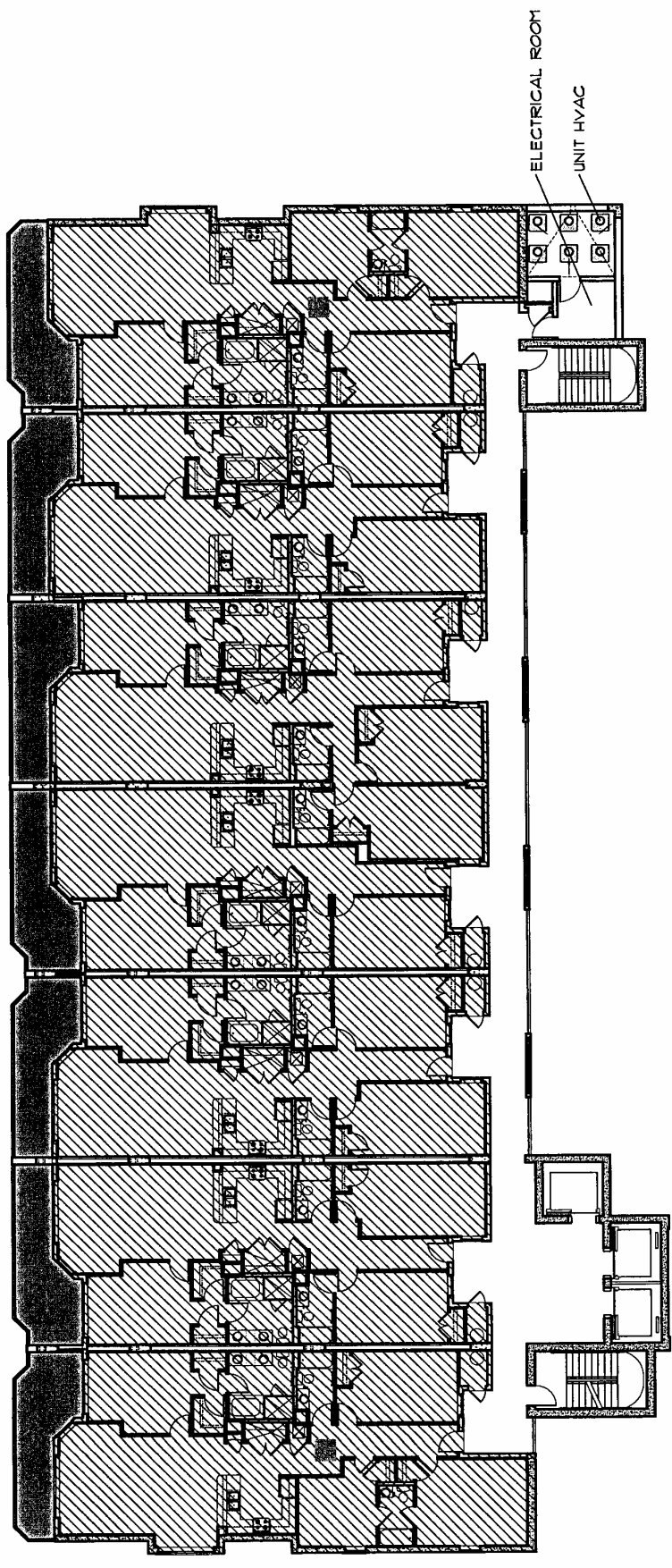
UNIT 'D'

APARTMENT NUMBERS	5511
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UNIT 'B OPP.'

APARTMENT NUMBERS	5512
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UNIT 'A OPP.'



□ COMMON AREA	2,454 sq. ft.
■ LIMITED COMMON AREA	1,437 sq. ft.
▨ COMMERCIAL UNIT AREA	0 sq. ft.
▧ UNIT AREA	11,848 sq. ft.
<b>TOTAL AREA</b>	<b>15,739 sq. ft.</b>

FLOOR PLANS - FIFTH LEVEL

APARTMENT NUMBERS	5606
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UNIT 'A'

APARTMENT NUMBERS	5607
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UNIT 'B'

APARTMENT NUMBERS	5608
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UNIT 'B OPP.'

APARTMENT NUMBERS	5609
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UNIT 'C'

APARTMENT NUMBERS	5610
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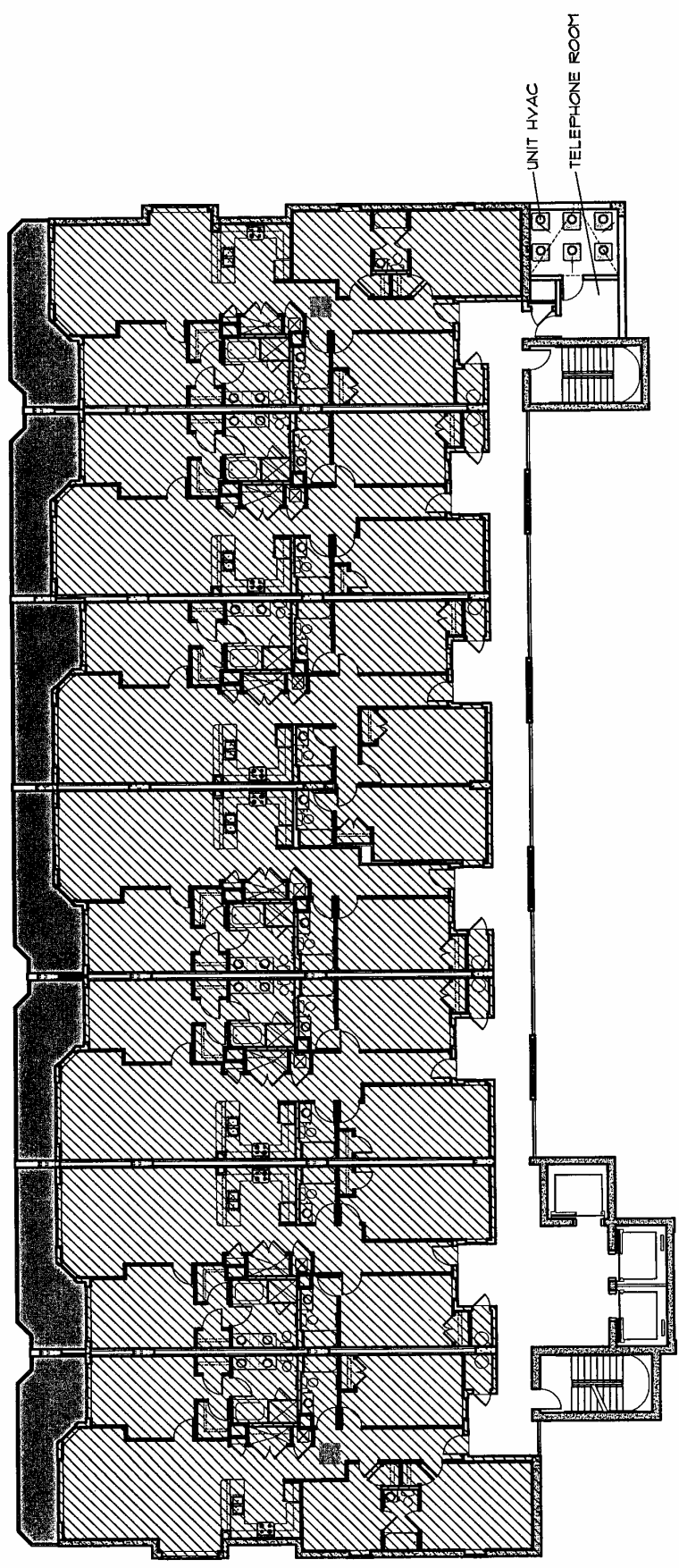
UNIT 'D'

APARTMENT NUMBERS	5611
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UNIT 'B OPP.'

APARTMENT NUMBERS	5612
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UNIT 'A OPP.'



COMMON AREA	2,454 sq. ft.
LIMITED COMMON AREA	1,437 sq. ft.
COMMERCIAL UNIT AREA	0 sq. ft.
UNIT AREA	11,848 sq. ft.
TOTAL AREA	15,739 sq. ft.

FLOOR PLANS - SIXTH LEVEL

APARTMENT NUMBERS	5712
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APARTMENT NUMBERS	5711
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APARTMENT NUMBERS	5710
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APARTMENT NUMBERS	5709
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APARTMENT NUMBERS	5708
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APARTMENT NUMBERS	5707
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APARTMENT NUMBERS	5706
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UNIT 'A' OPP.

UNIT 'B' OPP.

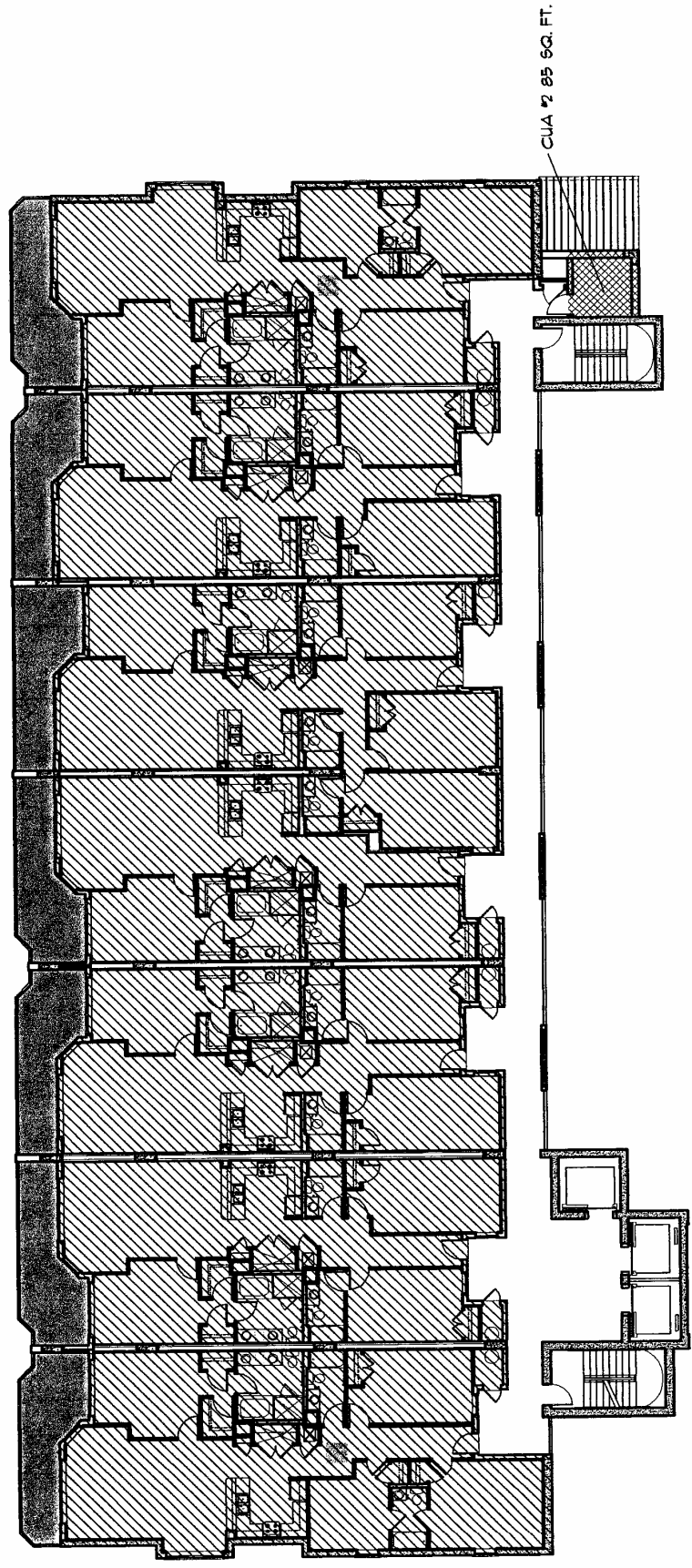
UNIT 'D'

UNIT 'C'

UNIT 'B' OPP.

UNIT 'E'

UNIT 'A'



□ COMMON AREA	2,255 sq. ft.
■ LIMITED COMMON AREA	1,400 sq. ft.
▨ COMMERCIAL UNIT AREA	85 sq. ft.
▧ UNIT AREA	11,848 sq. ft.
TOTAL AREA	15,588 sq. ft.

FLOOR PLANS - SEVENTH LEVEL



APARTMENT NUMBERS	5806
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UNIT 'A'

APARTMENT NUMBERS	5807
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UNIT 'B'

APARTMENT NUMBERS	5808
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UNIT 'B OPP.'

APARTMENT NUMBERS	5809
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UNIT 'C'

APARTMENT NUMBERS	5810
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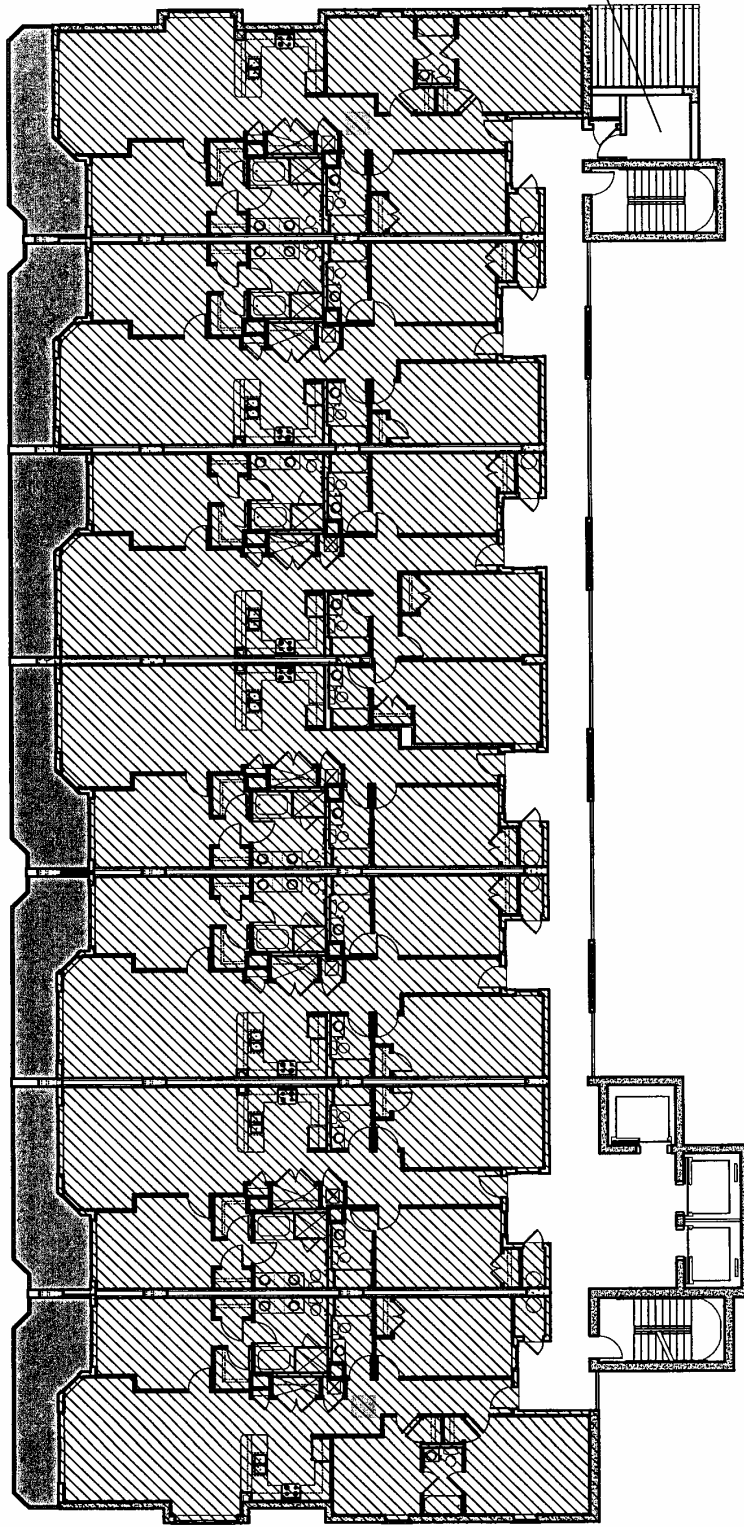
UNIT 'D'

APARTMENT NUMBERS	5811
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UNIT 'B OPP.'

APARTMENT NUMBERS	5812
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UNIT 'A OPP.'



ELECTRICAL ROOM

COMMON AREA	2,340 sq. ft.
LIMITED COMMON AREA	1,400 sq. ft.
COMMERCIAL UNIT AREA	0 sq. ft.
UNIT AREA	11,848 sq. ft.
TOTAL AREA	15,588 sq. ft.

FLOOR PLANS - EIGHTH LEVEL

APARTMENT NUMBERS	9906
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UNIT 'A'

APARTMENT NUMBERS	9907
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UNIT 'B'

APARTMENT NUMBERS	9908
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UNIT 'B OPP.'

APARTMENT NUMBERS	9909
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UNIT 'C'

APARTMENT NUMBERS	9910
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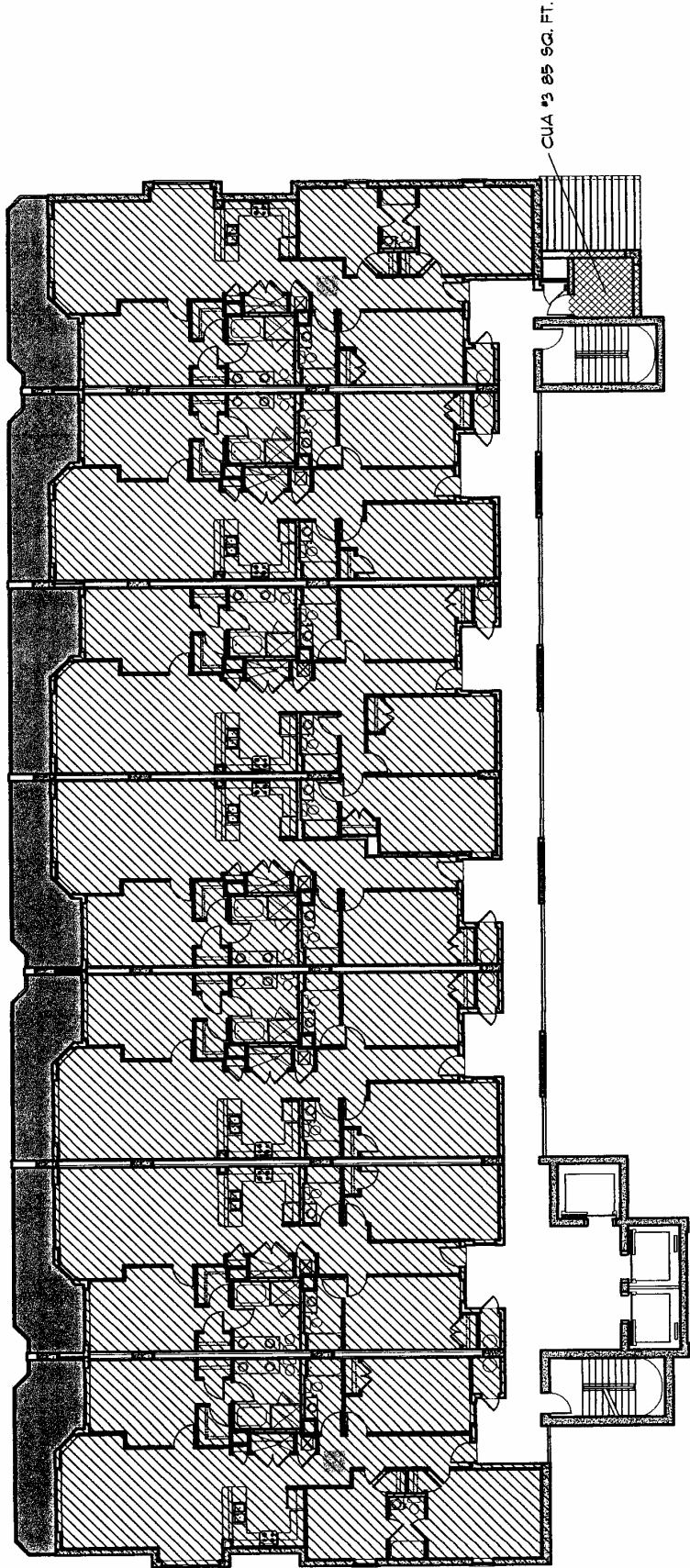
UNIT 'D'

APARTMENT NUMBERS	9911
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UNIT 'B OPP.'

APARTMENT NUMBERS	9912
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UNIT 'A OPP'



COMMON AREA	2,255 sq. ft.
LIMITED COMMON AREA	1,400 sq. ft.
COMMERCIAL UNIT AREA	85 sq. ft.
UNIT AREA	11,848 sq. ft.
TOTAL AREA	15,588 sq. ft.

FLOOR PLANS - NINTH LEVEL

APARTMENT NUMBERS	51006
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UNIT 'A'

APARTMENT NUMBERS	51007
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UNIT 'B'

APARTMENT NUMBERS	51008
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UNIT 'B OPP.'

APARTMENT NUMBERS	51009
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UNIT 'C'

APARTMENT NUMBERS	51010
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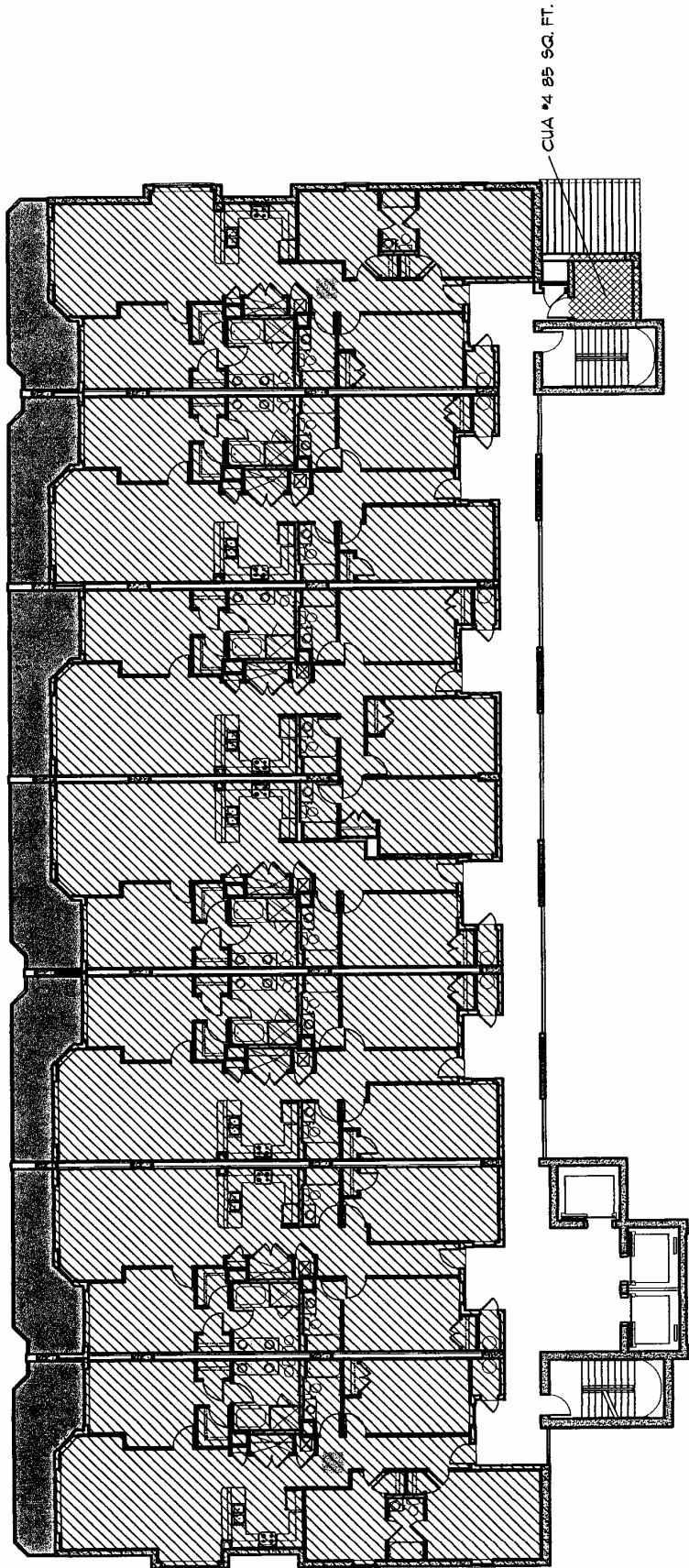
UNIT 'D'

APARTMENT NUMBERS	51011
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UNIT 'B OPP.'

APARTMENT NUMBERS	51012
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UNIT 'A OPP'



COMMON AREA	2,255 sq. ft.
LIMITED COMMON AREA	1,400 sq. ft.
COMMERCIAL UNIT AREA	85 sq. ft.
UNIT AREA	11,848 sq. ft.
TOTAL AREA	15,588 sq. ft.

FLOOR PLANS - TENTH LEVEL

APARTMENT NUMBERS	51106
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UNIT 'A'

APARTMENT NUMBERS	51107
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UNIT 'B'

APARTMENT NUMBERS	51108
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UNIT 'B OPP.'

APARTMENT NUMBERS	51109
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UNIT 'C'

APARTMENT NUMBERS	51110
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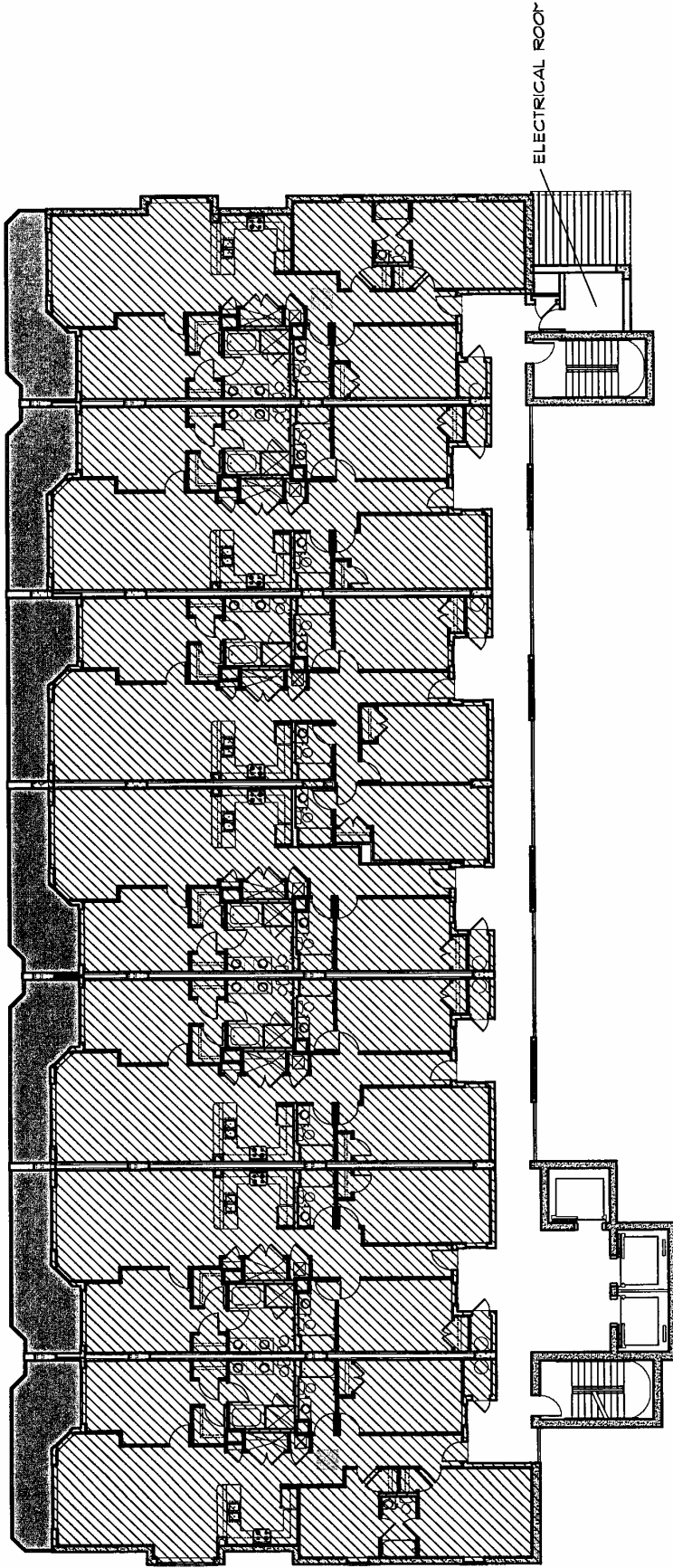
UNIT 'D'

APARTMENT NUMBERS	51111
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UNIT 'B OPP.'

APARTMENT NUMBERS	51112
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UNIT 'A OPP'



ELECTRICAL ROOM

COMMON AREA	2,340 sq. ft.
LIMITED COMMON AREA	1,400 sq. ft.
COMMERCIAL UNIT AREA	0 sq. ft.
UNIT AREA	11,848 sq. ft.
TOTAL AREA	15,588 sq. ft.

FLOOR PLANS - ELEVENTH LEVEL

APARTMENT NUMBERS	51212
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APARTMENT NUMBERS	51211
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APARTMENT NUMBERS	51210
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APARTMENT NUMBERS	51209
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APARTMENT NUMBERS	51208
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APARTMENT NUMBERS	51207
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APARTMENT NUMBERS	51206
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UNIT 'A' OFF.

UNIT 'B' OFF.

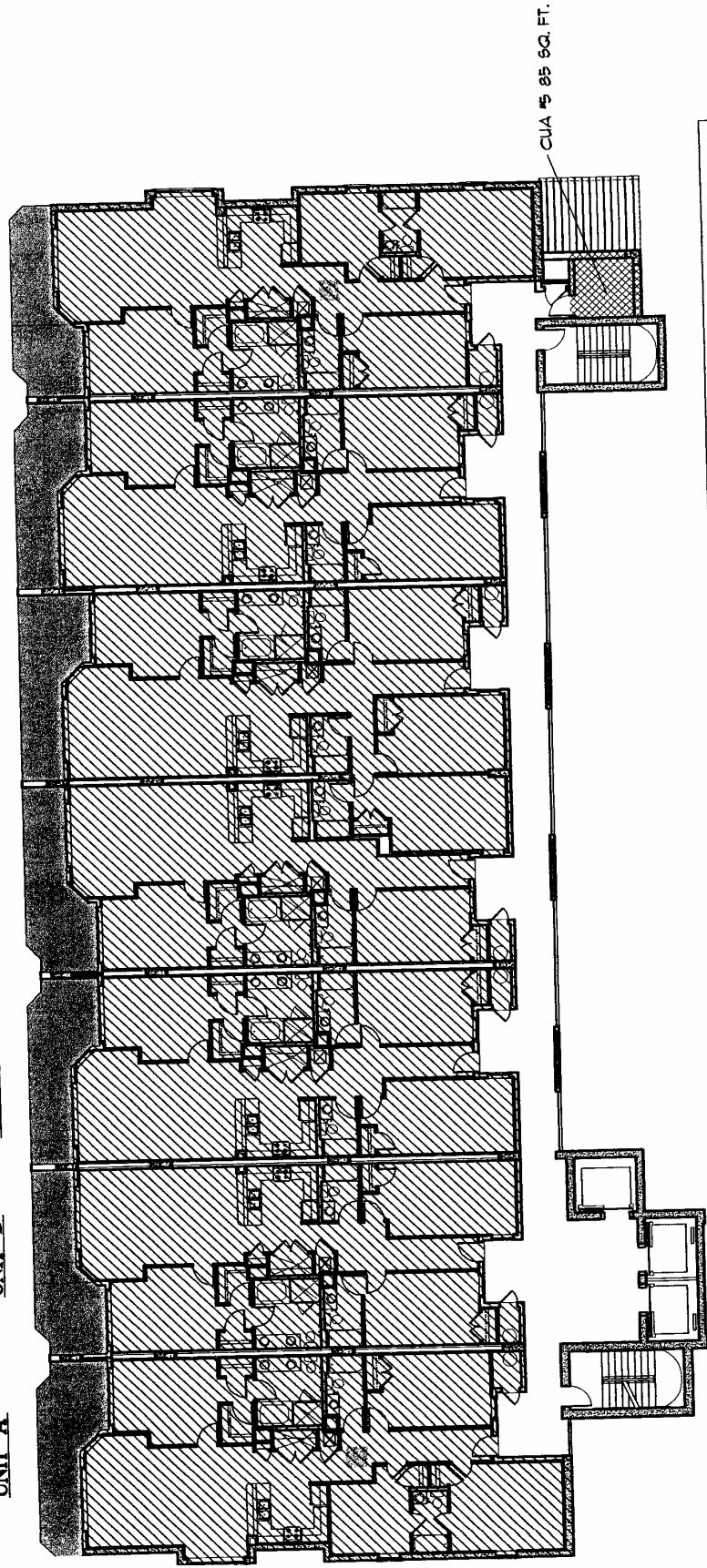
UNIT 'D'

UNIT 'C'

UNIT 'B' OFF.

UNIT 'B'

UNIT 'A'



COMMON AREA	2,255 sq. ft.
LIMITED COMMON AREA	1,400 sq. ft.
COMMERCIAL UNIT AREA	85 sq. ft.
UNIT AREA	11,848 sq. ft.
TOTAL AREA	15,588 sq. ft.

FLOOR PLANS - TWELFTH LEVEL

APARTMENT NUMBERS	51306
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UNIT 'A'

APARTMENT NUMBERS	51307
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UNIT 'B'

APARTMENT NUMBERS	51308
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UNIT 'B OPP.'

APARTMENT NUMBERS	51309
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UNIT 'C'

APARTMENT NUMBERS	51310
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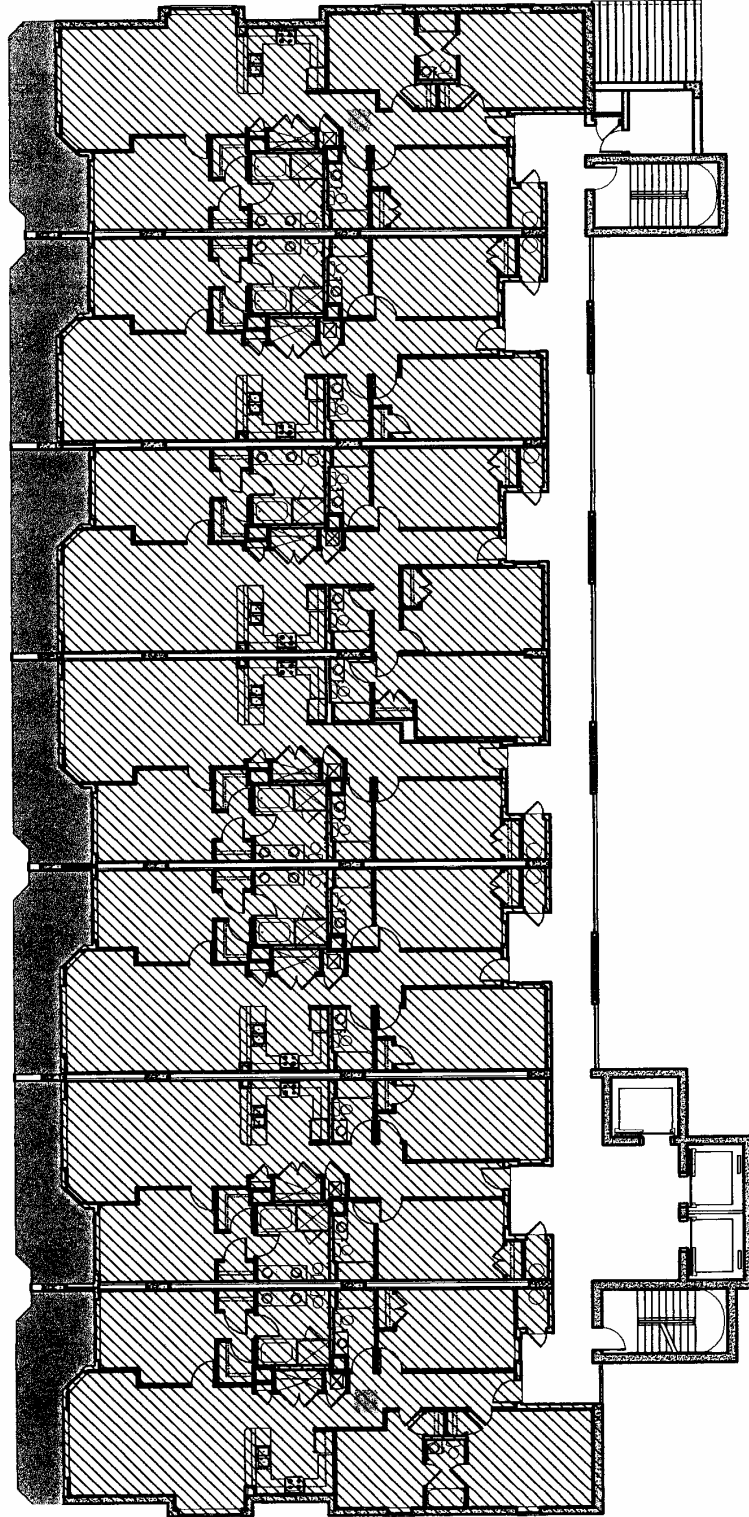
UNIT 'D'

APARTMENT NUMBERS	51311
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UNIT 'B OPP.'

APARTMENT NUMBERS	51312
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UNIT 'A OPP.'



COMMON AREA	2,340 sq. ft.
LIMITED COMMON AREA	1,400 sq. ft.
COMMERCIAL UNIT AREA	0 sq. ft.
UNIT AREA	11,848 sq. ft.
TOTAL AREA	15,588 sq. ft.

FLOOR PLANS - THIRTEENTH LEVEL

APARTMENT NUMBERS	51406
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UNIT 'A'

APARTMENT NUMBERS	51407
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UNIT 'B'

APARTMENT NUMBERS	51408
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UNIT 'B OPP.'

APARTMENT NUMBERS	51409
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UNIT 'C'

APARTMENT NUMBERS	51410
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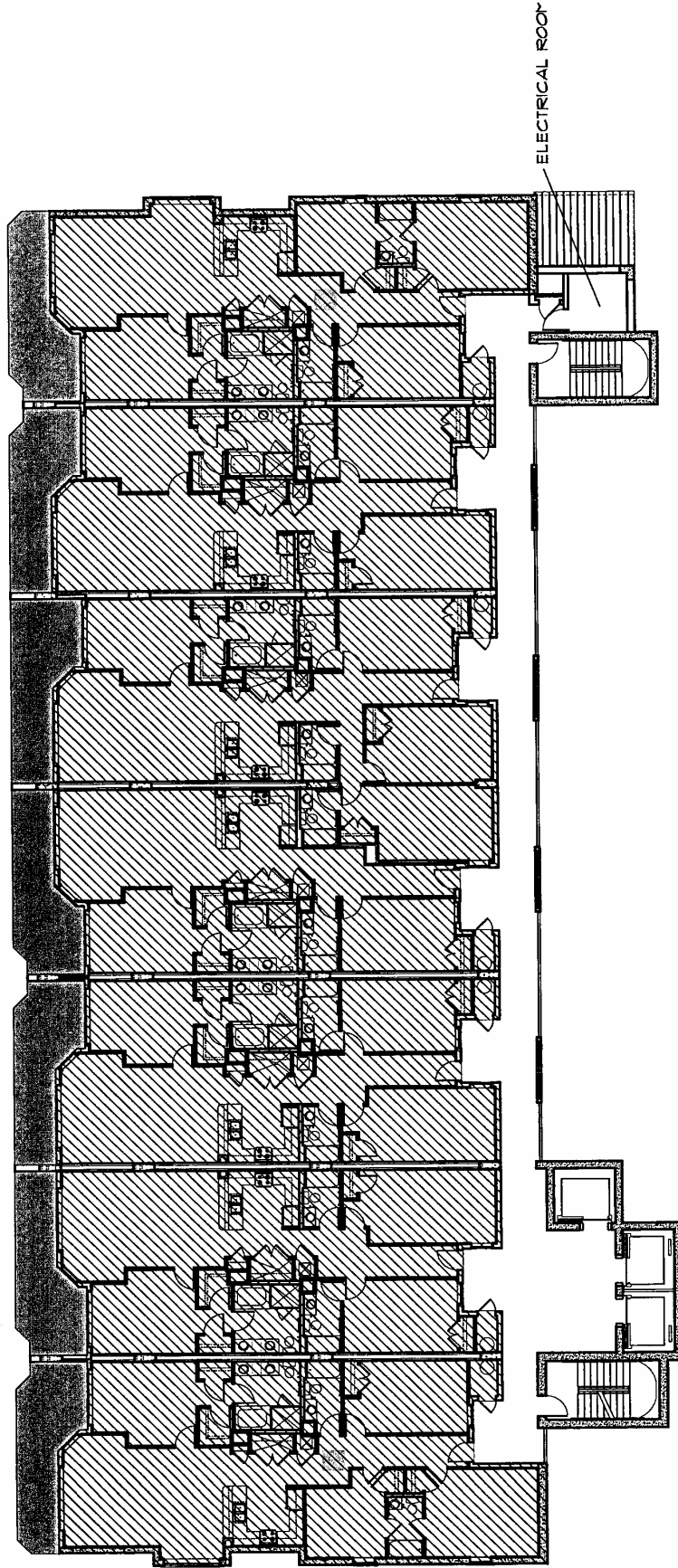
UNIT 'D'

APARTMENT NUMBERS	51411
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UNIT 'B OPP.'

APARTMENT NUMBERS	51412
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UNIT 'A OPP.'



COMMON AREA	2,340 sq. ft.
LIMITED COMMON AREA	1,400 sq. ft.
COMMERCIAL UNIT AREA	0 sq. ft.
UNIT AREA	11,848 sq. ft.
TOTAL AREA	15,588 sq. ft.

FLOOR PLANS - FORTIETH LEVEL

APARTMENT NUMBERS	§1506
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UNIT 'A'

APARTMENT NUMBERS	§1507
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UNIT 'B'

APARTMENT NUMBERS	§1508
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UNIT 'B OPP.'

APARTMENT NUMBERS	§1509
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UNIT 'C'

APARTMENT NUMBERS	§1510
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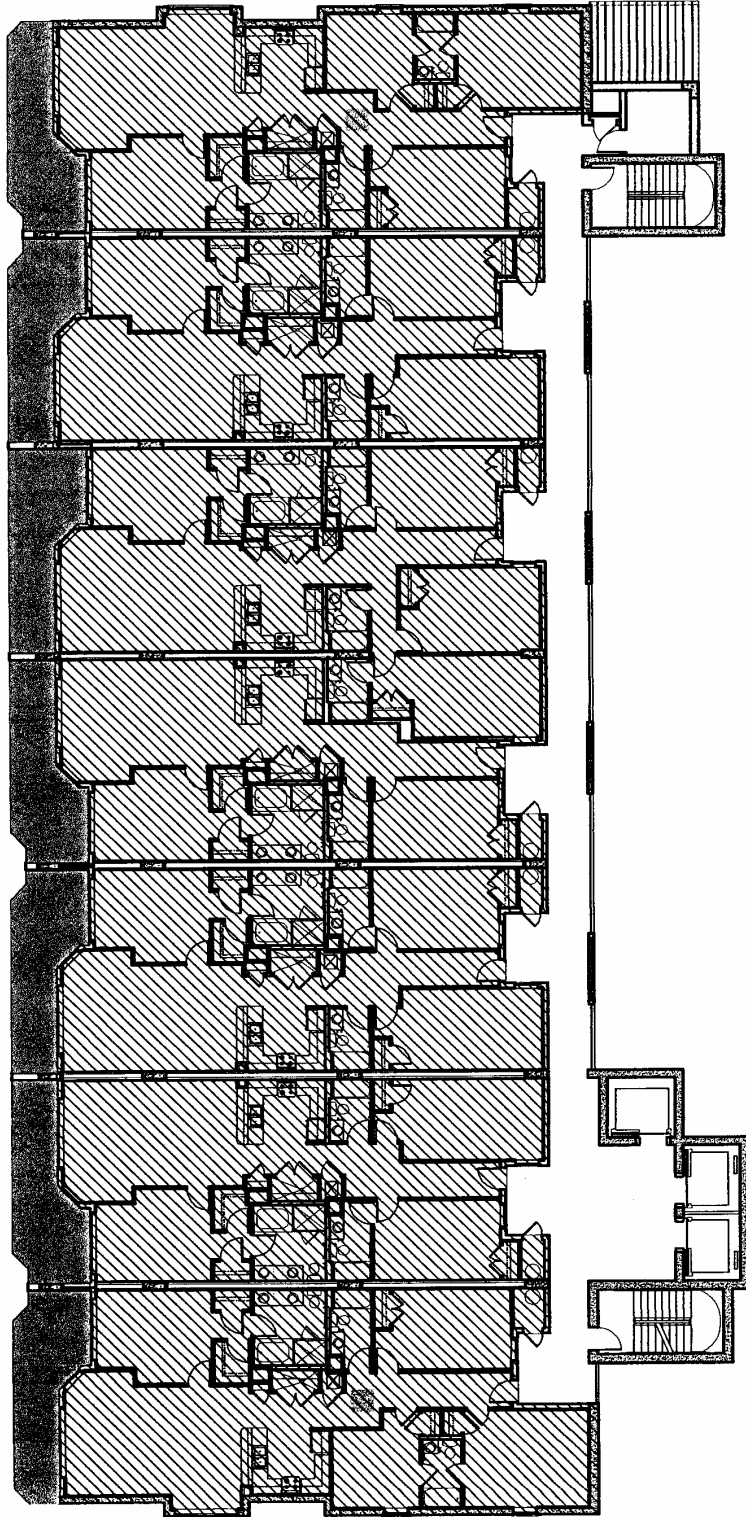
UNIT 'D'

APARTMENT NUMBERS	§1511
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UNIT 'B OPP.'

APARTMENT NUMBERS	§1512
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UNIT 'A OPP.'



□ COMMON AREA	2,340 sq. ft.
■ LIMITED COMMON AREA	1,400 sq. ft.
▨ COMMERCIAL UNIT AREA	0 sq. ft.
▩ UNIT AREA	11,848 sq. ft.
TOTAL AREA	15,588 sq. ft.

FLOOR PLANS - FIFTEENTH LEVEL



APARTMENT NUMBERS	51606
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UNIT 'A'

APARTMENT NUMBERS	51607
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UNIT 'B'

APARTMENT NUMBERS	51608
----------------------	-------

UNIT 'B OPP.'

APARTMENT NUMBERS	51609
----------------------	-------

UNIT 'C'

APARTMENT NUMBERS	51610
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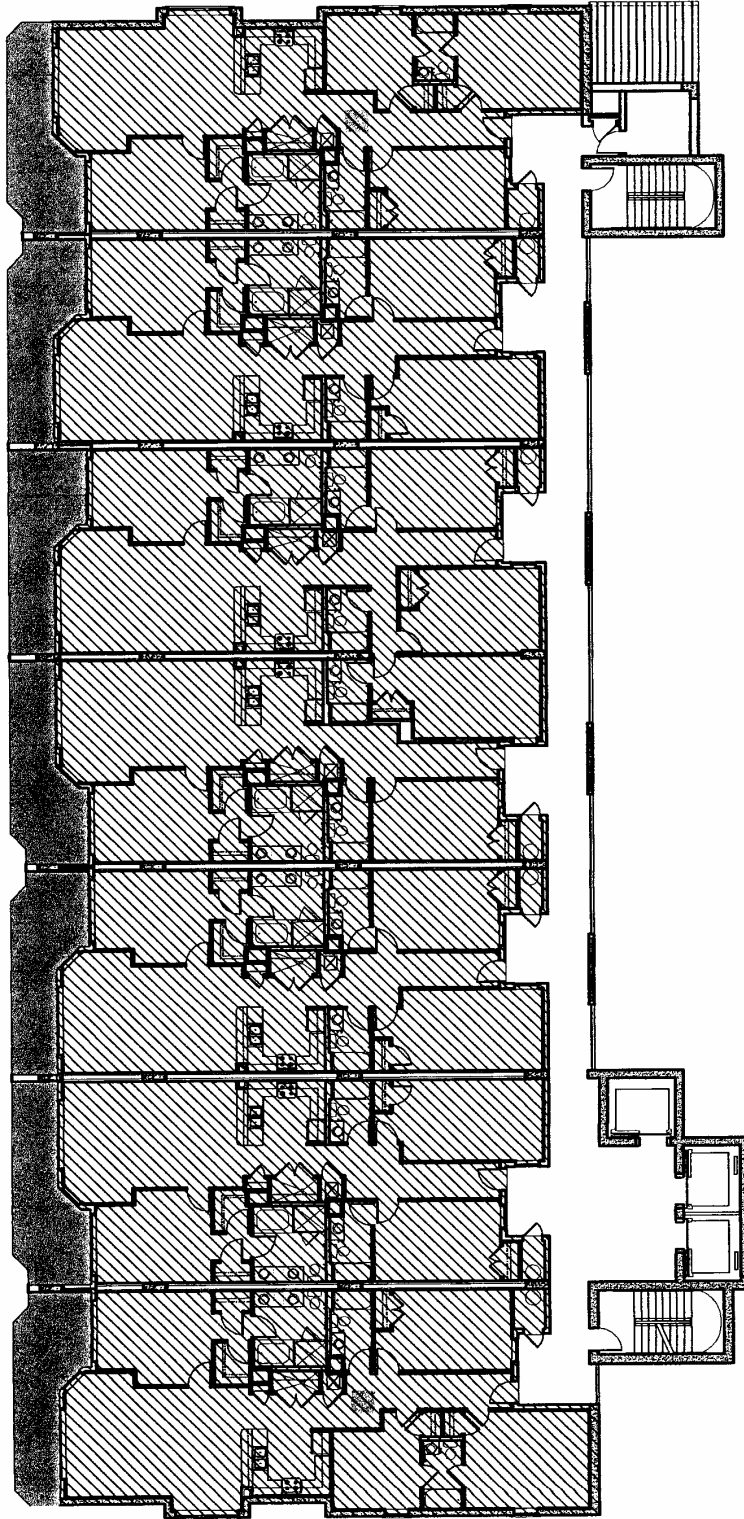
UNIT 'D'

APARTMENT NUMBERS	51611
----------------------	-------

UNIT 'B OPP.'

APARTMENT NUMBERS	51612
----------------------	-------

UNIT 'A OPP'



□ COMMON AREA	2,340 sq. ft.
■ LIMITED COMMON AREA	1,400 sq. ft.
▨ COMMERCIAL UNIT AREA	0 sq. ft.
▧ UNIT AREA	11,848 sq. ft.
TOTAL AREA	15,588 sq. ft.

FLOOR PLANS - SIXTEENTH LEVEL

APARTMENT NUMBERS	91106
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APARTMENT NUMBERS	91107
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APARTMENT NUMBERS	91108
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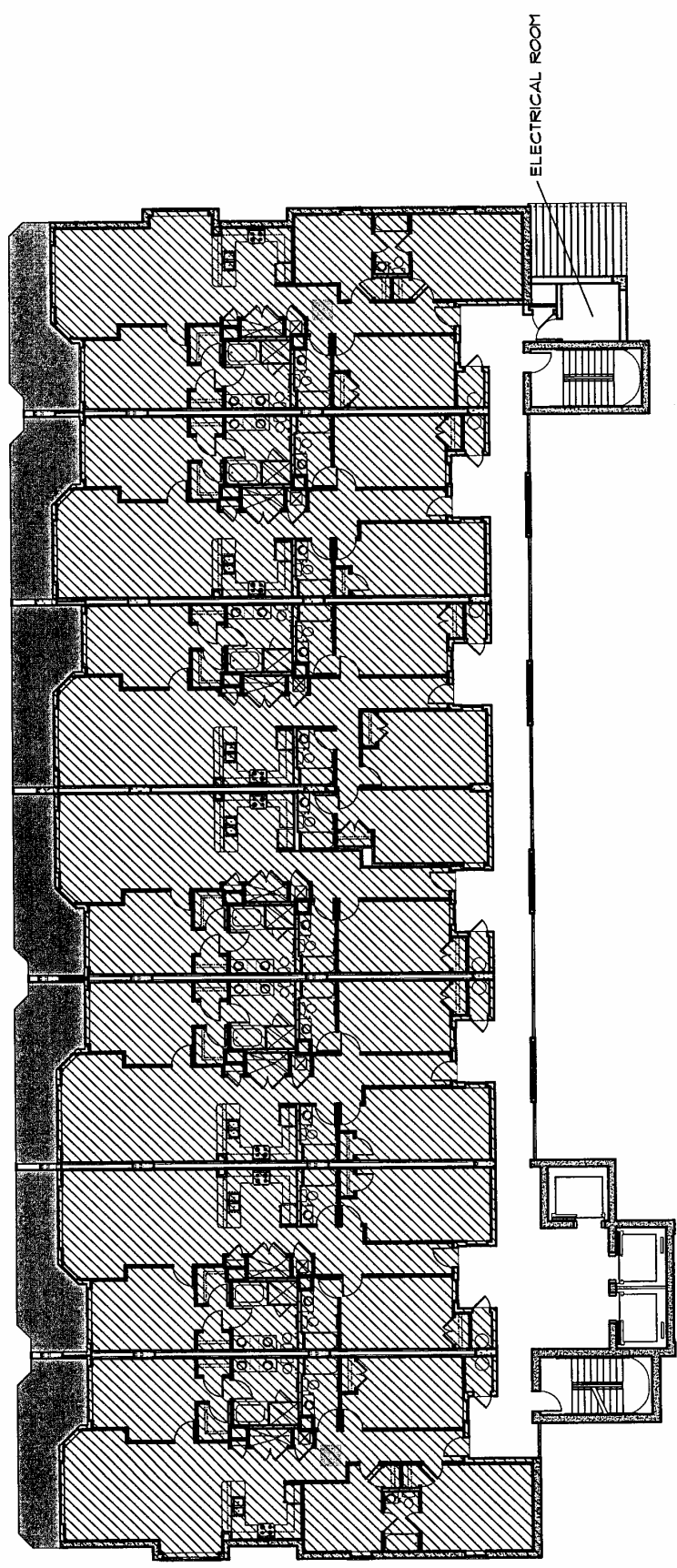
APARTMENT NUMBERS	91109
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APARTMENT NUMBERS	91110
-------------------	-------

APARTMENT NUMBERS	91111
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APARTMENT NUMBERS	91412
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UNIT 'A'      UNIT 'B'      UNIT 'B OPP.'      UNIT 'C'      UNIT 'D'      UNIT 'B OPP.'      UNIT 'A OPP.'



COMMON AREA	2,340 sq. ft.
LIMITED COMMON AREA	1,400 sq. ft.
COMMERCIAL UNIT AREA	0 sq. ft.
UNIT AREA	11,848 sq. ft.
TOTAL AREA	15,588 sq. ft.

FLOOR PLANS - SEVENTEENTH LEVEL

APARTMENT NUMBERS	61812
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APARTMENT NUMBERS	61811
----------------------	-------

APARTMENT NUMBERS	61810
----------------------	-------

APARTMENT NUMBERS	61809
----------------------	-------

APARTMENT NUMBERS	61808
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APARTMENT NUMBERS	61807
----------------------	-------

APARTMENT NUMBERS	61806
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UNIT 'A' OFF.

UNIT 'B' OFF.

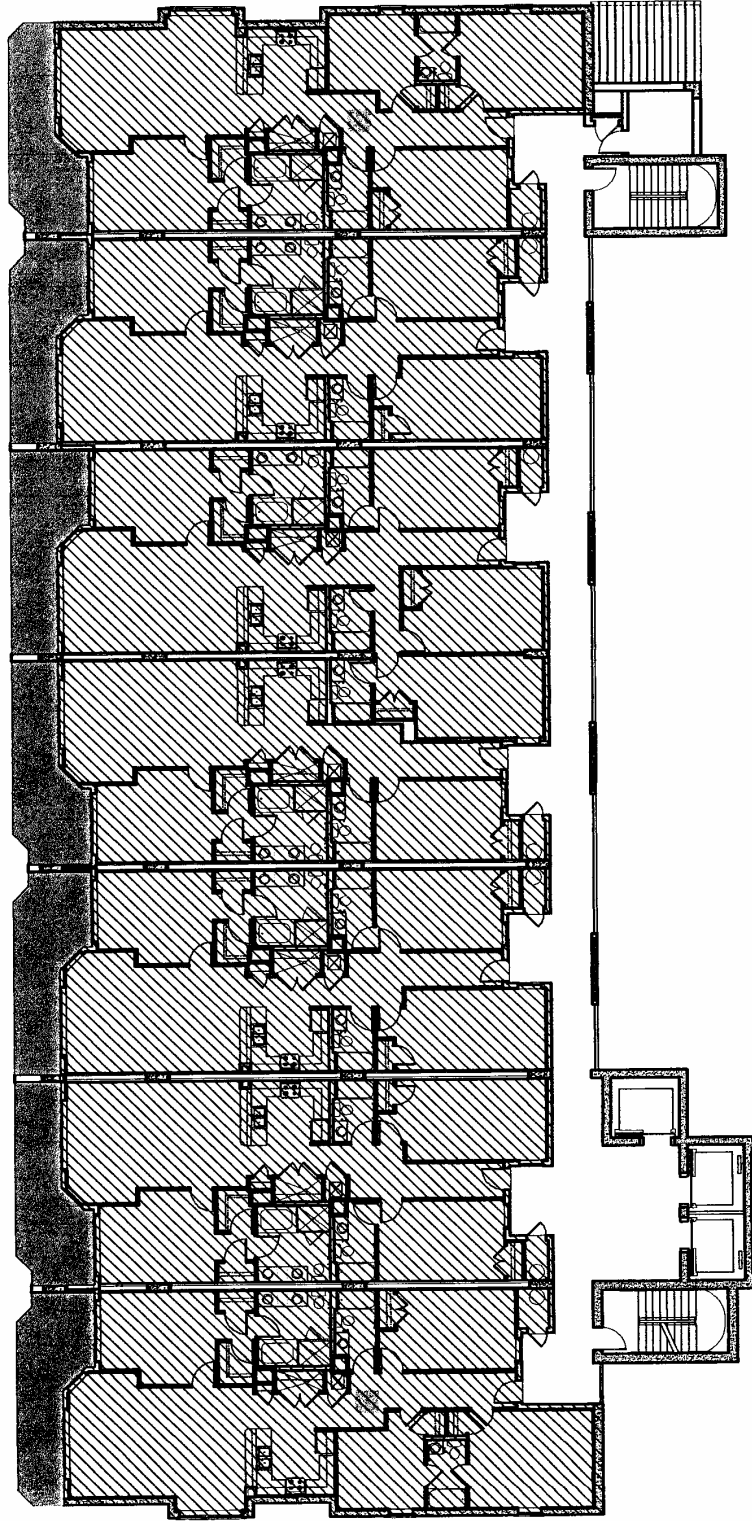
UNIT 'D'

UNIT 'C'

UNIT 'B' OFF.

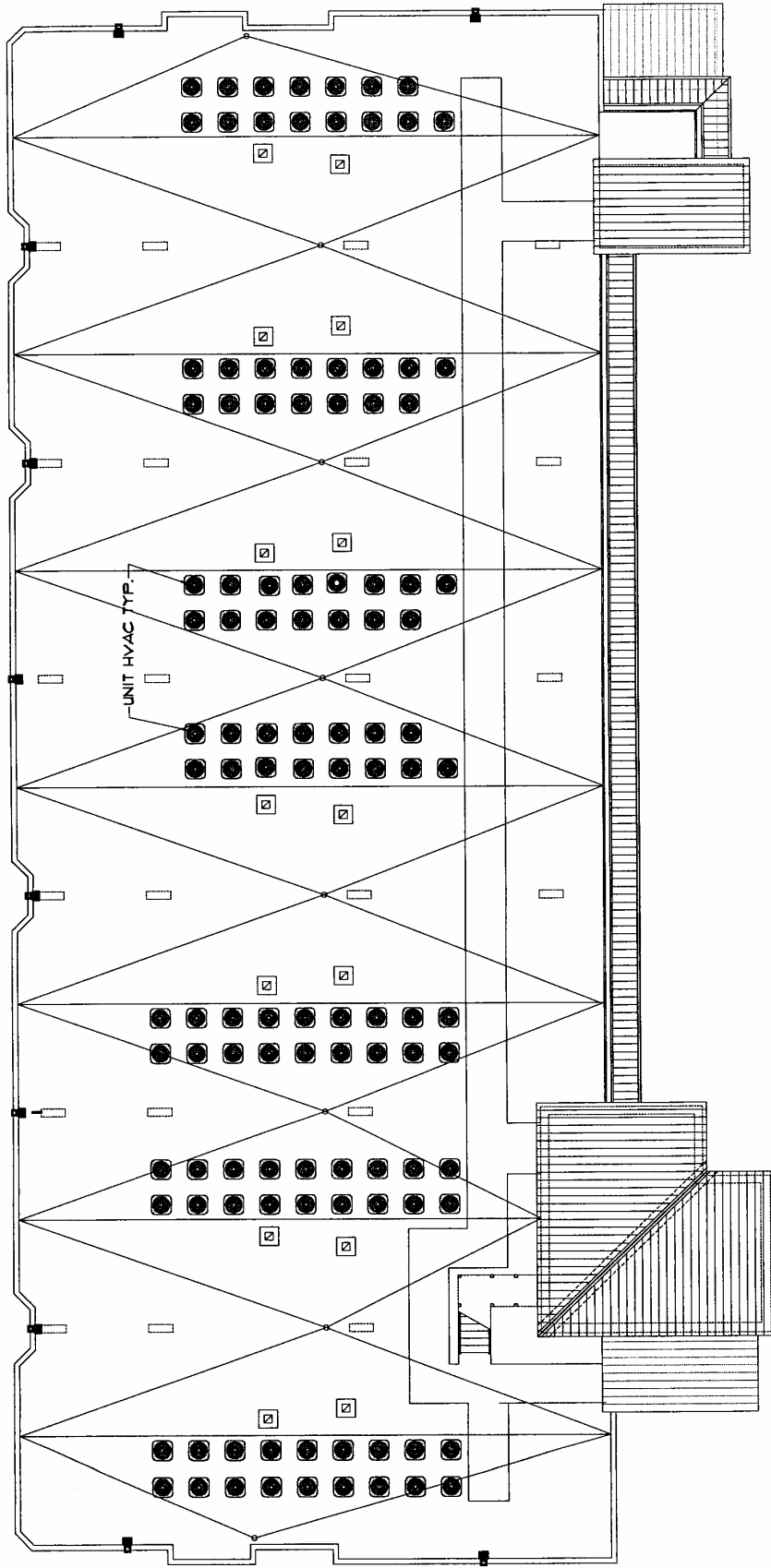
UNIT 'B'

UNIT 'A'



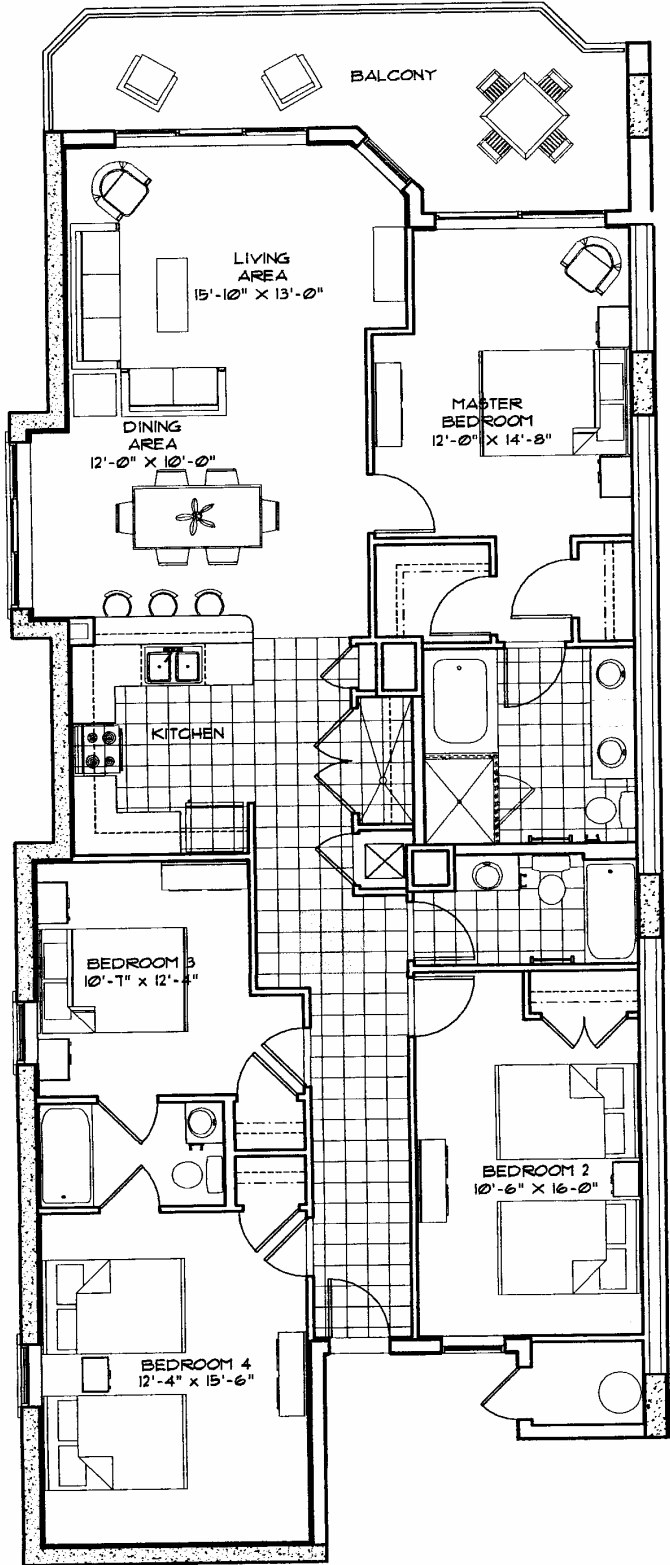
□ COMMON AREA	2,340 sq. ft.
▒ LIMITED COMMON AREA	1,400 sq. ft.
▤ COMMERCIAL UNIT AREA	0 sq. ft.
▨ UNIT AREA	11,848 sq. ft.
TOTAL AREA	15,588 sq. ft.

FLOOR PLANS - EIGHTEENTH LEVEL.



□	COMMON AREA	15,052 sq. ft.
■	LIMITED COMMON AREA	687 sq. ft.
▨	COMMERCIAL UNIT AREA	000 sq. ft.
▩	UNIT AREA	000 sq. ft.
	TOTAL AREA	15,739 sq. ft.

ROOF PLANS



APARTMENT NUMBERS	
\$ 106	
\$ 206	
\$ 306	
\$ 406	
\$ 506	
\$ 606	
\$ 706	
\$ 806	
\$ 906	
\$ 1006	
\$ 1106	
\$ 1206	
\$ 1306	
\$ 1406	
\$ 1506	
\$ 1606	
\$ 1706	
\$ 1806	

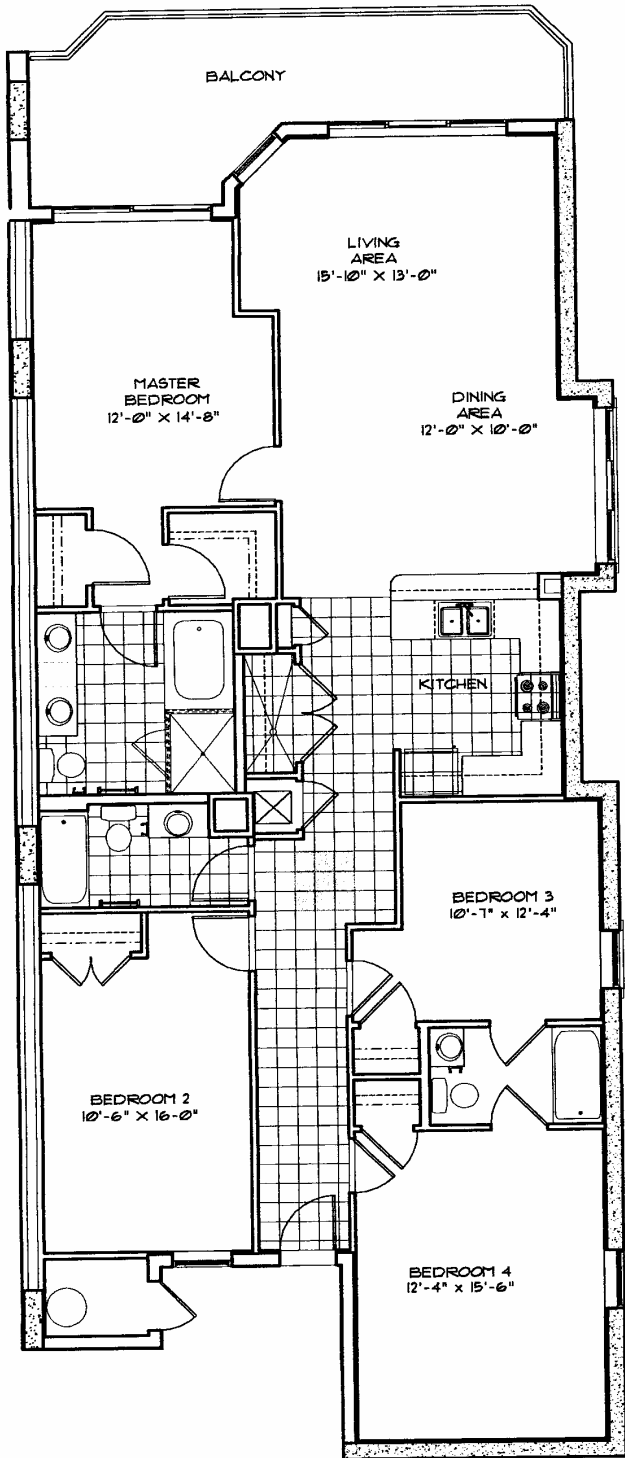
AREA SHOWN USING STANDARD ARCHITECTURAL MEASURING METHODS (FROM CENTER OF INTERIOR COMMON WALL TO OUTSIDE OF EXTERIOR WALL.)

SQUARE FOOTAGE:	
HEATED	1788
BALCONY	202
STORAGE	21
TOTAL	2011

AREA SHOWN BY CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OF PERIMETER WALLS.

SQUARE FOOTAGE:	
HEATED	1631
BALCONY	202
STORAGE	27
TOTAL	1860

## UNIT "A" FLOOR PLAN



APARTMENT NUMBERS	
S	112
S	212
S	312
S	412
S	512
S	612
S	712
S	812
S	912
S	1012
S	1112
S	1212
S	1312
S	1412
S	1512
S	1612
S	1712
S	1812

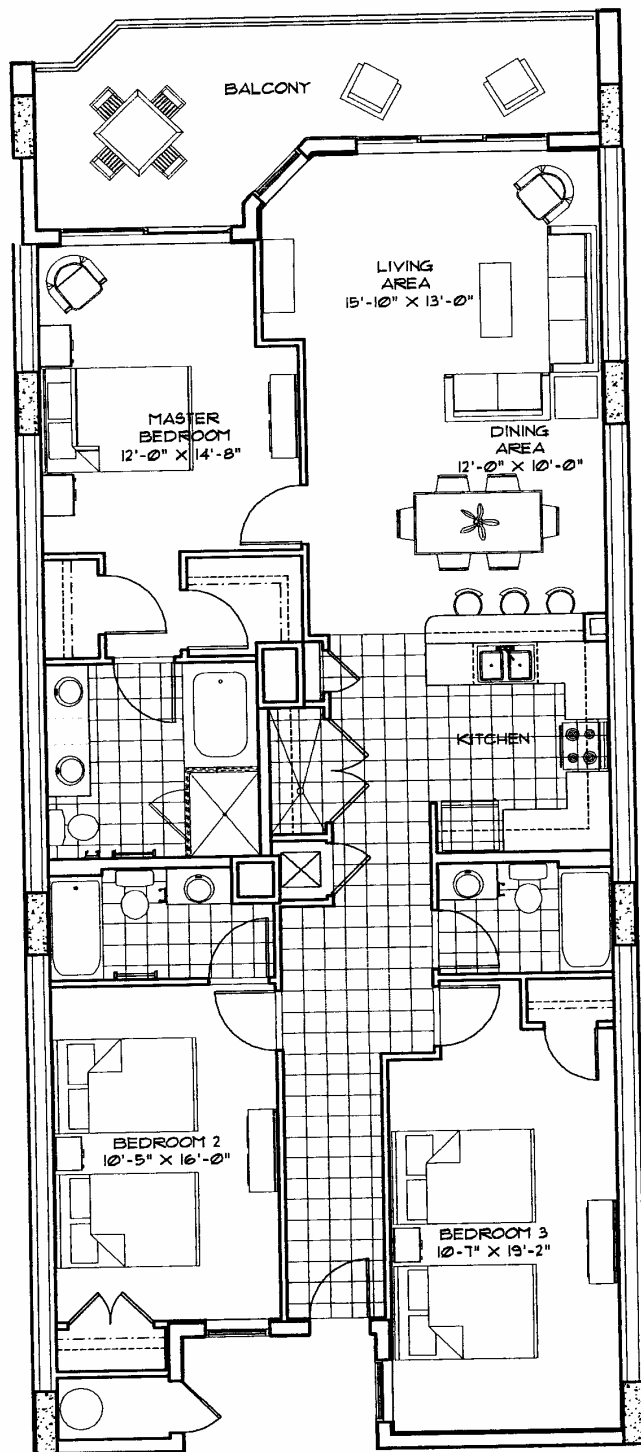
AREA SHOWN USING STANDARD ARCHITECTURAL MEASURING METHODS (FROM CENTER OF INTERIOR COMMON WALL TO OUTSIDE OF EXTERIOR WALL.)

SQUARE FOOTAGE:	
HEATED	1788
BALCONY	202
STORAGE	27
TOTAL	2017

AREA SHOWN BY CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OF PERIMETER WALLS.

SQUARE FOOTAGE:	
HEATED	1631
BALCONY	202
STORAGE	27
TOTAL	1860

## UNIT "A OPP" FLOOR PLAN



APARTMENT NUMBERS	
\$	101
\$	201
\$	301
\$	401
\$	501
\$	601
\$	701
\$	801
\$	901
\$	1001
\$	1101
\$	1201
\$	1301
\$	1401
\$	1501
\$	1601
\$	1701
\$	1801

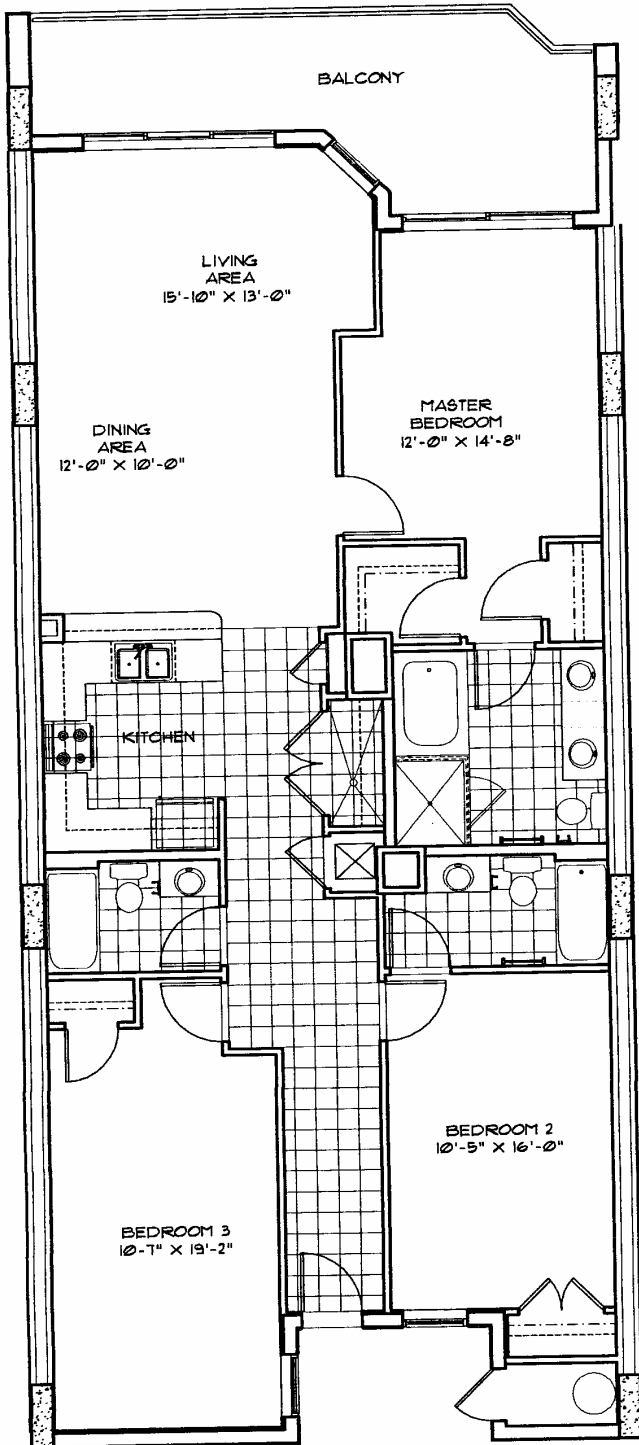
AREA SHOWN USING STANDARD ARCHITECTURAL MEASURING METHODS (FROM CENTER OF INTERIOR COMMON WALL TO OUTSIDE OF EXTERIOR WALL.)

SQUARE FOOTAGE:	
HEATED	1606
BALCONY	201
STORAGE	24
TOTAL	1831

AREA SHOWN BY CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OF PERIMETER WALLS.

SQUARE FOOTAGE:	
HEATED	1492
BALCONY	201
STORAGE	24
TOTAL	1717

## UNIT "B" FLOOR PLAN



APARTMENT NUMBERS	
S 108	S 111
S 208	S 211
S 308	S 311
S 408	S 411
S 508	S 511
S 608	S 611
S 708	S 711
S 808	S 811
S 908	S 911
S 1008	S 1011
S 1108	S 1111
S 1208	S 1211
S 1308	S 1311
S 1408	S 1411
S 1508	S 1511
S 1608	S 1611
S 1708	S 1711
S 1808	S 1811

AREA SHOWN USING STANDARD ARCHITECTURAL MEASURING METHODS (FROM CENTER OF INTERIOR COMMON WALL TO OUTSIDE OF EXTERIOR WALL.)

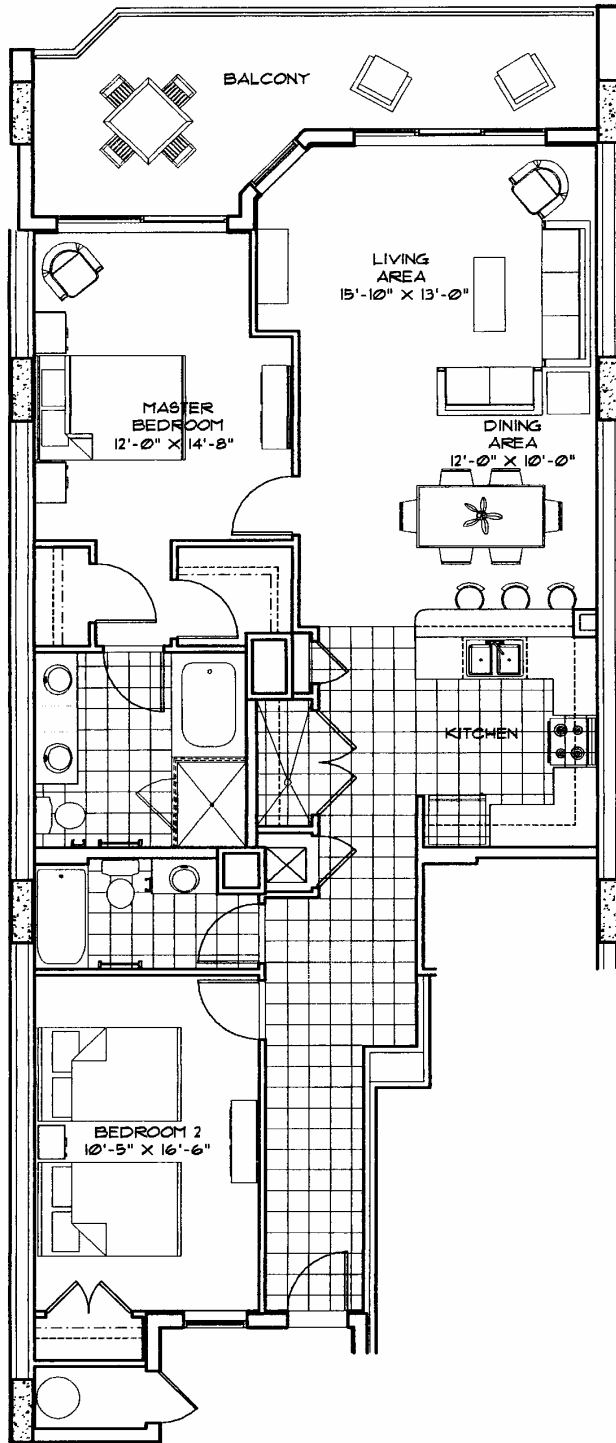
SQUARE FOOTAGE:	
HEATED	1606
BALCONY	201
STORAGE	24
TOTAL	1831

AREA SHOWN BY CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OF PERIMETER WALLS.

SQUARE FOOTAGE:	
HEATED	1432
BALCONY	201
STORAGE	24
TOTAL	1717

## UNIT "B OPP" FLOOR PLAN





APARTMENT NUMBERS	
\$	103
\$	203
\$	303
\$	403
\$	503
\$	603
\$	703
\$	803
\$	903
\$	1003
\$	1103
\$	1203
\$	1303
\$	1403
\$	1503
\$	1603
\$	1703
\$	1803

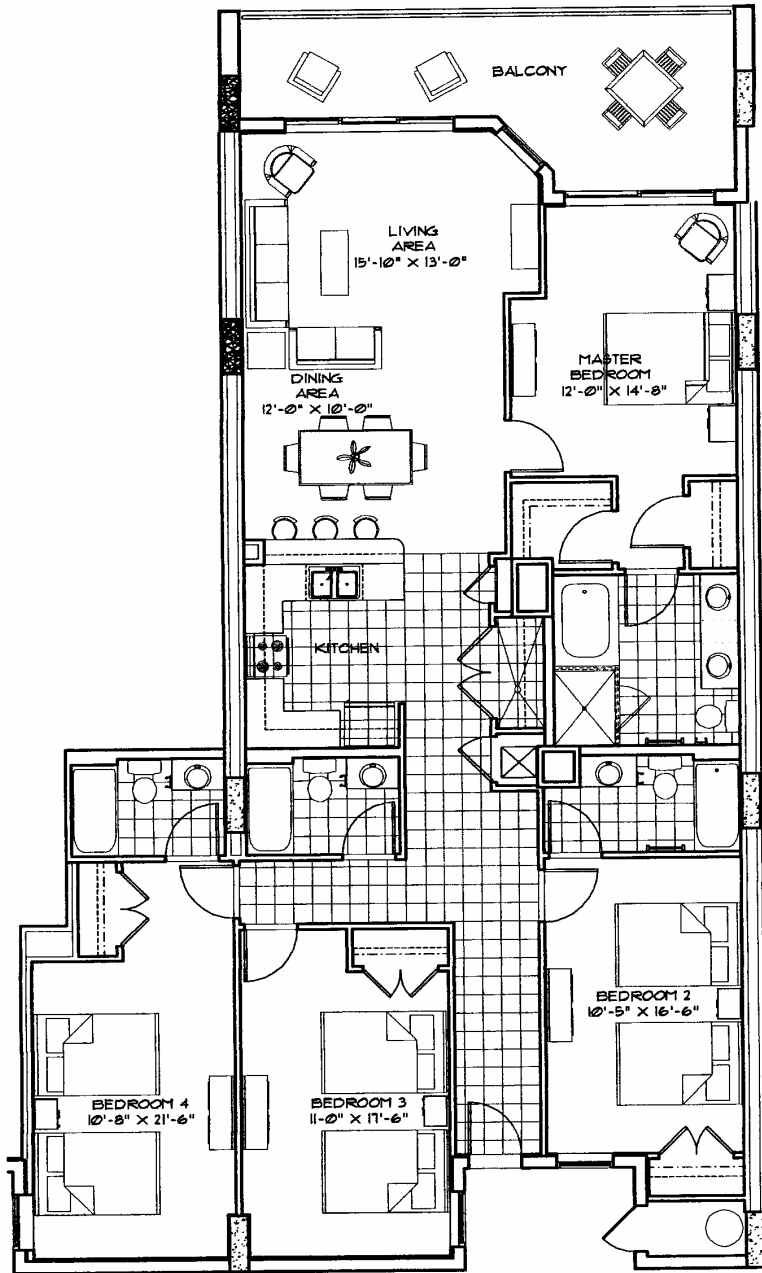
AREA SHOWN USING STANDARD ARCHITECTURAL MEASURING METHODS (FROM CENTER OF INTERIOR COMMON WALL TO OUTSIDE OF EXTERIOR WALL.)

SQUARE FOOTAGE:	
HEATED	1310
BALCONY	201
STORAGE	24
TOTAL	1535

AREA SHOWN BY CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OF PERIMETER WALLS.

SQUARE FOOTAGE:	
HEATED	1218
BALCONY	201
STORAGE	24
TOTAL	1443

## UNIT "C" FLOOR PLAN



APARTMENT NUMBERS	
S 110	
S 210	
S 310	
S 410	
S 510	
S 610	
S 710	
S 810	
S 910	
S 1010	
S 1110	
S 1210	
S 1310	
S 1410	
S 1510	
S 1610	
S 1710	
S 1810	

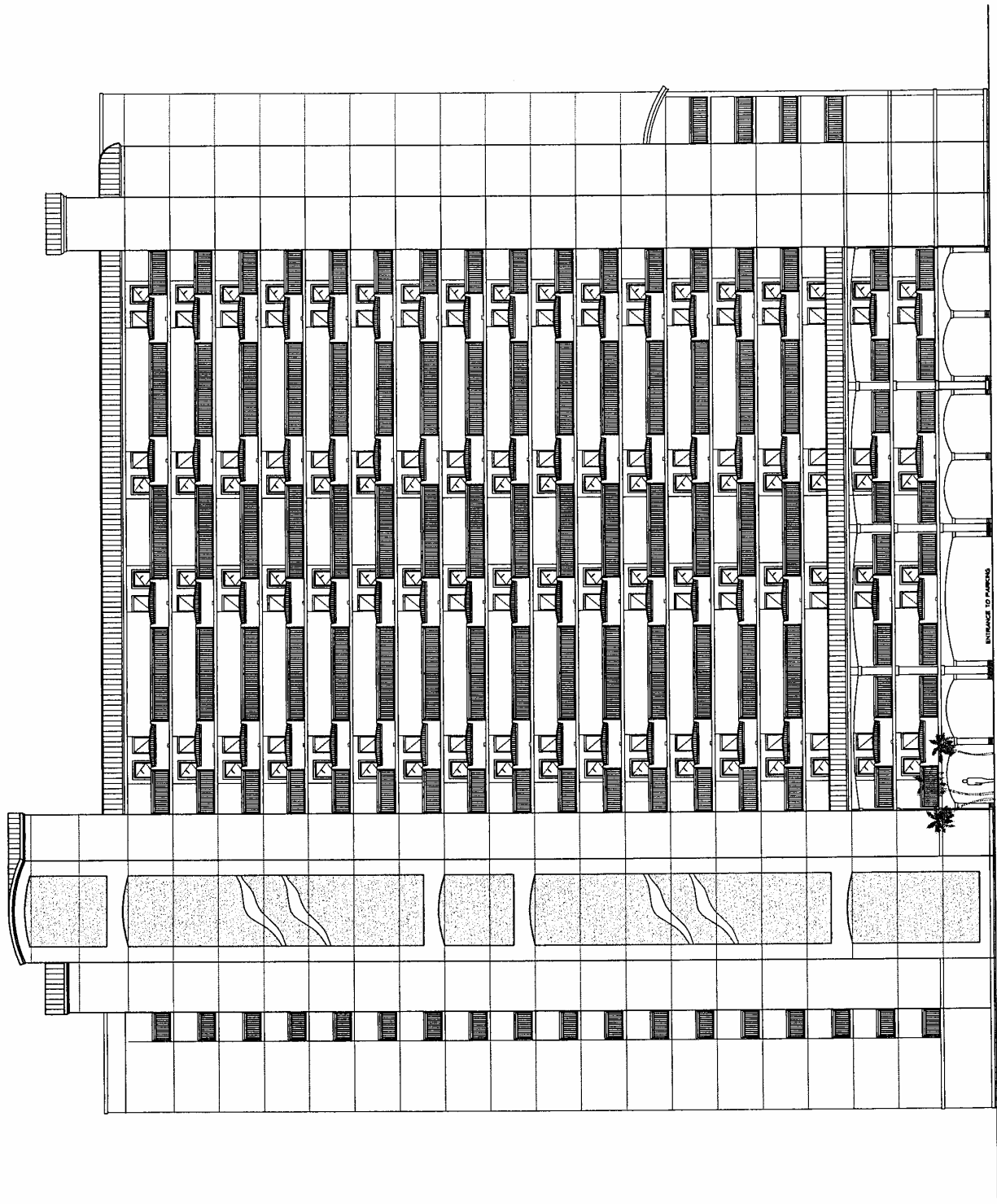
AREA SHOWN USING STANDARD ARCHITECTURAL MEASURING METHODS (FROM CENTER OF INTERIOR COMMON WALL TO OUTSIDE OF EXTERIOR WALL)

SQUARE FOOTAGE:	
HEATED	1902
BALCONY	200
STORAGE	24
TOTAL	2134

AREA SHOWN BY CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OF PERIMETER WALLS.

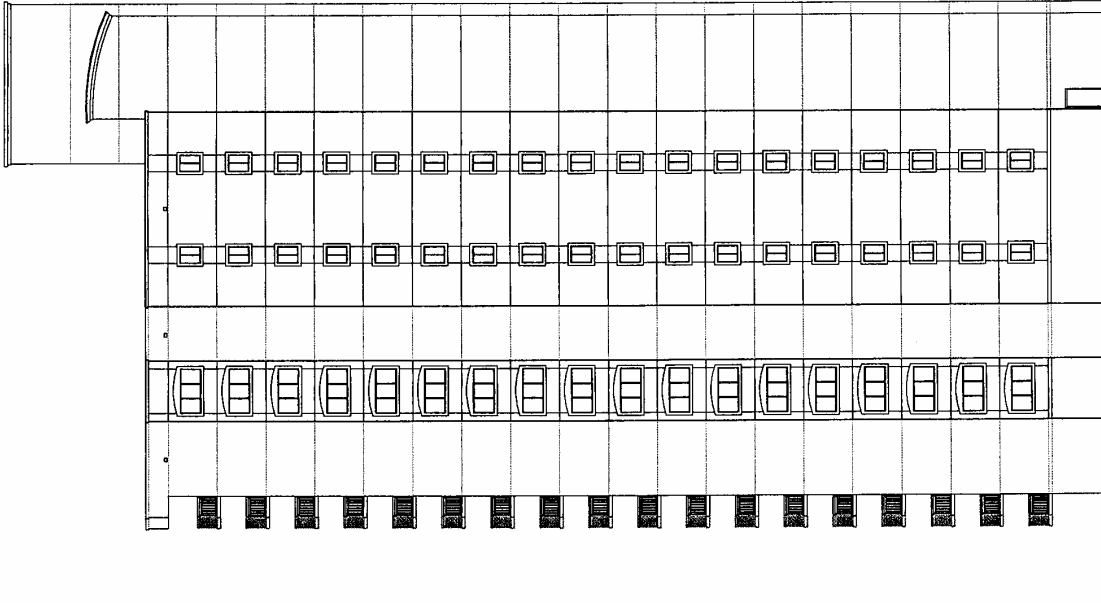
SQUARE FOOTAGE:	
HEATED	1761
BALCONY	200
STORAGE	24
TOTAL	1993

## UNIT "D" FLOOR PLAN

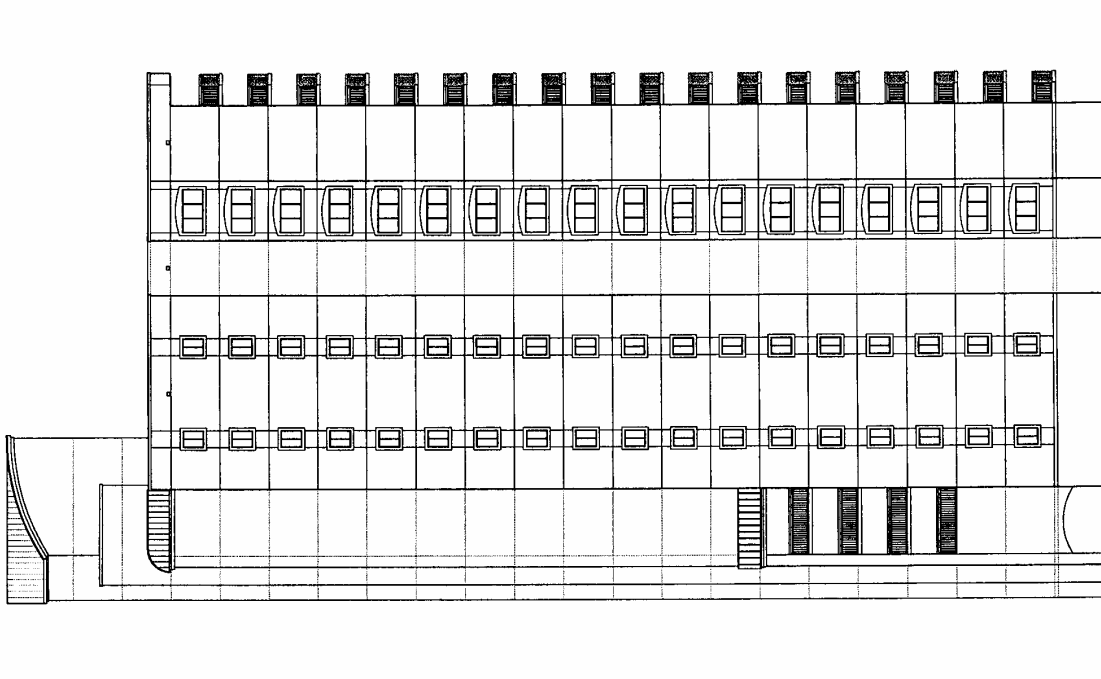


ENTRANCE TO PARKING

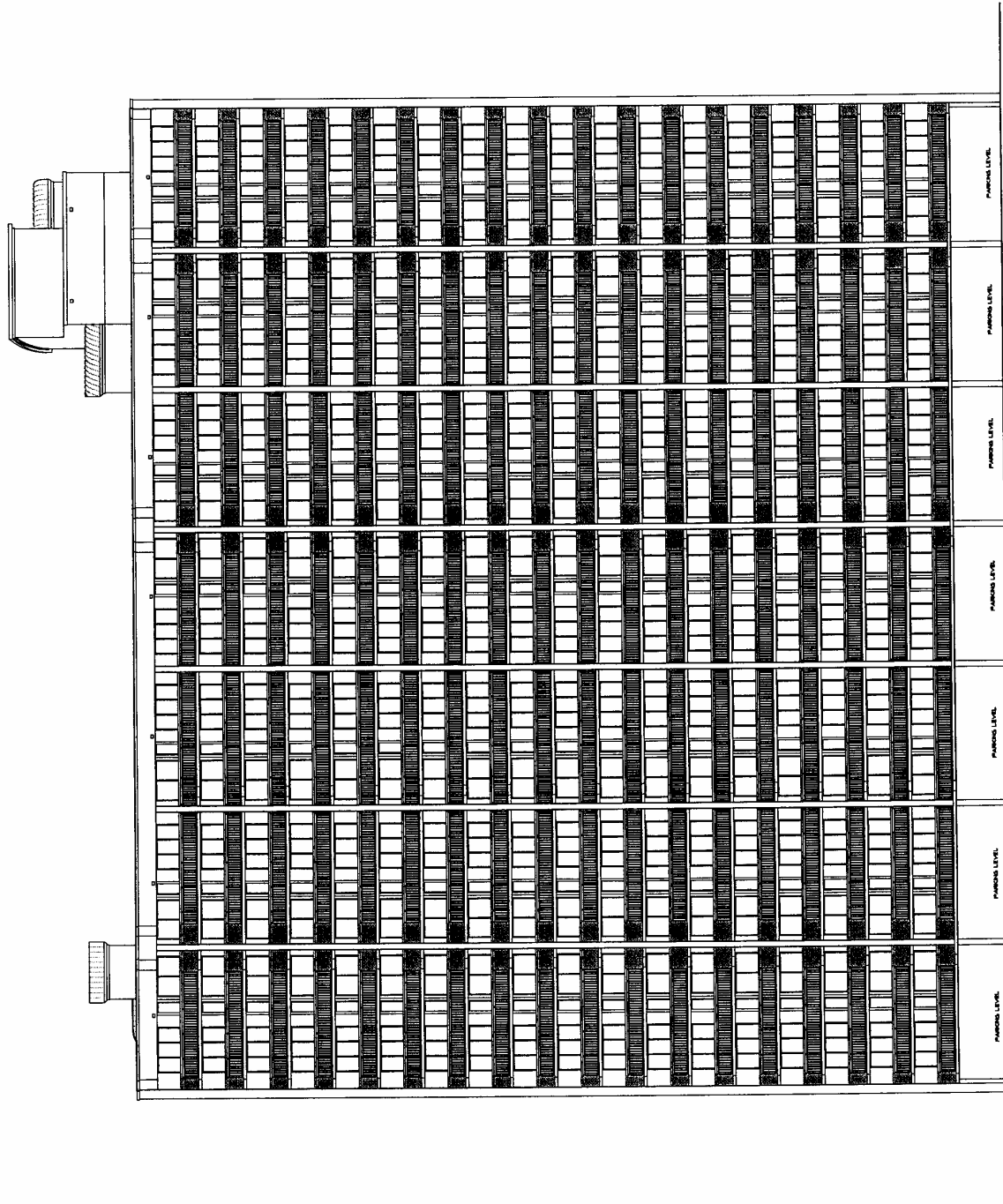
WEST ELEVATION PHASE I



NORTH ELEVATION PHASE I

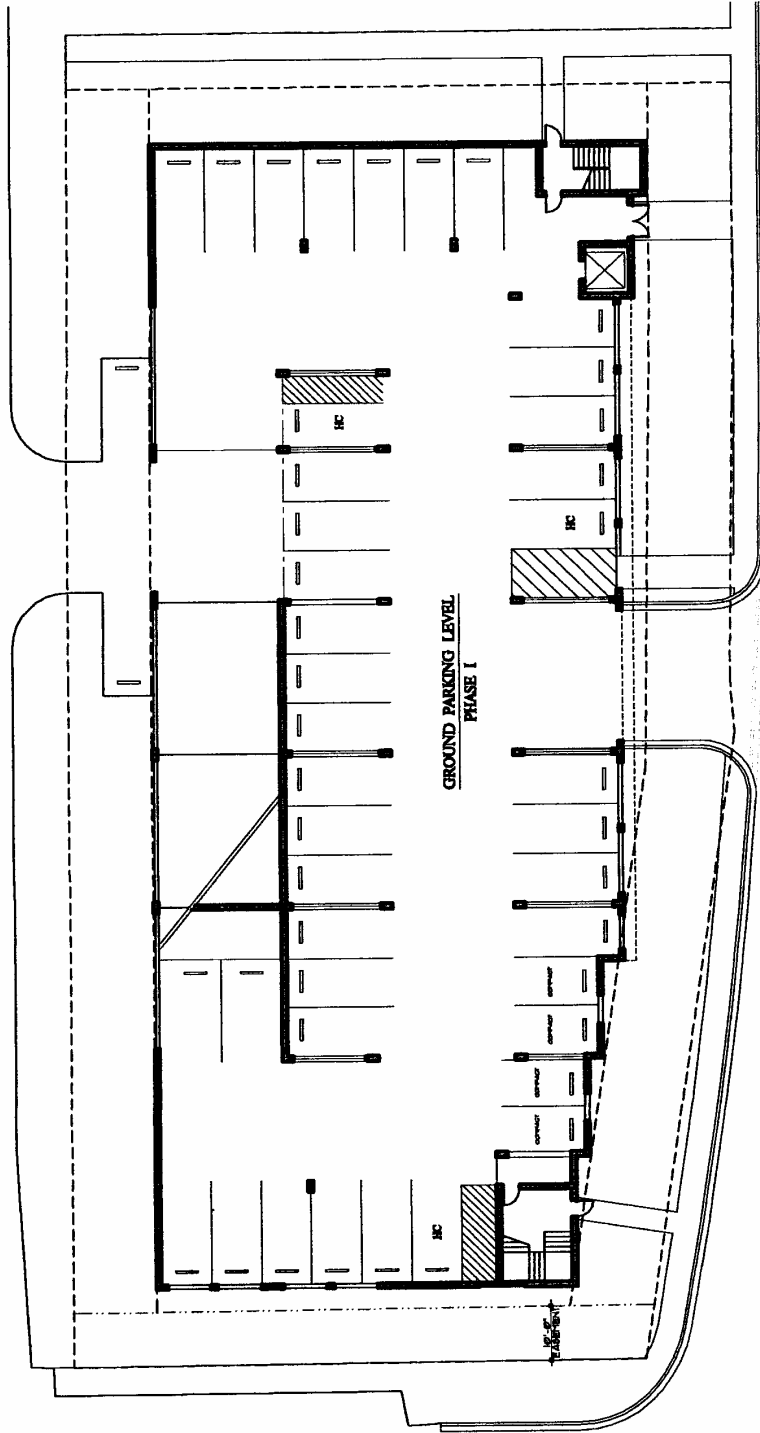


SOUTH ELEVATION PHASE I



EAST ELEVATION PHASE I

PERRIN DRIVE

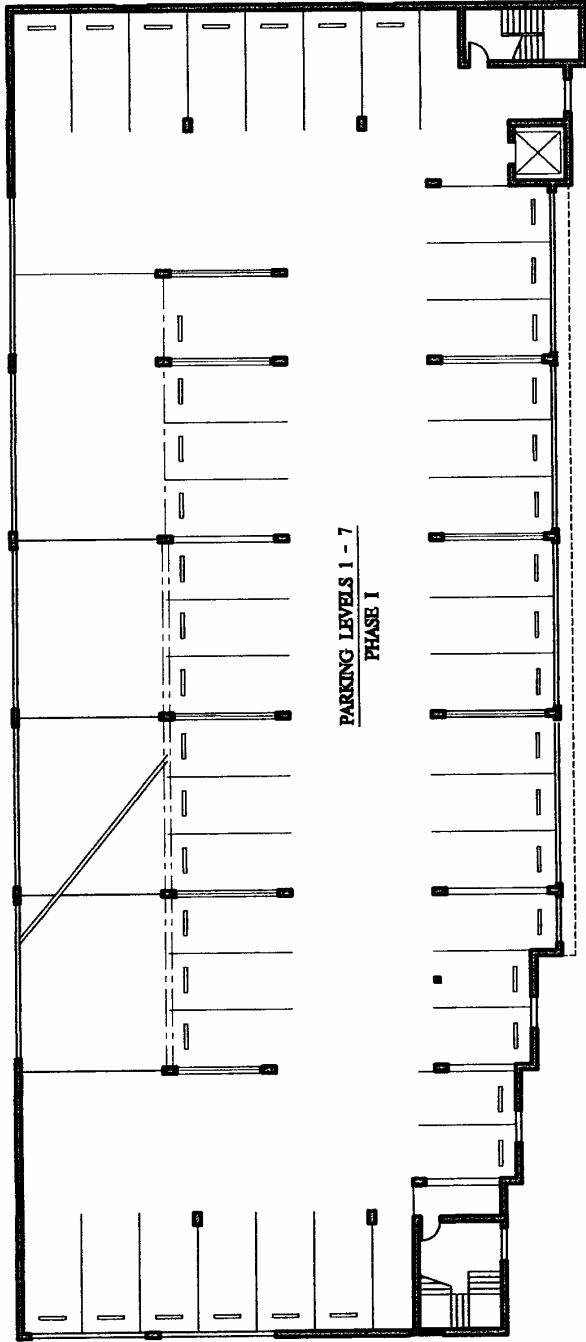


17TH AVENUE SOUTH

OCEAN BLYD. SOUTH S.C. HWY 65

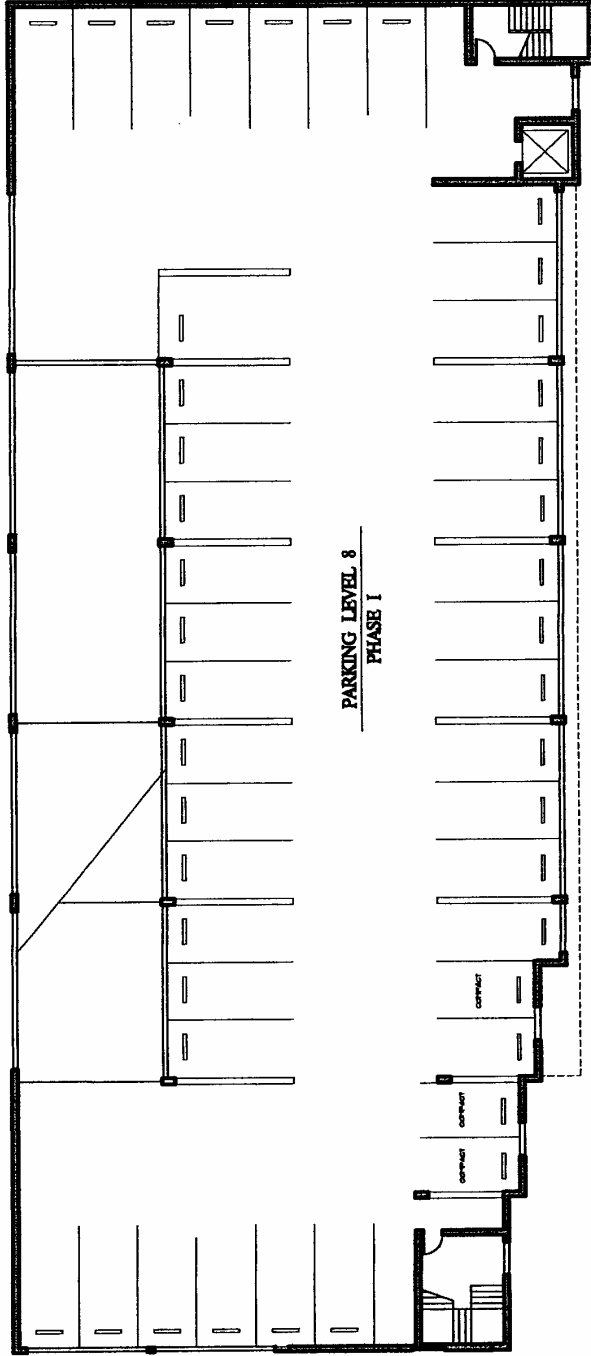
GROUND PARKING LEVEL	17,529 sq. ft.
- 7TH PARKING LEVEL	X 8 LEVELS
	140,232 sq. ft.
8TH PARKING LEVEL	14,961 sq. ft.
TOTAL AREA	155,193 sq. ft.
PARKING GARAGE - COMMON AREA	

GROUND PARKING LEVEL	41 SPACES
ELEVATED PARKING LEVELS 1-7	43 SPACES
X 7 LEVELS	
	301 SPACES
ELEVATED PARKING LEVEL 8	43 SPACES
TOTAL PARKING SPACES	385 SPACES



GROUND PARKING LEVEL	17,529 sq. ft.
- 7TH PARKING LEVEL	X 8 LEVELS
	<u>140,232 sq. ft.</u>
8TH PARKING LEVEL	14,961 sq. ft.
TOTAL AREA	155,193 sq. ft.
PARKING GARAGE - COMMON AREA	

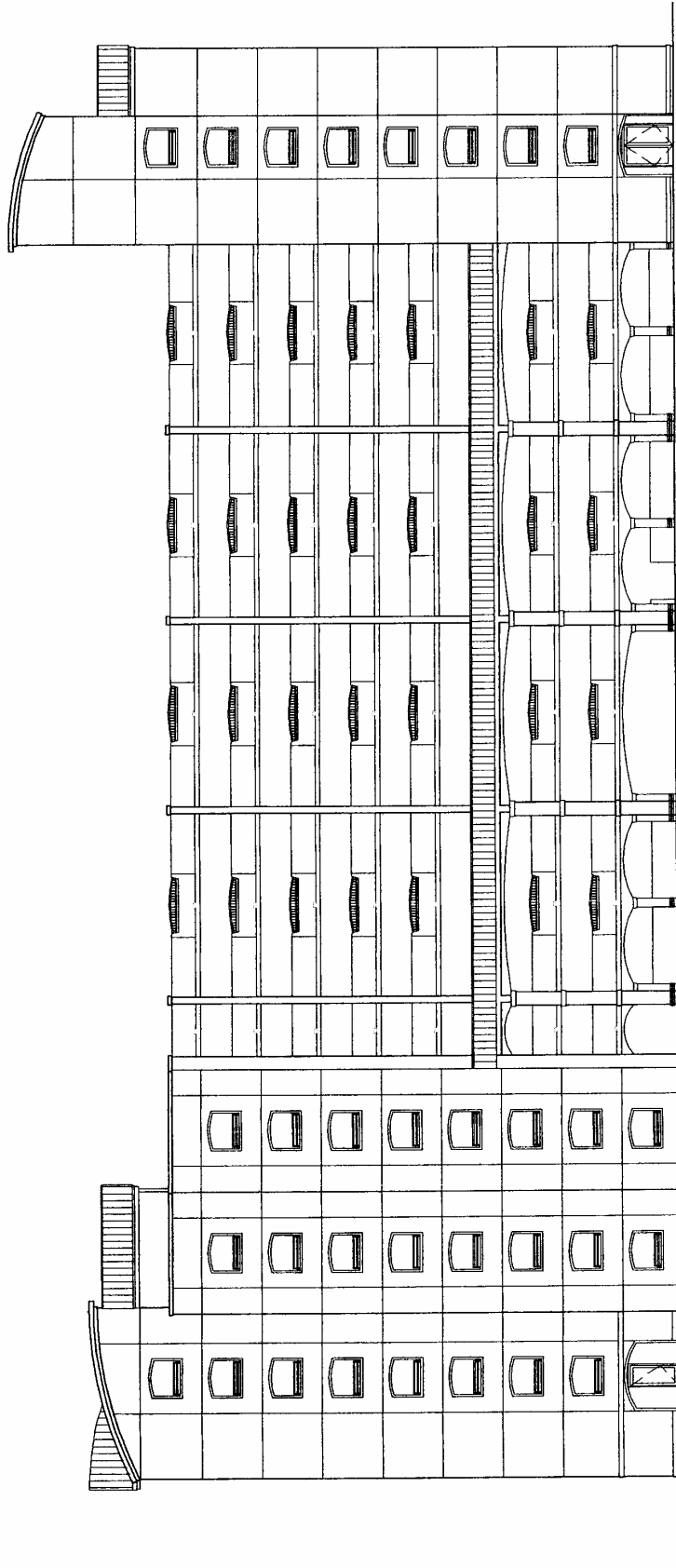
GROUND PARKING LEVEL	41 SPACES
ELEVATED PARKING LEVELS 1-7	43 SPACES
	X 7 LEVELS
	<u>301 SPACES</u>
ELEVATED PARKING LEVEL 8	43 SPACES
TOTAL PARKING SPACES	385 SPACES



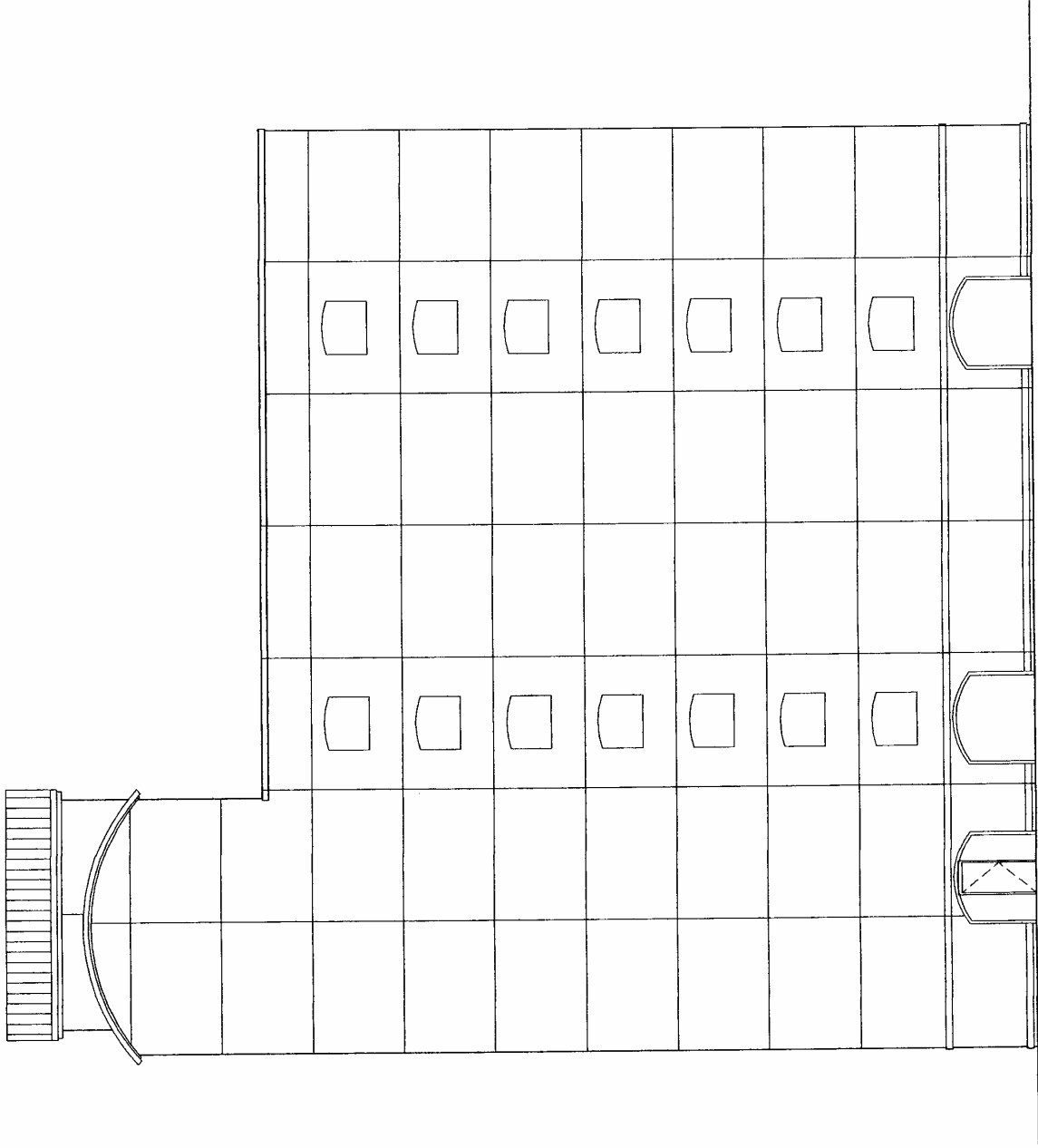
GROUND PARKING LEVEL	41 SPACES
ELEVATED PARKING LEVELS 1-7	43 SPACES
	<u>X 7 LEVELS</u>
	301 SPACES
ELEVATED PARKING LEVEL 8	43 SPACES
TOTAL PARKING SPACES	388 SPACES

GROUND PARKING LEVEL	17,529 sq. ft.
- 7TH PARKING LEVEL	<u>X 8 LEVELS</u>
	140,232 sq. ft.
8TH PARKING LEVEL	14,961 sq. ft.
TOTAL AREA	155,193 sq. ft.
PARKING GARAGE - COMMON AREA	

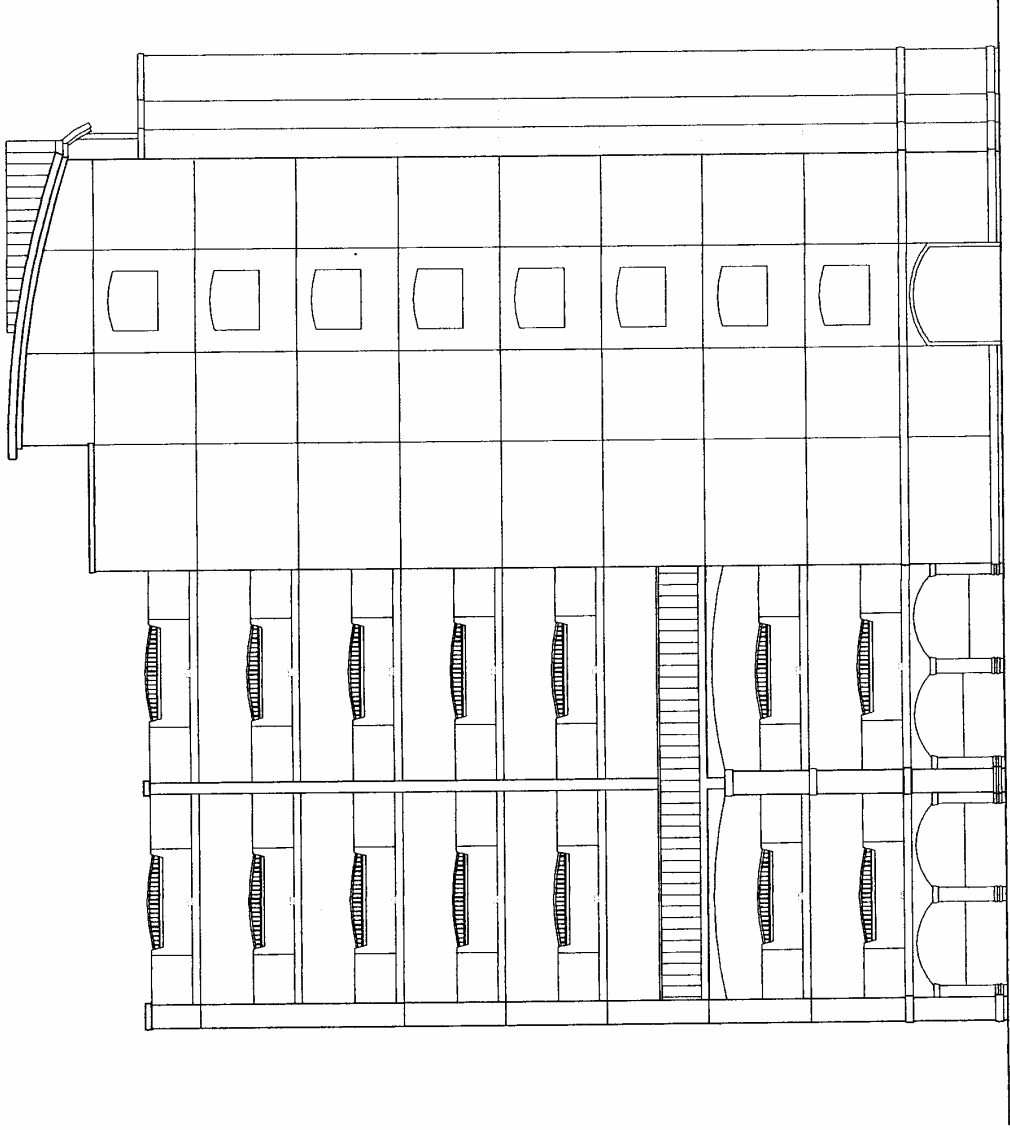




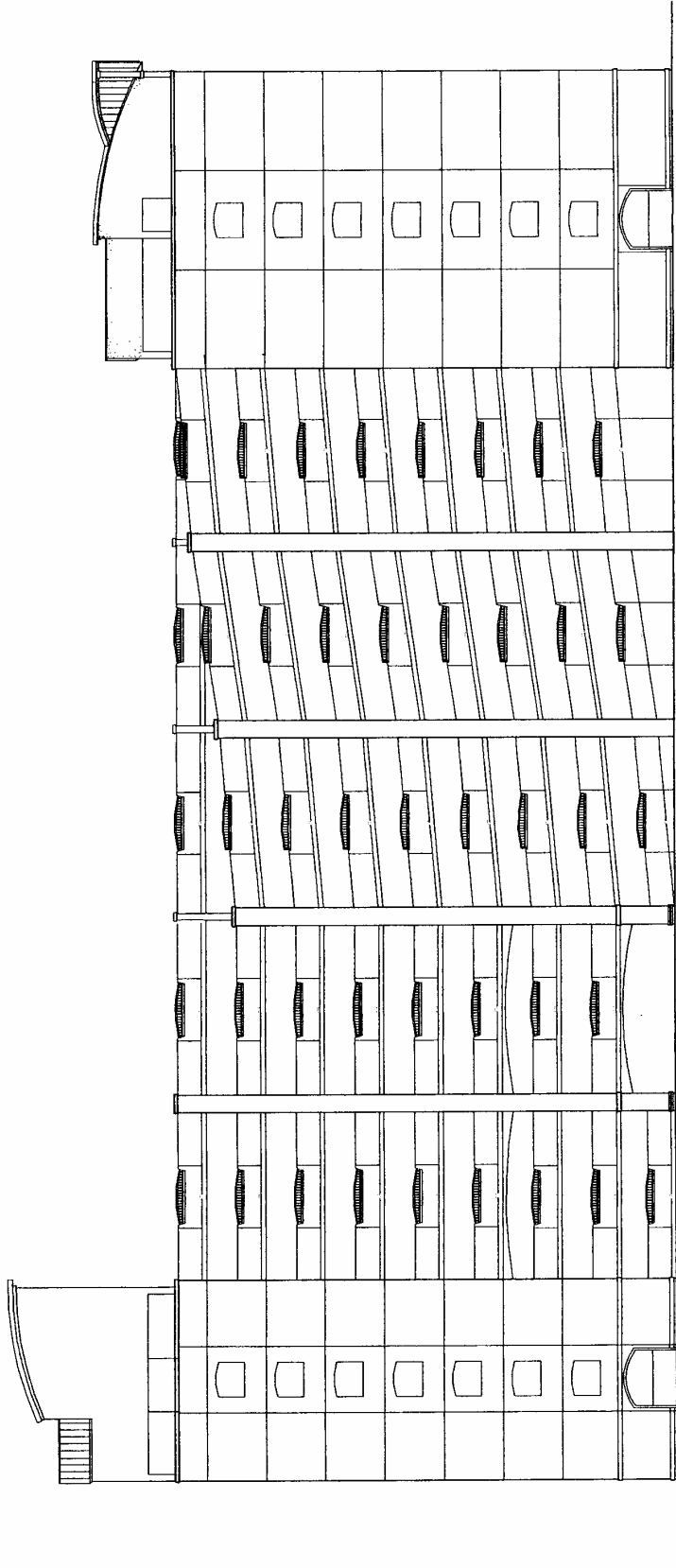
EAST ELEVATION PHASE I



NORTH ELEVATION PHASE I



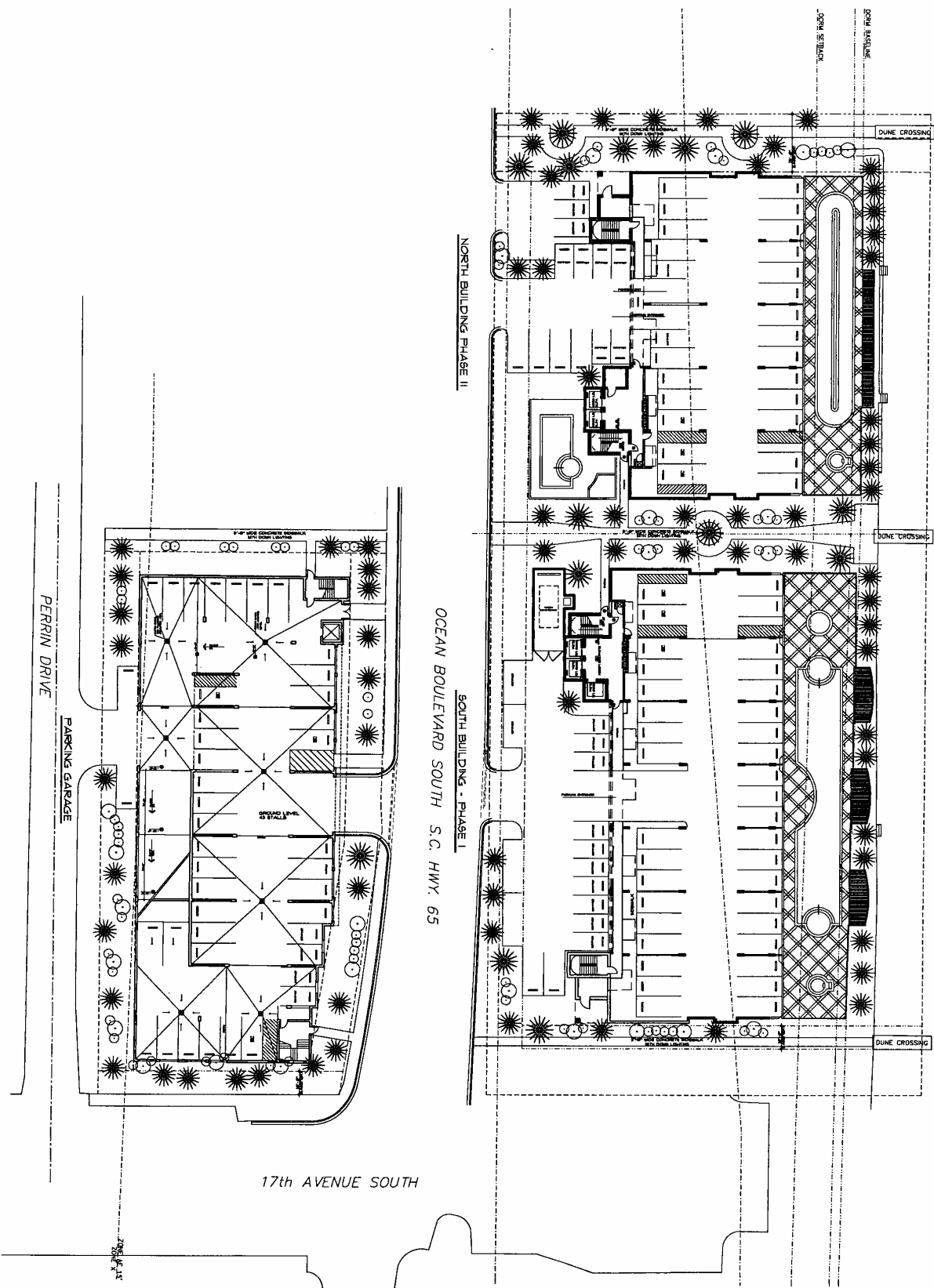
SOUTH ELEVATION PHASE I



WEST ELEVATION PHASE I

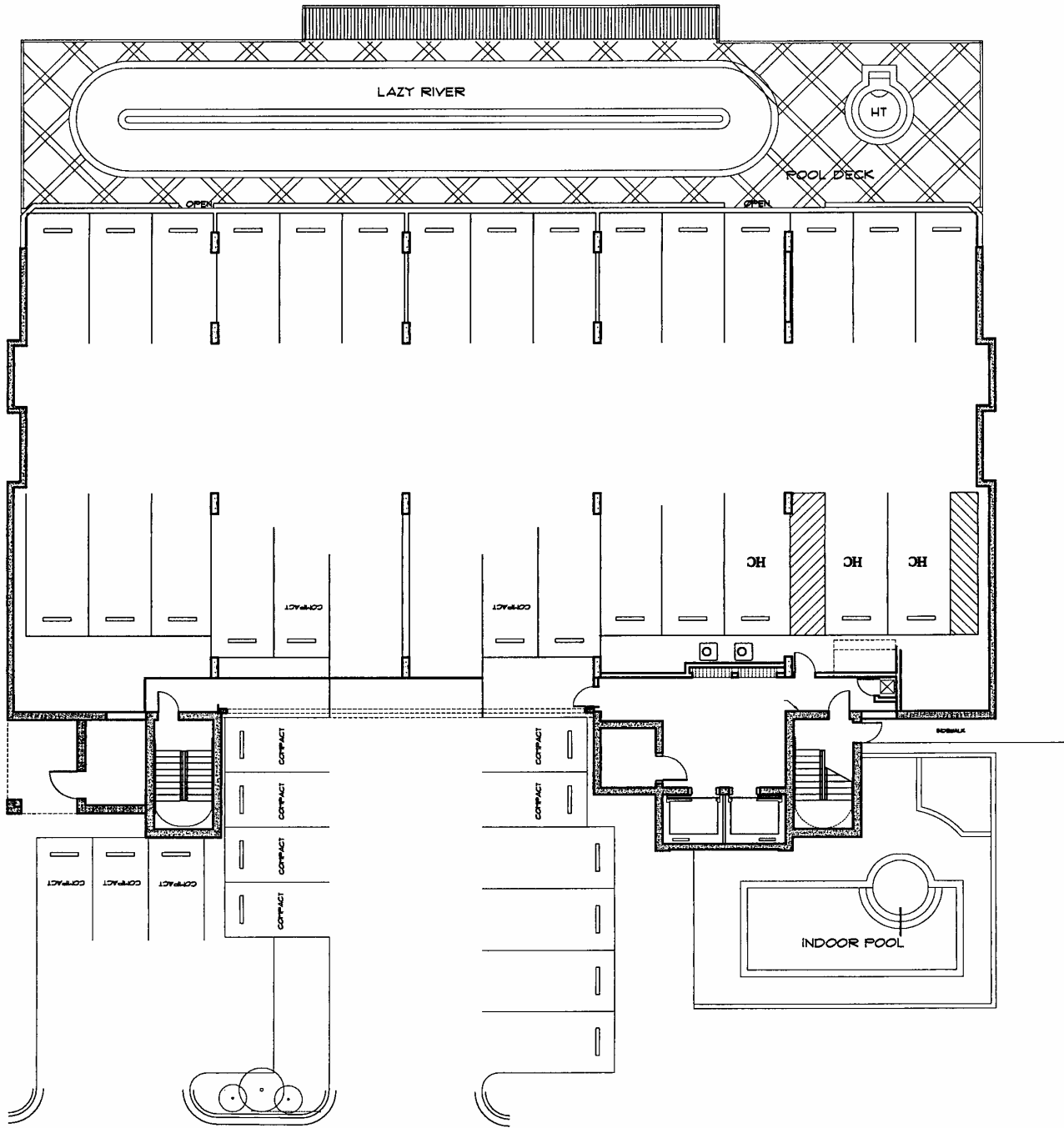
**EXHIBIT "C-2"**

[Phase II Plot Plans, consisting of  
Site Plan, Floor Plans, Unit Plans and Elevations]



**SITE PLAN PHASE I & II**

ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY



**PARKING LEVEL PHASE II**

□	COMMON AREA	13,051 sq. ft.
■	LIMITED COMMON AREA	0 sq. ft.
▣	COMMERCIAL UNIT AREA	0 sq. ft.
▨	UNIT AREA	0 sq. ft.
	TOTAL AREA	13,051 sq. ft.

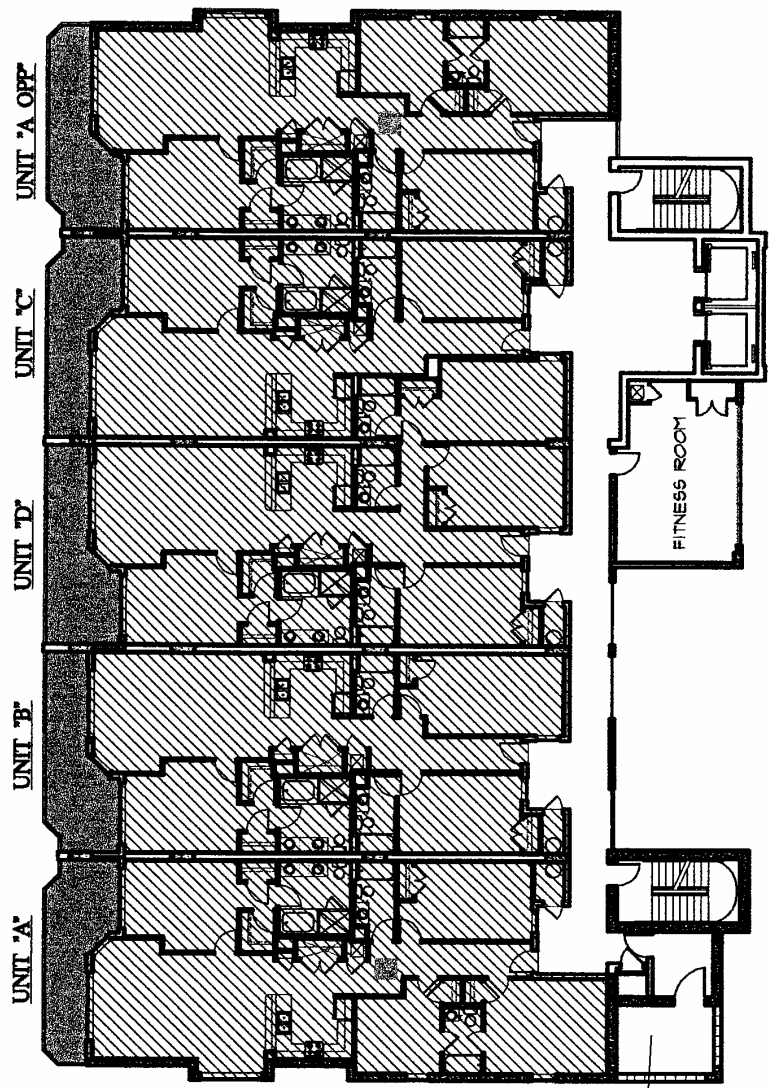
APARTMENT NUMBERS	N101
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APARTMENT NUMBERS	N102
----------------------	------

APARTMENT NUMBERS	N103
----------------------	------

APARTMENT NUMBERS	N104
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APARTMENT NUMBERS	N105
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FIRE COMMAND

FLOOR PLANS - FIRST LEVEL

COMMON AREA	2,311 sq. ft.
LIMITED COMMON AREA	999 sq. ft.
COMMERCIAL UNIT AREA	0 sq. ft.
UNIT AREA	8,566 sq. ft.
TOTAL AREA	11,876 sq. ft.



APARTMENT NUMBERS	N205
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APARTMENT NUMBERS	N204
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APARTMENT NUMBERS	N203
----------------------	------

APARTMENT NUMBERS	N202
----------------------	------

APARTMENT NUMBERS	N201
----------------------	------

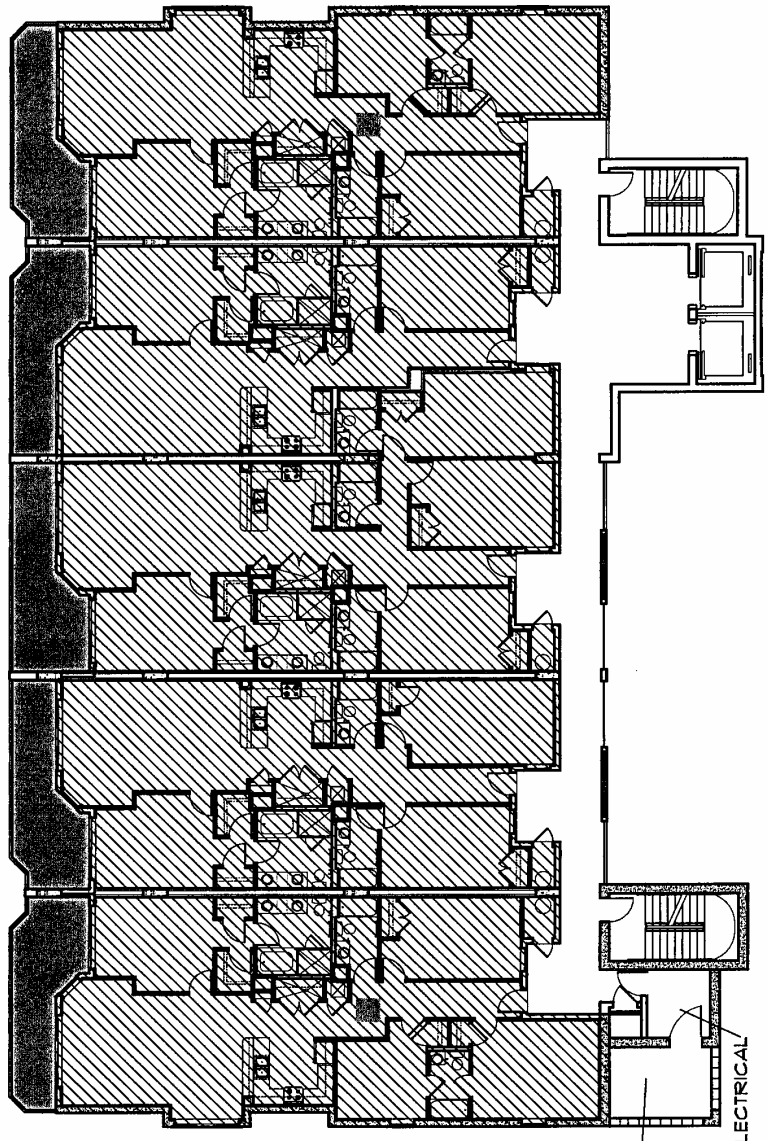
UNIT 'A' OPT

UNIT 'C'

UNIT 'D'

UNIT 'B'

UNIT 'A'



WATER PUMP

ELECTRICAL

COMMON AREA	1,915 sq. ft.
LIMITED COMMON AREA	999 sq. ft.
COMMERCIAL UNIT AREA	0 sq. ft.
UNIT AREA	8,566 sq. ft.
TOTAL AREA	11,480 sq. ft.

FLOOR PLANS - SECOND LEVEL

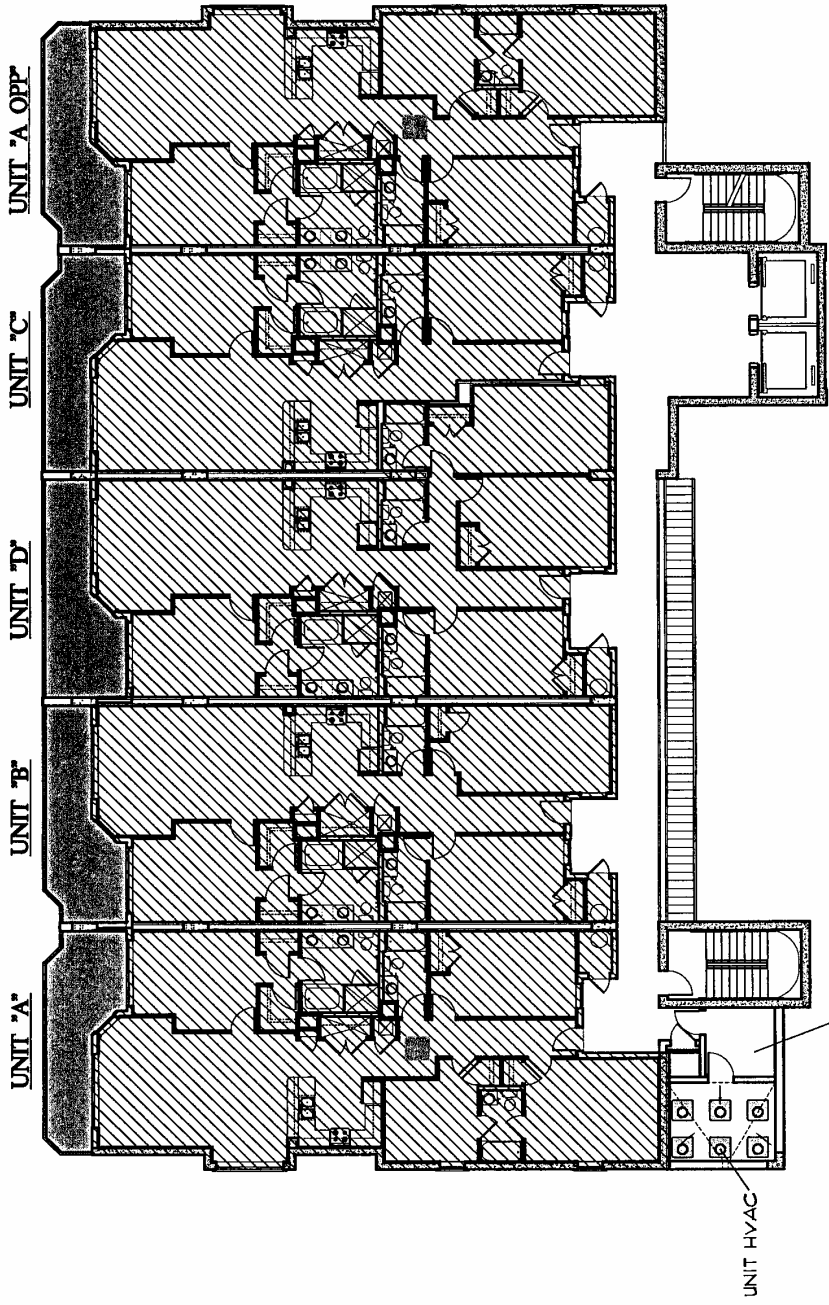
APARTMENT NUMBERS	N305
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APARTMENT NUMBERS	N304
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APARTMENT NUMBERS	N303
----------------------	------

APARTMENT NUMBERS	N302
----------------------	------

APARTMENT NUMBERS	N301
----------------------	------



COMMON AREA	1,878 sq. ft.
LIMITED COMMON AREA	1,036 sq. ft.
COMMERCIAL UNIT AREA	0 sq. ft.
UNIT AREA	8,566 sq. ft.
TOTAL AREA	11,480 sq. ft.

FLOOR PLANS - THIRD LEVEL

APARTMENT NUMBERS	N401
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APARTMENT NUMBERS	N402
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APARTMENT NUMBERS	N403
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APARTMENT NUMBERS	N404
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APARTMENT NUMBERS	N405
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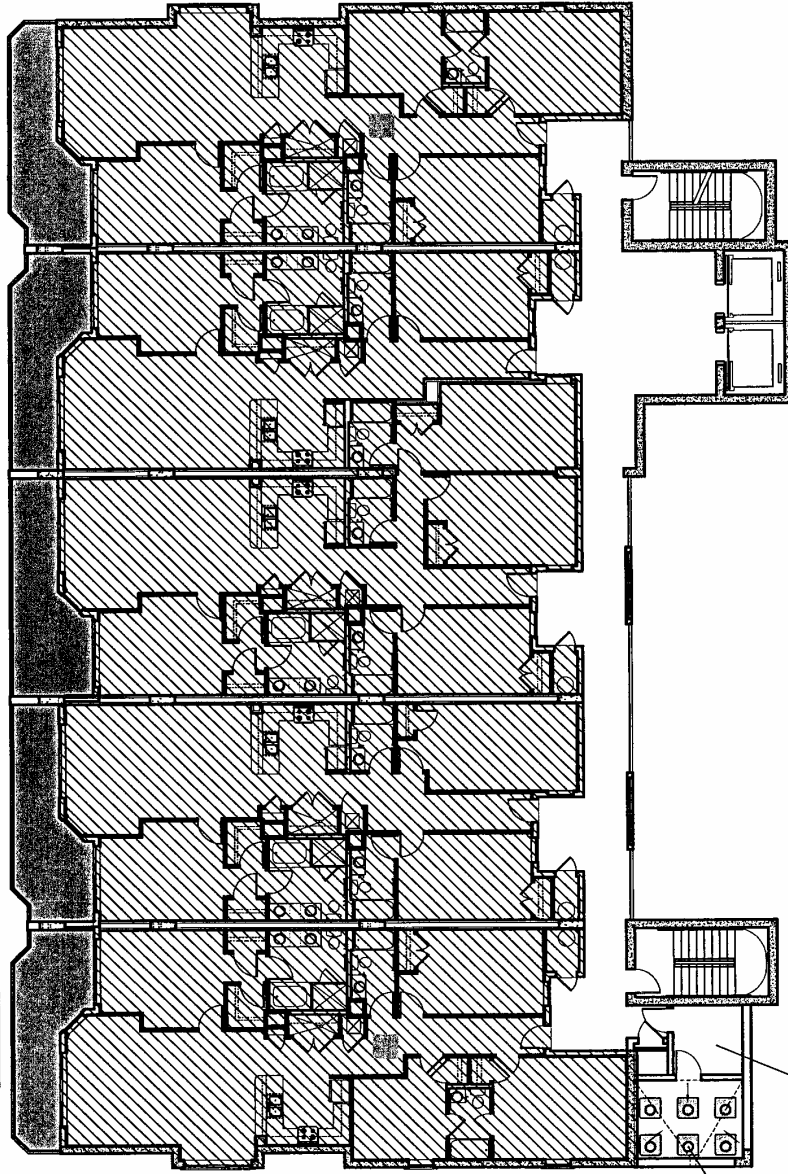
UNIT 'A'

UNIT 'B'

UNIT 'D'

UNIT 'C'

UNIT 'A OFF'



UNIT HVAC

TELEPHONE ROOM

COMMON AREA	1,878 sq. ft.
LIMITED COMMON AREA	1,036 sq. ft.
COMMERCIAL UNIT AREA	0 sq. ft.
UNIT AREA	8,566 sq. ft.
TOTAL AREA	11,480 sq. ft.

FLOOR PLANS - FOURTH LEVEL

APARTMENT NUMBERS	N501
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APARTMENT NUMBERS	N502
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APARTMENT NUMBERS	N503
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APARTMENT NUMBERS	N504
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APARTMENT NUMBERS	N505
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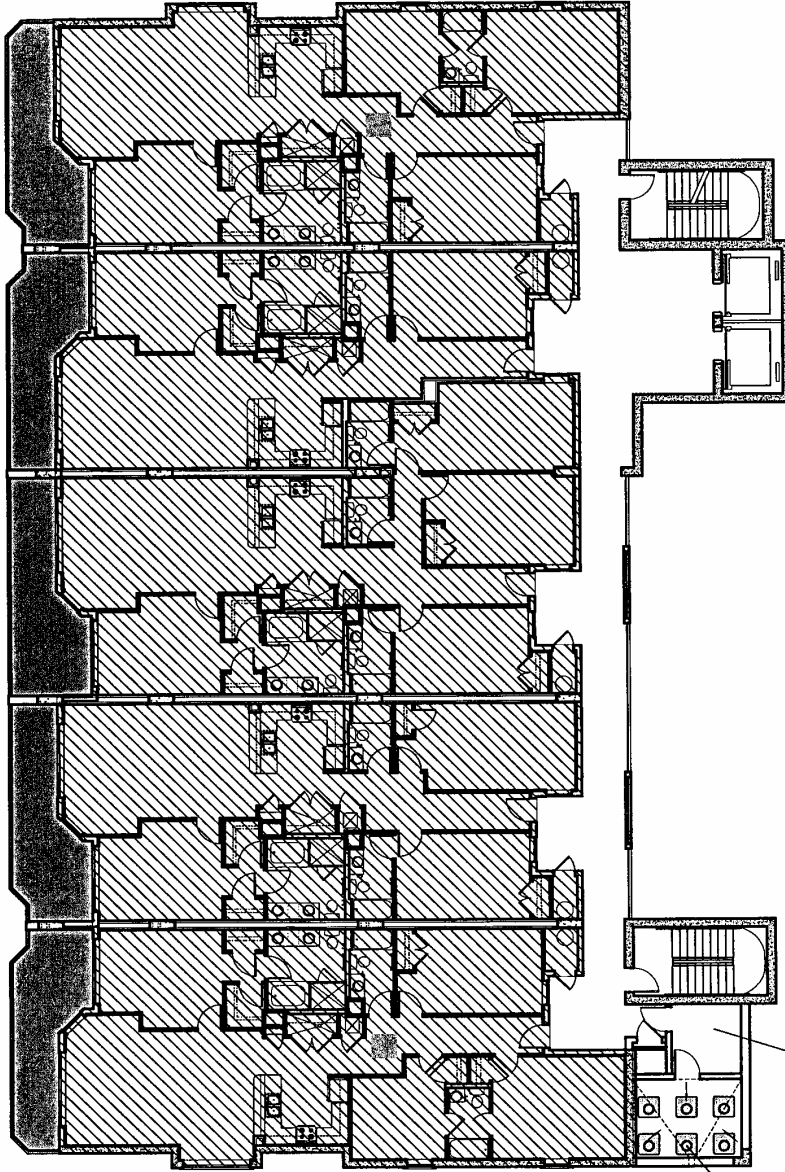
UNIT 'A'

UNIT 'B'

UNIT 'D'

UNIT 'C'

UNIT 'A OPP'



UNIT HVAC

ELECTRICAL ROOM

COMMON AREA	1,878 sq. ft.
LIMITED COMMON AREA	1,036 sq. ft.
COMMERCIAL UNIT AREA	0 sq. ft.
UNIT AREA	8,566 sq. ft.
TOTAL AREA	11,480 sq. ft.

FLOOR PLANS - FIFTH LEVEL

APARTMENT NUMBERS	N601
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APARTMENT NUMBERS	N602
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APARTMENT NUMBERS	N603
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APARTMENT NUMBERS	N604
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APARTMENT NUMBERS	N605
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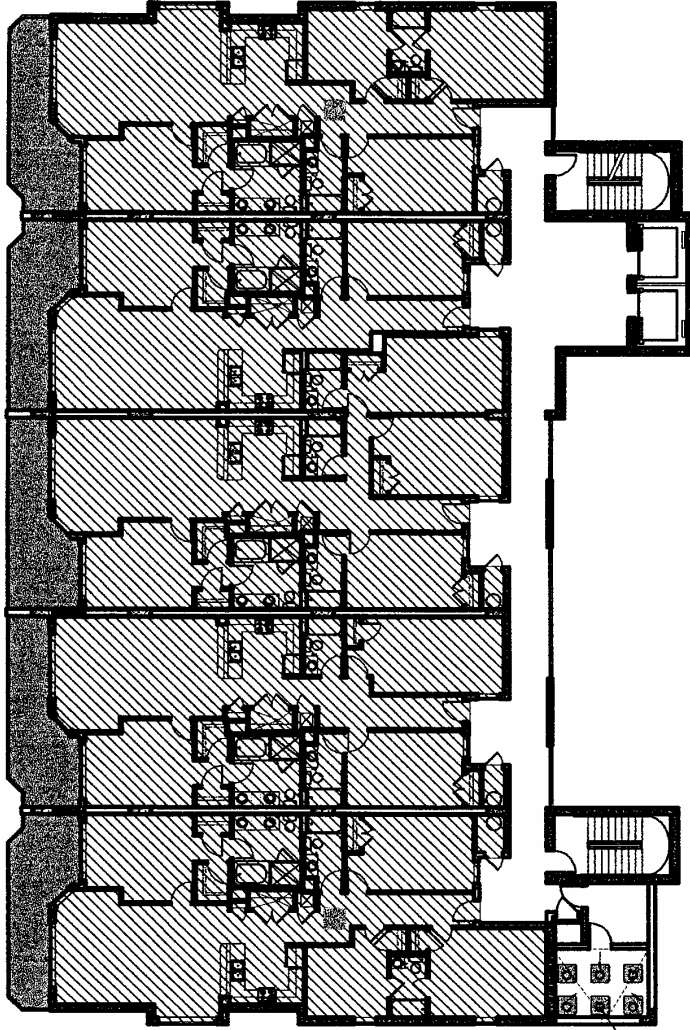
UNIT 'A'

UNIT 'B'

UNIT 'D'

UNIT 'C'

UNIT 'A OPT'



UNIT HVAC

FLOOR PLANS - SIXTH LEVEL

COMMON AREA	1,878 sq. ft.
LIMITED COMMON AREA	1,036 sq. ft.
COMMERCIAL UNIT AREA	0 sq. ft.
UNIT AREA	8,566 sq. ft.
TOTAL AREA	11,480 sq. ft.

APARTMENT NUMBERS	N705
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APARTMENT NUMBERS	N704
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APARTMENT NUMBERS	N703
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APARTMENT NUMBERS	N702
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APARTMENT NUMBERS	N701
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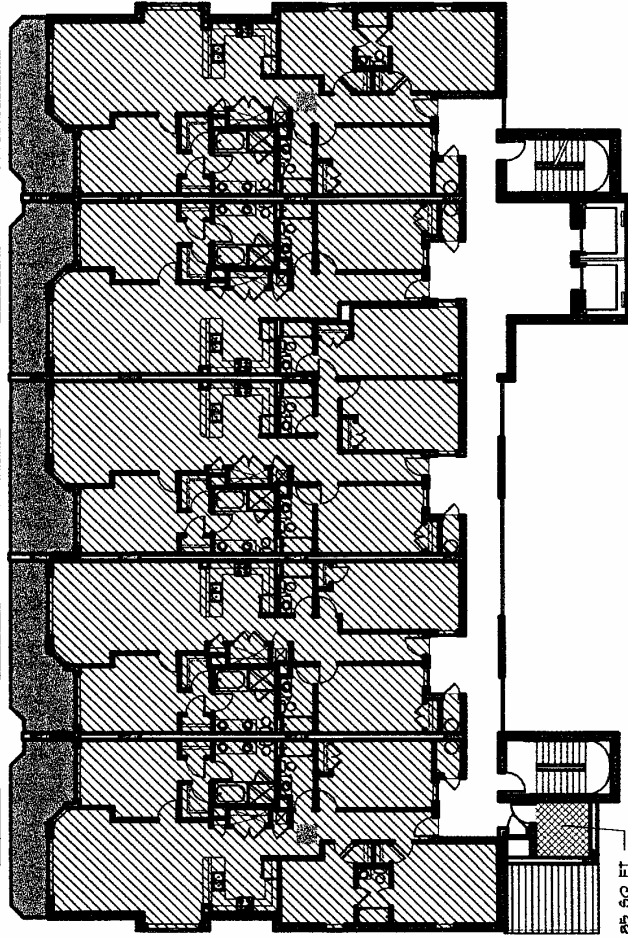
UNIT 'A' OFF

UNIT 'C'

UNIT 'D'

UNIT 'B'

UNIT 'A'



CUA 1/8 85 SQ. FT.

COMMON AREA	1,679 sq. ft.
LIMITED COMMON AREA	999 sq. ft.
COMMERCIAL UNIT AREA	85 sq. ft.
UNIT AREA	8,566 sq. ft.
TOTAL AREA	11,329 sq. ft.

FLOOR PLANS - SEVENTH LEVEL

APARTMENT NUMBERS	NB05
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APARTMENT NUMBERS	NB04
-------------------	------

APARTMENT NUMBERS	NB03
-------------------	------

APARTMENT NUMBERS	NB02
-------------------	------

APARTMENT NUMBERS	NB01
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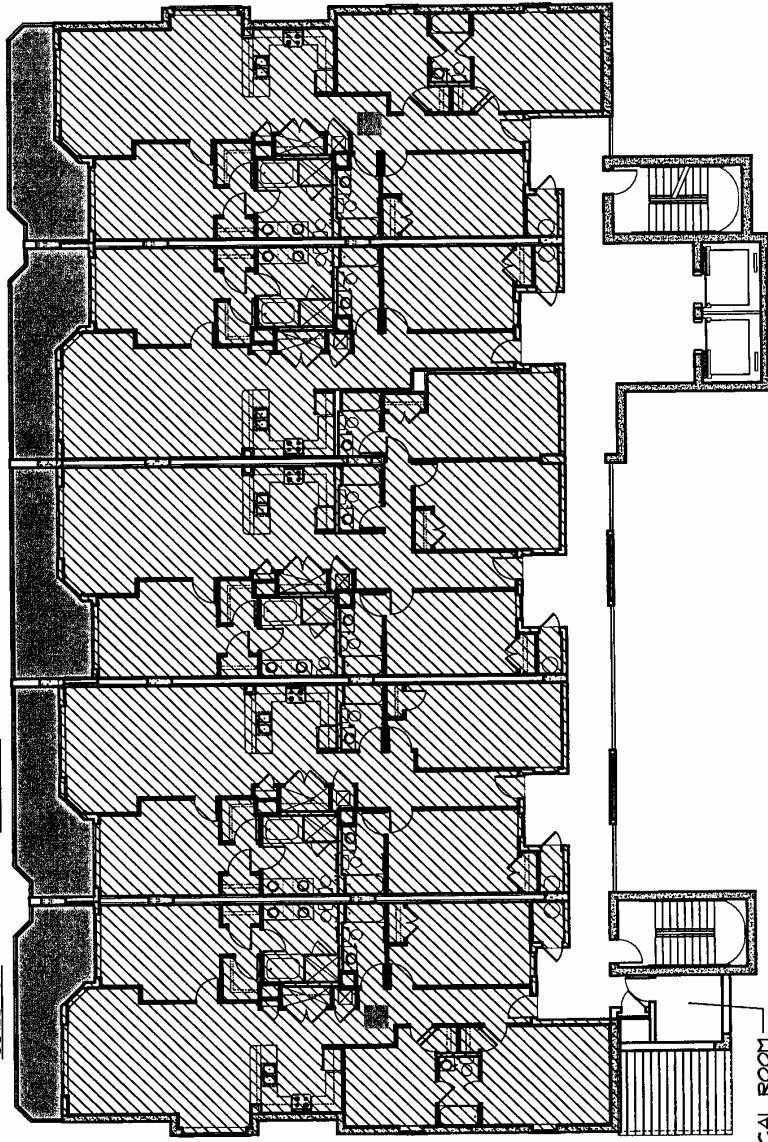
UNIT 'A' OFF

UNIT 'C'

UNIT 'D'

UNIT 'B'

UNIT 'A'



ELECTRICAL ROOM

□ COMMON AREA	1,764 sq. ft.
■ LIMITED COMMON AREA	999 sq. ft.
▨ COMMERCIAL UNIT AREA	0 sq. ft.
▧ UNIT AREA	8,566 sq. ft.
TOTAL AREA	11,329 sq. ft.

FLOOR PLANS - EIGHTH LEVEL

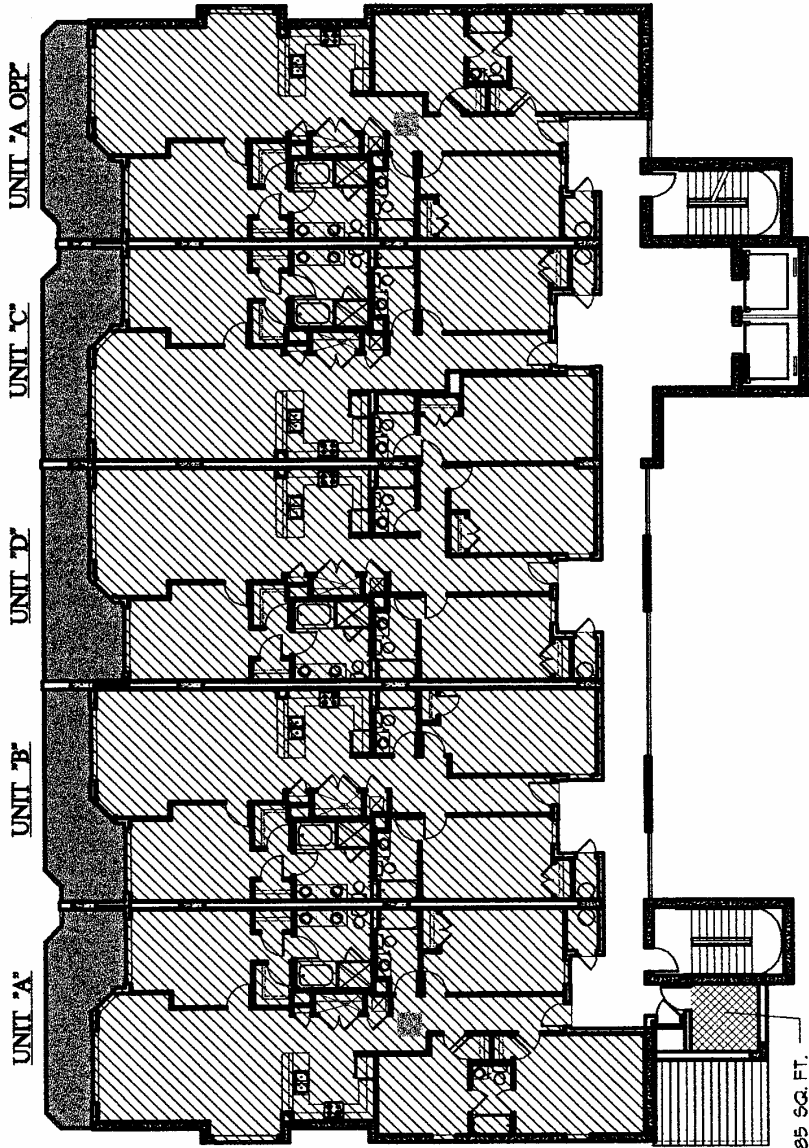
APARTMENT NUMBERS	N905
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APARTMENT NUMBERS	N904
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APARTMENT NUMBERS	N903
----------------------	------

APARTMENT NUMBERS	N902
----------------------	------

APARTMENT NUMBERS	N901
----------------------	------



CUA #1 85 SQ. FT.

COMMON AREA	1,679 sq. ft.
LIMITED COMMON AREA	999 sq. ft.
COMMERCIAL UNIT AREA	85 sq. ft.
UNIT AREA	8,566 sq. ft.
TOTAL AREA	11,329 sq. ft.

FLOOR PLANS - NINTH LEVEL



APARTMENT  
NUMBERS  
N1005

APARTMENT  
NUMBERS  
N1004

APARTMENT  
NUMBERS  
N1003

APARTMENT  
NUMBERS  
N1002

APARTMENT  
NUMBERS  
N1001

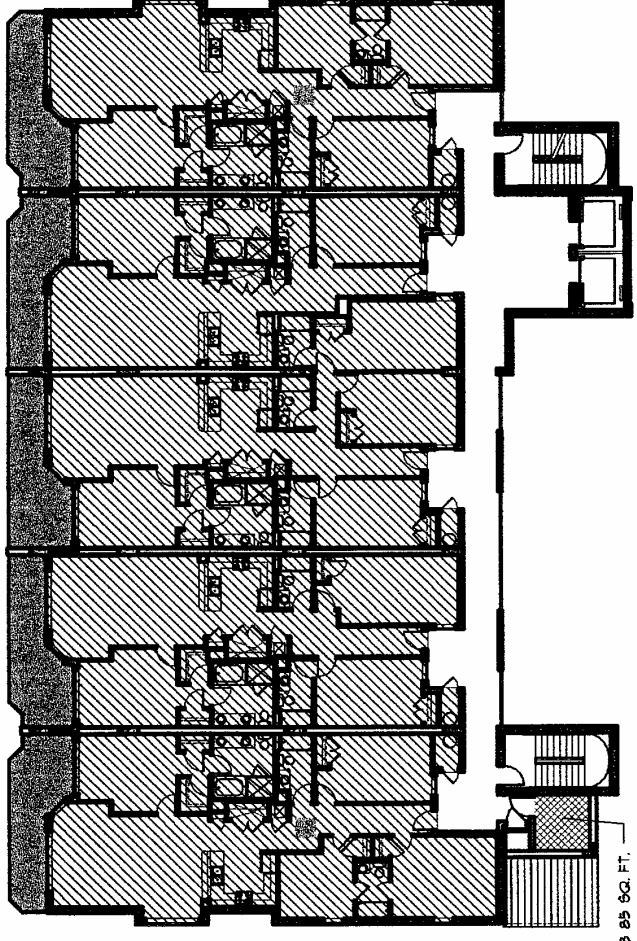
UNIT 'A' OFF

UNIT 'C'

UNIT 'D'

UNIT 'B'

UNIT 'A'



CUA 78 85 86 Sq. Ft.

COMMON AREA	1,679 sq. ft.
LIMITED COMMON AREA	999 sq. ft.
COMMERCIAL UNIT AREA	85 sq. ft.
UNIT AREA	8,566 sq. ft.
TOTAL AREA	11,329 sq. ft.

FLOOR PLANS - TENTH LEVEL

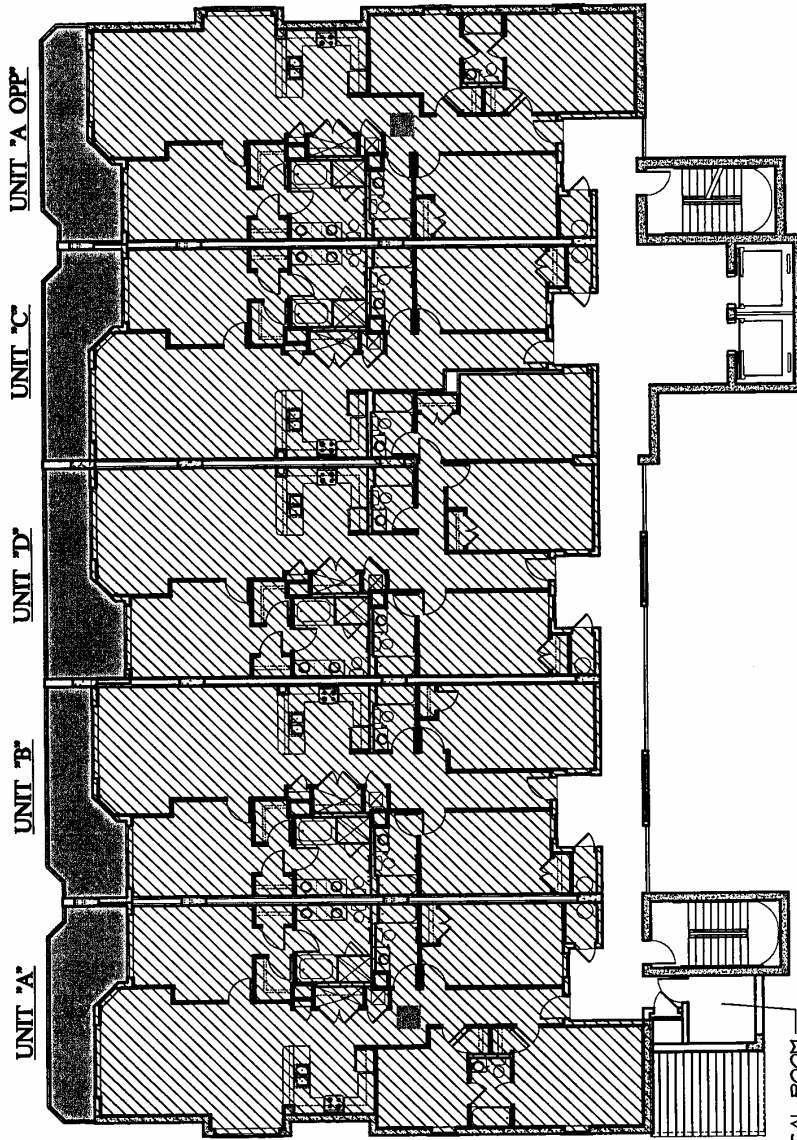
APARTMENT NUMBERS	N1105
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APARTMENT NUMBERS	N1104
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APARTMENT NUMBERS	N1103
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APARTMENT NUMBERS	N1102
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APARTMENT NUMBERS	N1101
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ELECTRICAL ROOM

□ COMMON AREA	1,764 sq. ft.
■ LIMITED COMMON AREA	999 sq. ft.
▨ COMMERCIAL UNIT AREA	0 sq. ft.
▩ UNIT AREA	8,566 sq. ft.
TOTAL AREA	11,329 sq. ft.

FLOOR PLANS - ELEVENTH LEVEL

APARTMENT  
NUMBERS  
N1205

APARTMENT  
NUMBERS  
N1204

APARTMENT  
NUMBERS  
N1203

APARTMENT  
NUMBERS  
N1202

APARTMENT  
NUMBERS  
N1201

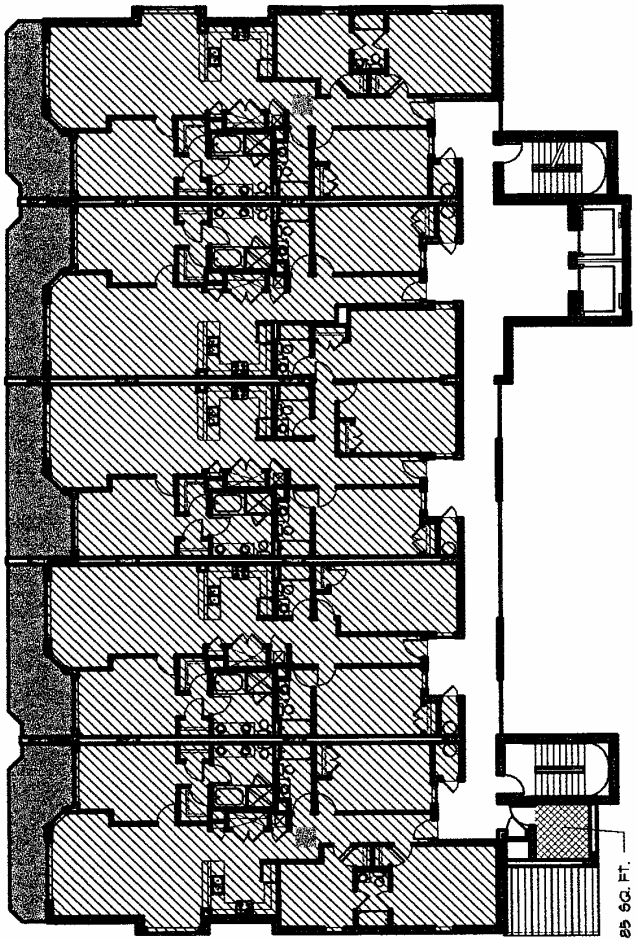
UNIT 'A' OFF

UNIT 'C'

UNIT 'D'

UNIT 'B'

UNIT 'A'



CUA #3 85 60. FT.

COMMON AREA	1,679 sq. ft.
LIMITED COMMON AREA	999 sq. ft.
COMMERCIAL UNIT AREA	85 sq. ft.
UNIT AREA	8,566 sq. ft.
TOTAL AREA	11,329 sq. ft.

FLOOR PLANS - TWELFTH LEVEL

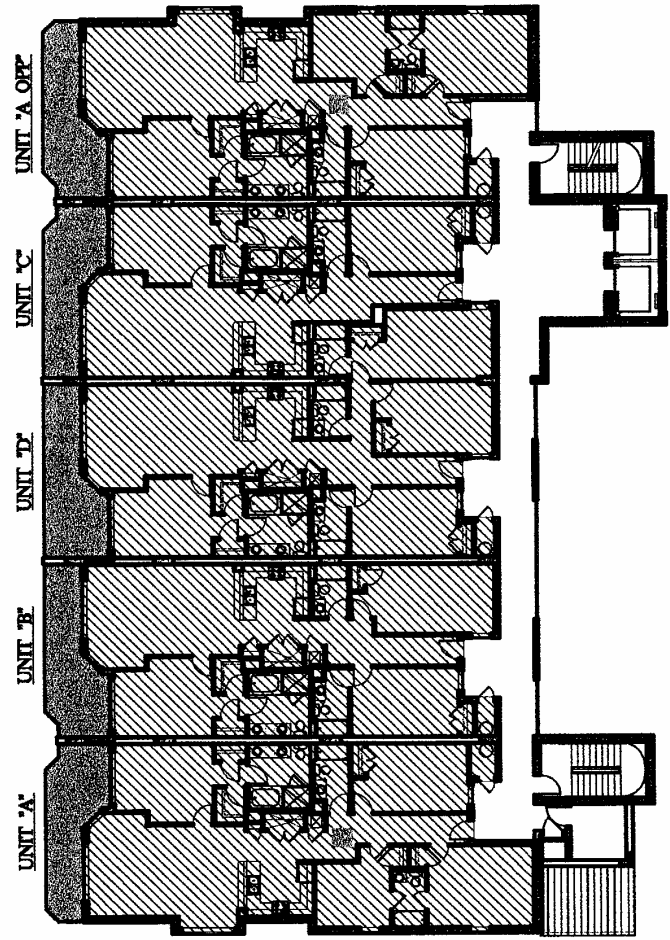
APARTMENT NUMBERS	N1305
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APARTMENT NUMBERS	N1304
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APARTMENT NUMBERS	N1303
----------------------	-------

APARTMENT NUMBERS	N1302
----------------------	-------

APARTMENT NUMBERS	N1301
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COMMON AREA	1,764 sq. ft.
LIMITED COMMON AREA	999 sq. ft.
COMMERCIAL UNIT AREA	0 sq. ft.
UNIT AREA	8,566 sq. ft.
TOTAL AREA	11,329 sq. ft.

FLOOR PLANS - THIRTEENTH LEVEL

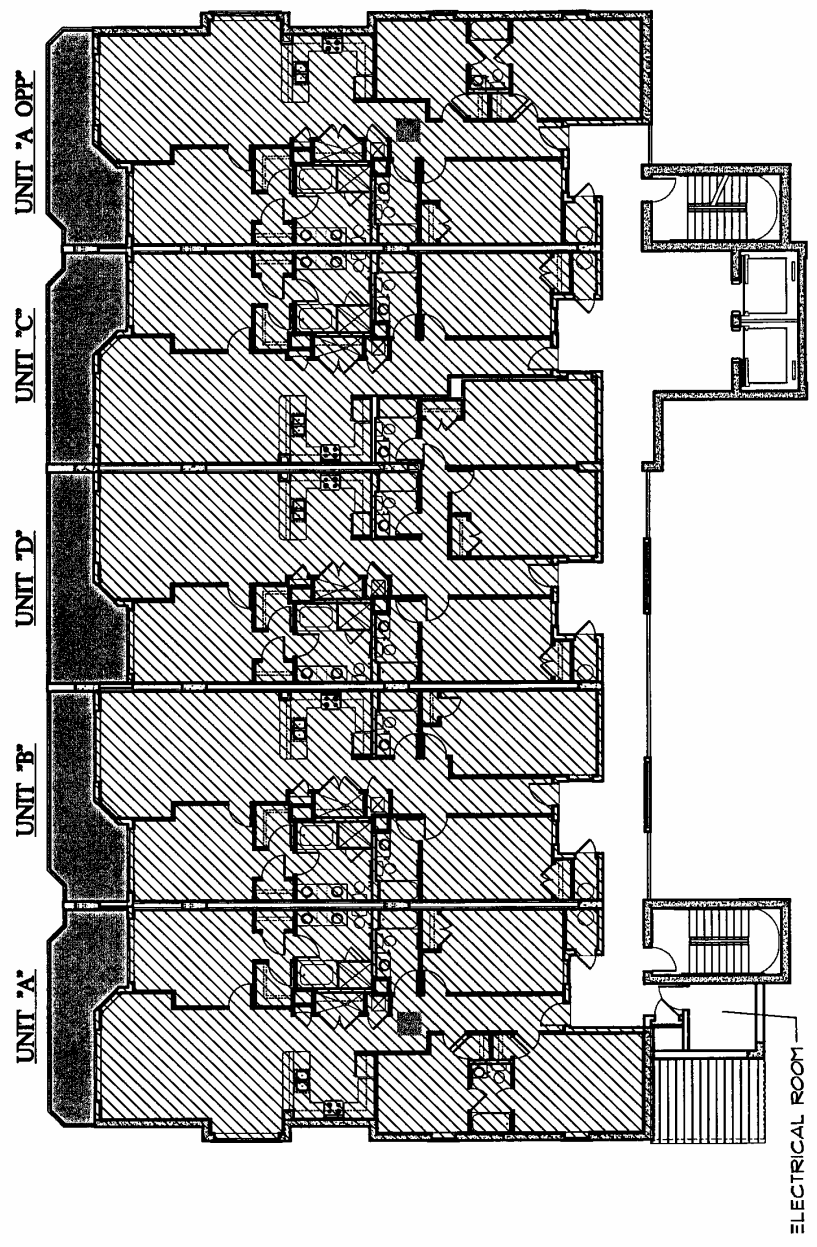
APARTMENT NUMBERS	NI401
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APARTMENT NUMBERS	NI402
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APARTMENT NUMBERS	NI403
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APARTMENT NUMBERS	NI404
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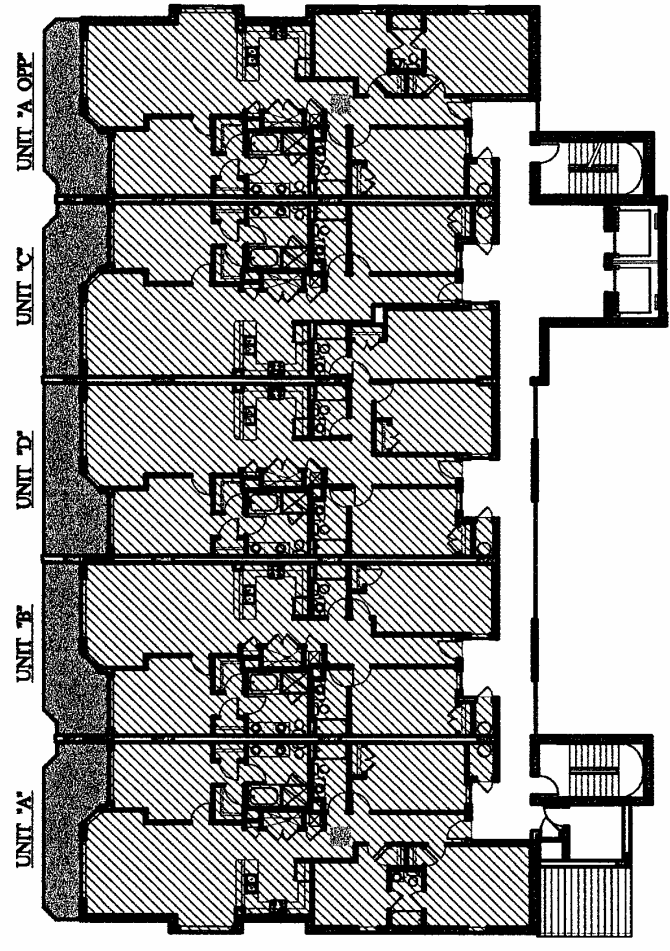
APARTMENT NUMBERS	NI405
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COMMON AREA	1,764 sq. ft.
LIMITED COMMON AREA	999 sq. ft.
COMMERCIAL UNIT AREA	0 sq. ft.
UNIT AREA	8,566 sq. ft.
TOTAL AREA	11,329 sq. ft.

FLOOR PLANS - FOURTEENTH LEVEL

APARTMENT NUMBERS	N1501
APARTMENT NUMBERS	N1502
APARTMENT NUMBERS	N1503
APARTMENT NUMBERS	N1504
APARTMENT NUMBERS	N1505



COMMON AREA	1,764 sq. ft.
LIMITED COMMON AREA	999 sq. ft.
COMMERCIAL UNIT AREA	0 sq. ft.
UNIT AREA	8,566 sq. ft.
TOTAL AREA	11,329 sq. ft.

**FLOOR PLANS - FIFTEENTH LEVEL**

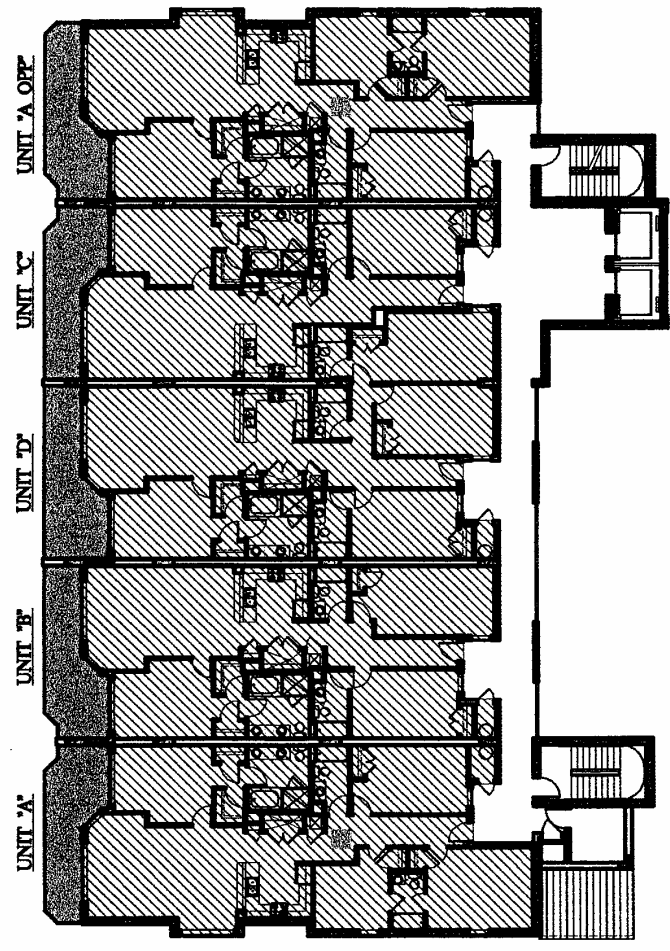
APARTMENT NUMBERS	N1605
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APARTMENT NUMBERS	N1604
----------------------	-------

APARTMENT NUMBERS	N1603
----------------------	-------

APARTMENT NUMBERS	N1602
----------------------	-------

APARTMENT NUMBERS	N1601
----------------------	-------



COMMON AREA	1,764 sq. ft.
LIMITED COMMON AREA	999 sq. ft.
COMMERCIAL UNIT AREA	0 sq. ft.
UNIT AREA	8,566 sq. ft.
TOTAL AREA	11,329 sq. ft.

FLOOR PLANS - SIXTEENTH LEVEL

APARTMENT NUMBERS	N1705
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APARTMENT NUMBERS	N1704
----------------------	-------

APARTMENT NUMBERS	N1703
----------------------	-------

APARTMENT NUMBERS	N1702
----------------------	-------

APARTMENT NUMBERS	N1701
----------------------	-------

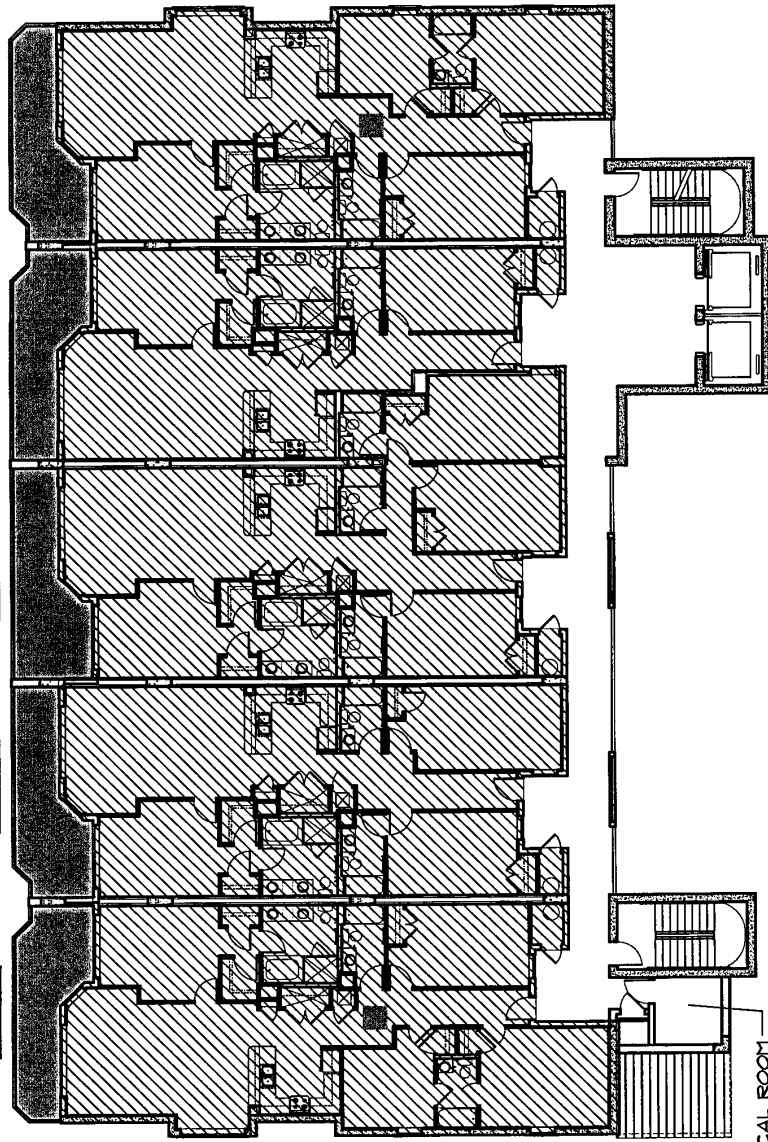
UNIT 'A' OPP

UNIT 'C'

UNIT 'D'

UNIT 'B'

UNIT 'A'

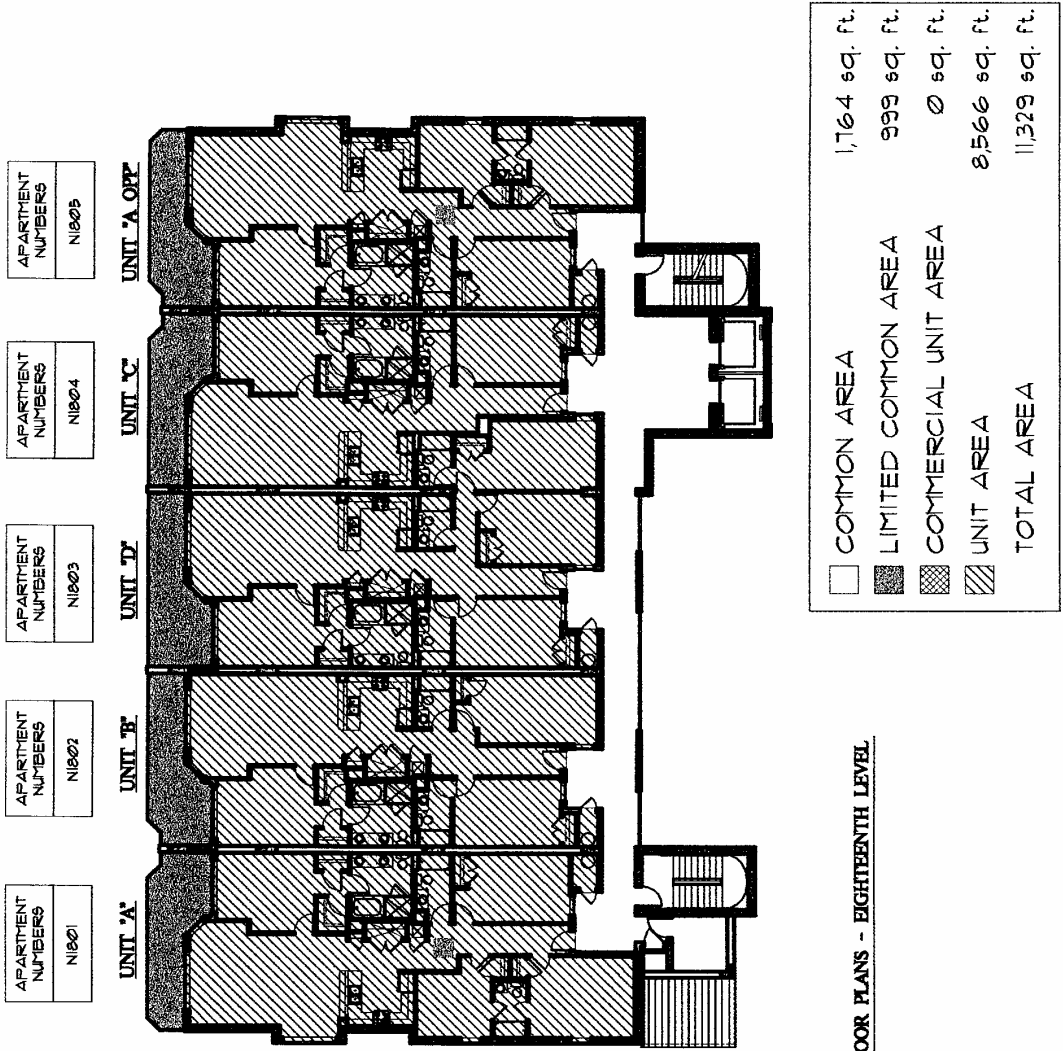


ELECTRICAL ROOM

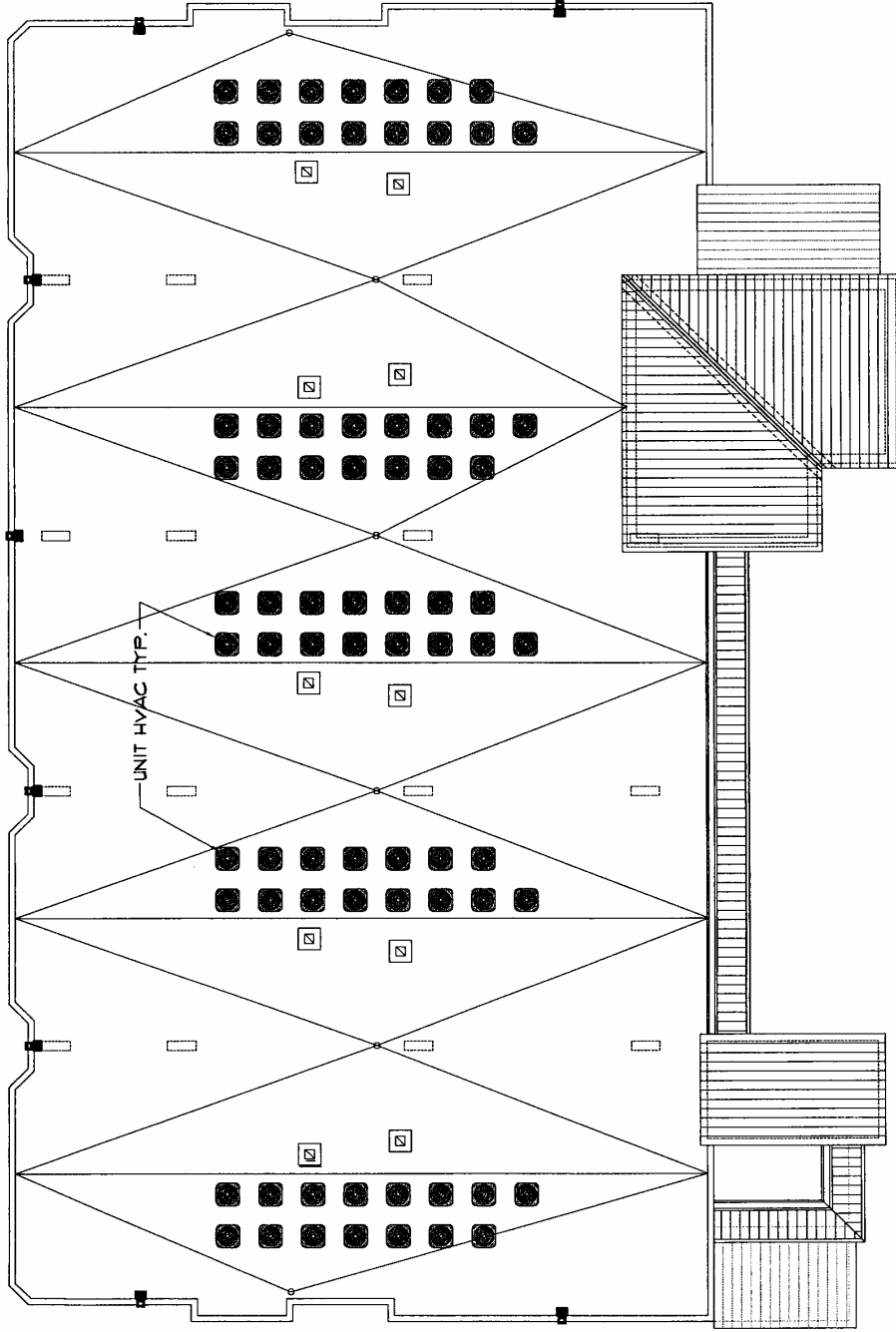
COMMON AREA	1,764 sq. ft.
LIMITED COMMON AREA	999 sq. ft.
COMMERCIAL UNIT AREA	0 sq. ft.
UNIT AREA	8,566 sq. ft.
TOTAL AREA	11,329 sq. ft.

FLOOR PLANS - SEVENTEENTH LEVEL.





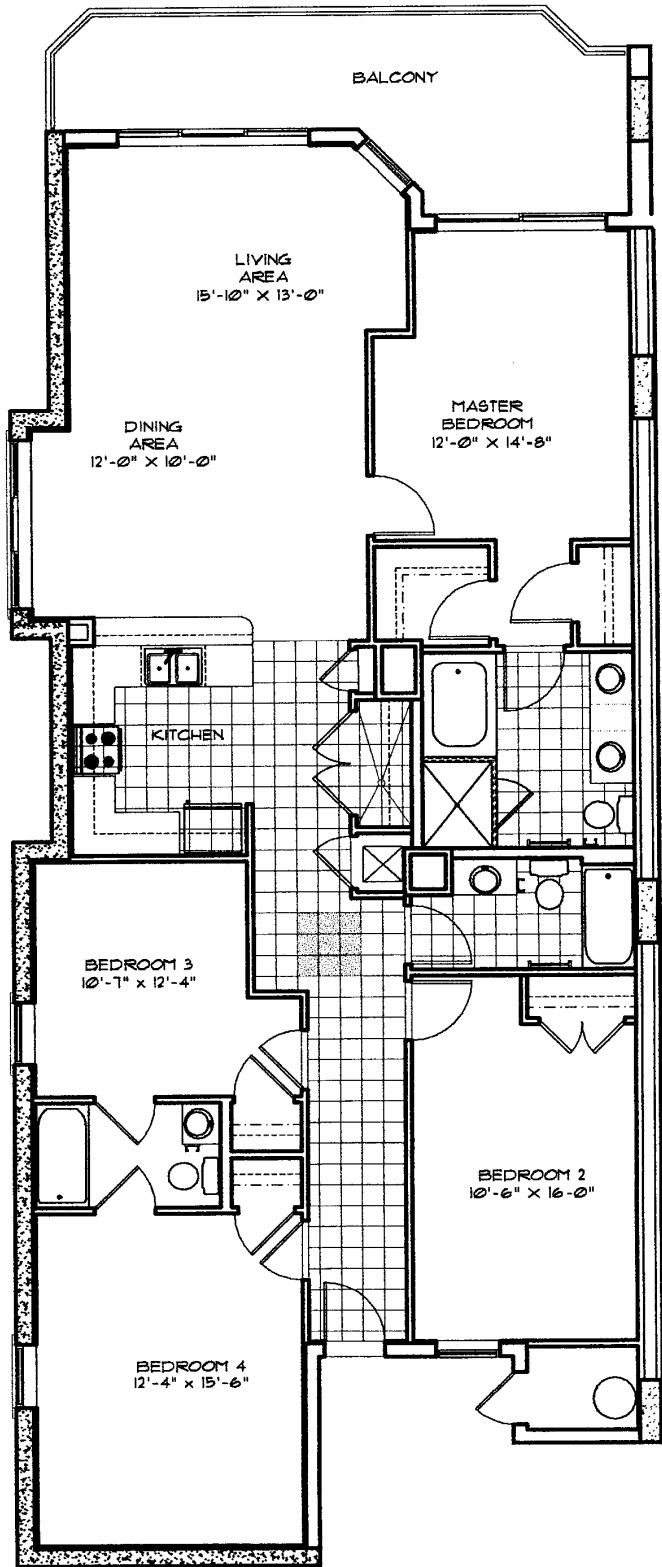
**FLOOR PLANS - EIGHTEENTH LEVEL**



UNIT HVAC TYP.

**ROOF PLANS**

□	COMMON AREA	10,879 sq. ft.
■	LIMITED COMMON AREA	450 sq. ft.
▨	COMMERCIAL UNIT AREA	0 sq. ft.
▩	UNIT AREA	0 sq. ft.
	TOTAL AREA	11,329 sq. ft.



APARTMENT NUMBERS
N 101
N 201
N 301
N 401
N 501
N 601
N 701
N 801
N 901
N1001
N 1101
N 1201
N 1301
N 1401
N 1501
N 1601
N 1701
N 1801

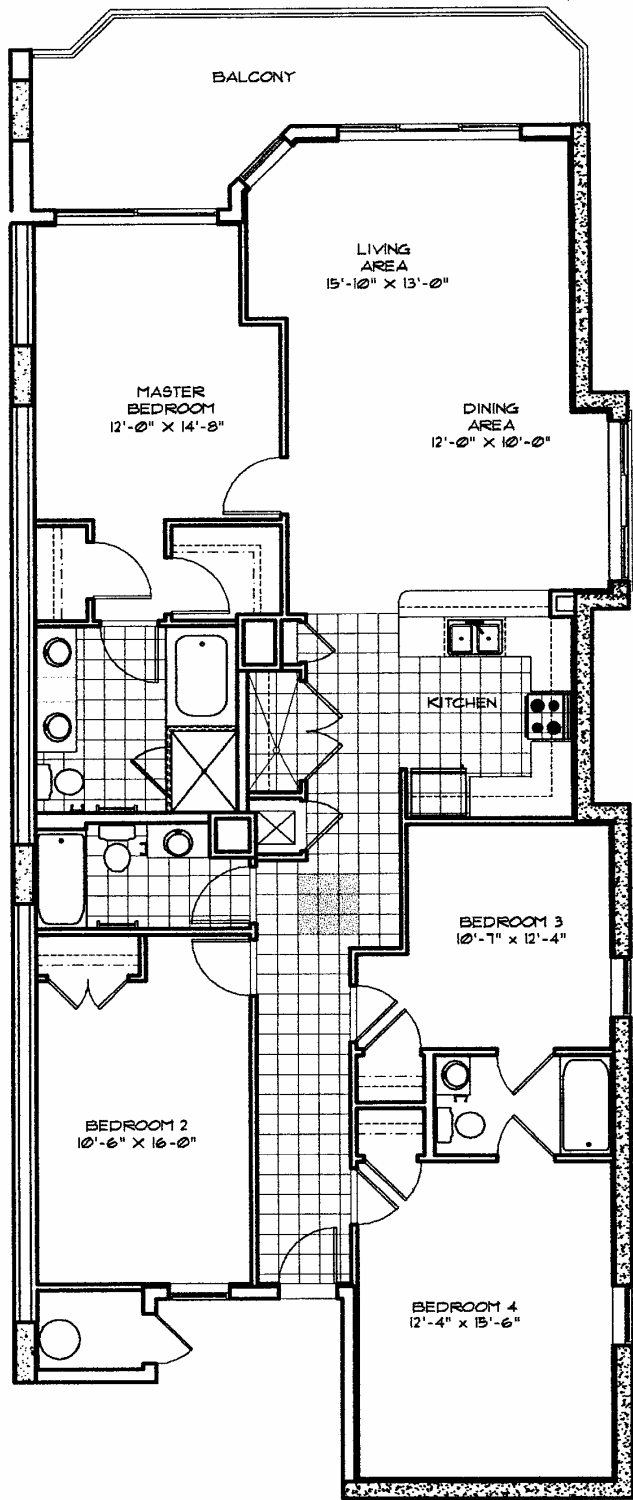
AREA SHOWN USING STANDARD ARCHITECTURAL MEASURING METHODS (FROM CENTER OF INTERIOR COMMON WALL TO OUTSIDE OF EXTERIOR WALL.)

SQUARE FOOTAGE:	
HEATED	1788
BALCONY	202
STORAGE	21
TOTAL	2011

AREA SHOWN BY CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OF PERIMETER WALLS.

SQUARE FOOTAGE:	
HEATED	1631
BALCONY	202
STORAGE	27
TOTAL	1860

UNIT "A" FLOOR PLAN



APARTMENT NUMBERS	
N	105
N	205
N	305
N	405
N	505
N	605
N	705
N	805
N	905
N	1005
N	1105
N	1205
N	1305
N	1405
N	1505
N	1605
N	1705
N	1805

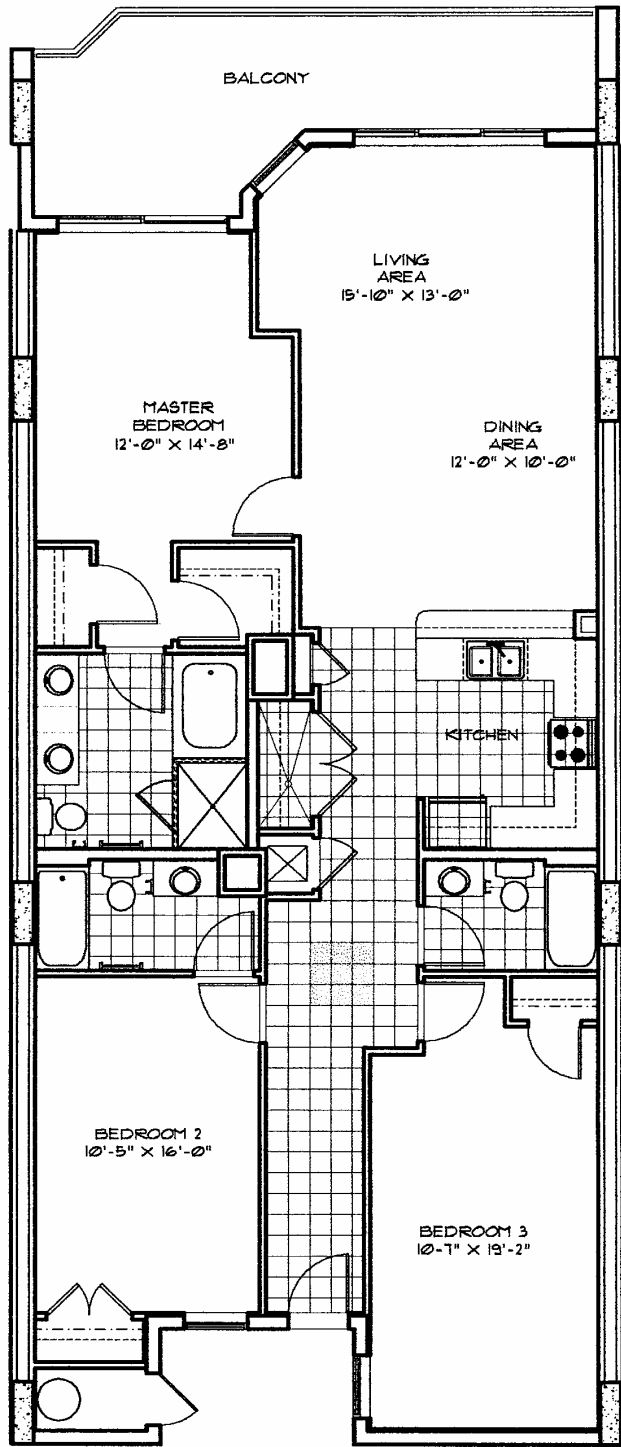
AREA SHOWN USING STANDARD ARCHITECTURAL MEASURING METHODS (FROM CENTER OF INTERIOR COMMON WALL TO OUTSIDE OF EXTERIOR WALL.)

SQUARE FOOTAGE:	
HEATED	1788
BALCONY	202
STORAGE	27
TOTAL	2017

AREA SHOWN BY CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OF PERIMETER WALLS.

SQUARE FOOTAGE:	
HEATED	1631
BALCONY	202
STORAGE	27
TOTAL	1860

## UNIT "A OPP" FLOOR PLAN



APARTMENT NUMBERS	
N 102	
N 202	
N 302	
N 402	
N 502	
N 602	
N 702	
N 802	
N 902	
N 1002	
N 1102	
N 1202	
N 1302	
N 1402	
N 1502	
N 1602	
N 1702	
N 1802	

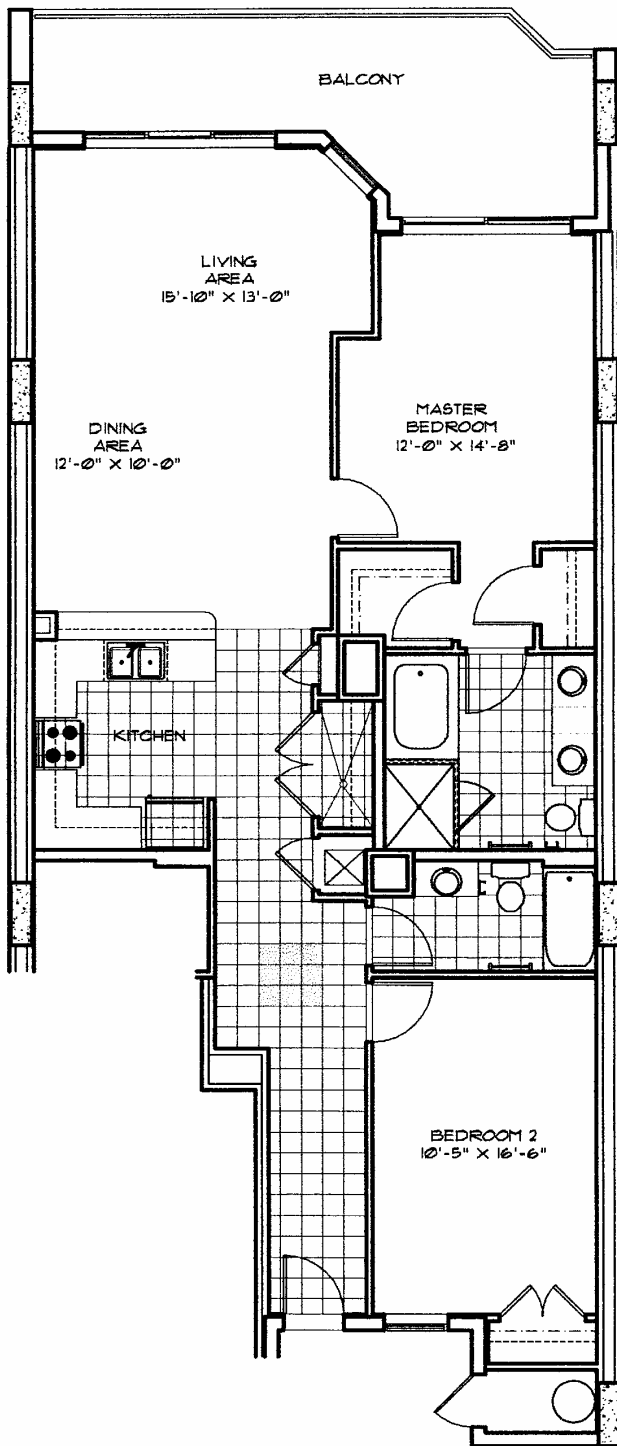
AREA SHOWN USING STANDARD ARCHITECTURAL MEASURING METHODS (FROM CENTER OF INTERIOR COMMON WALL TO OUTSIDE OF EXTERIOR WALL.)

SQUARE FOOTAGE:	
HEATED	1606
BALCONY	201
STORAGE	24
TOTAL	1831

AREA SHOWN BY CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OF PERIMETER WALLS.

SQUARE FOOTAGE:	
HEATED	1492
BALCONY	201
STORAGE	24
TOTAL	1717

UNIT "B" FLOOR PLAN



APARTMENT NUMBERS	
N 104	
N 204	
N 304	
N 404	
N 504	
N 604	
N 704	
N 804	
N 904	
N 1004	
N 1104	
N 1204	
N 1304	
N 1404	
N 1504	
N 1604	
N 1704	
N 1804	

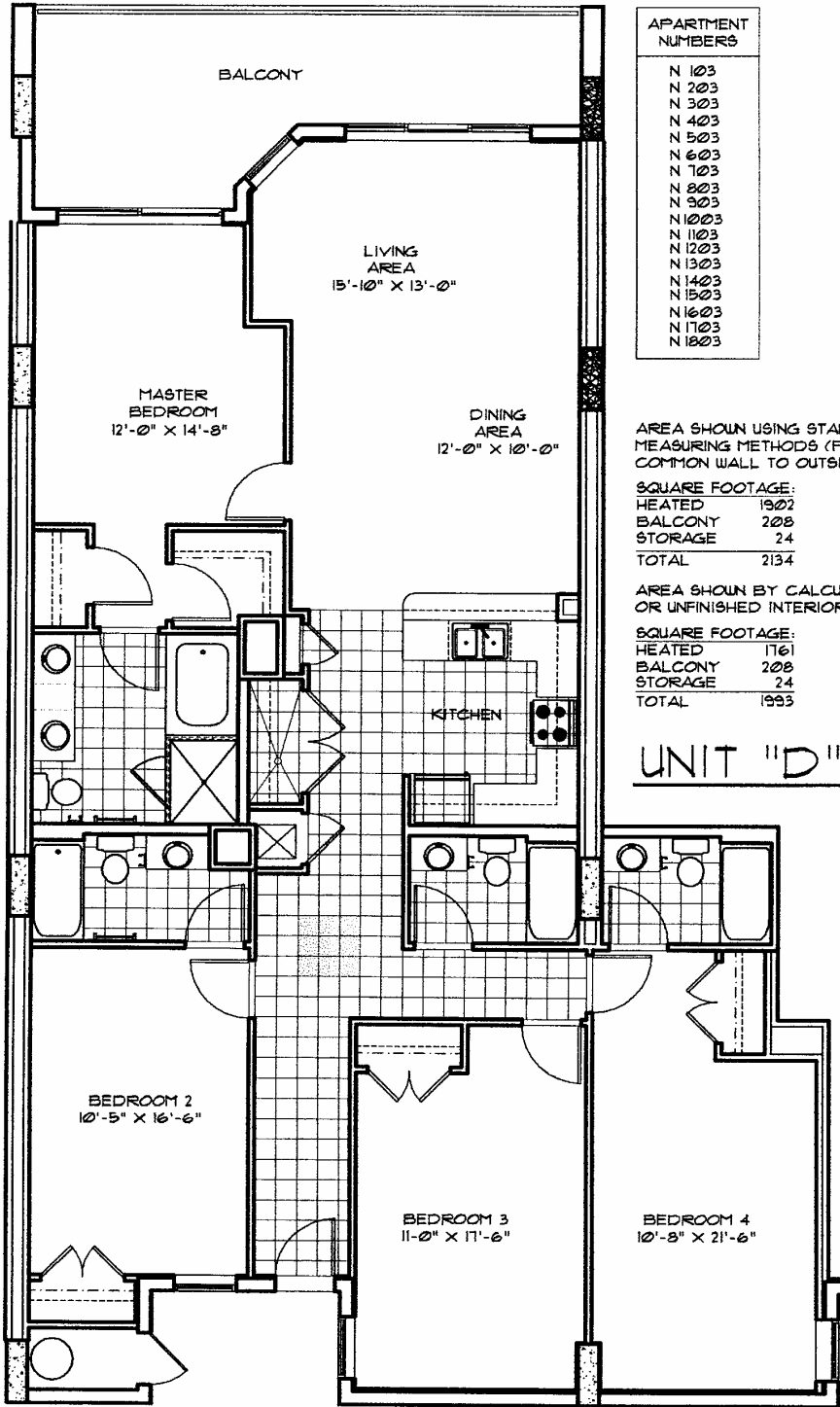
AREA SHOWN USING STANDARD ARCHITECTURAL MEASURING METHODS (FROM CENTER OF INTERIOR COMMON WALL TO OUTSIDE OF EXTERIOR WALL.)

SQUARE FOOTAGE:	
HEATED	1310
BALCONY	201
STORAGE	24
TOTAL	1535

AREA SHOWN BY CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OF PERIMETER WALLS.

SQUARE FOOTAGE:	
HEATED	1218
BALCONY	201
STORAGE	24
TOTAL	1443

## UNIT "C" FLOOR PLAN



APARTMENT NUMBERS

N 103
N 203
N 303
N 403
N 503
N 603
N 703
N 803
N 903
N 1003
N 1103
N 1203
N 1303
N 1403
N 1503
N 1603
N 1703
N 1803

AREA SHOWN USING STANDARD ARCHITECTURAL MEASURING METHODS (FROM CENTER OF INTERIOR COMMON WALL TO OUTSIDE OF EXTERIOR WALL.)

SQUARE FOOTAGE:

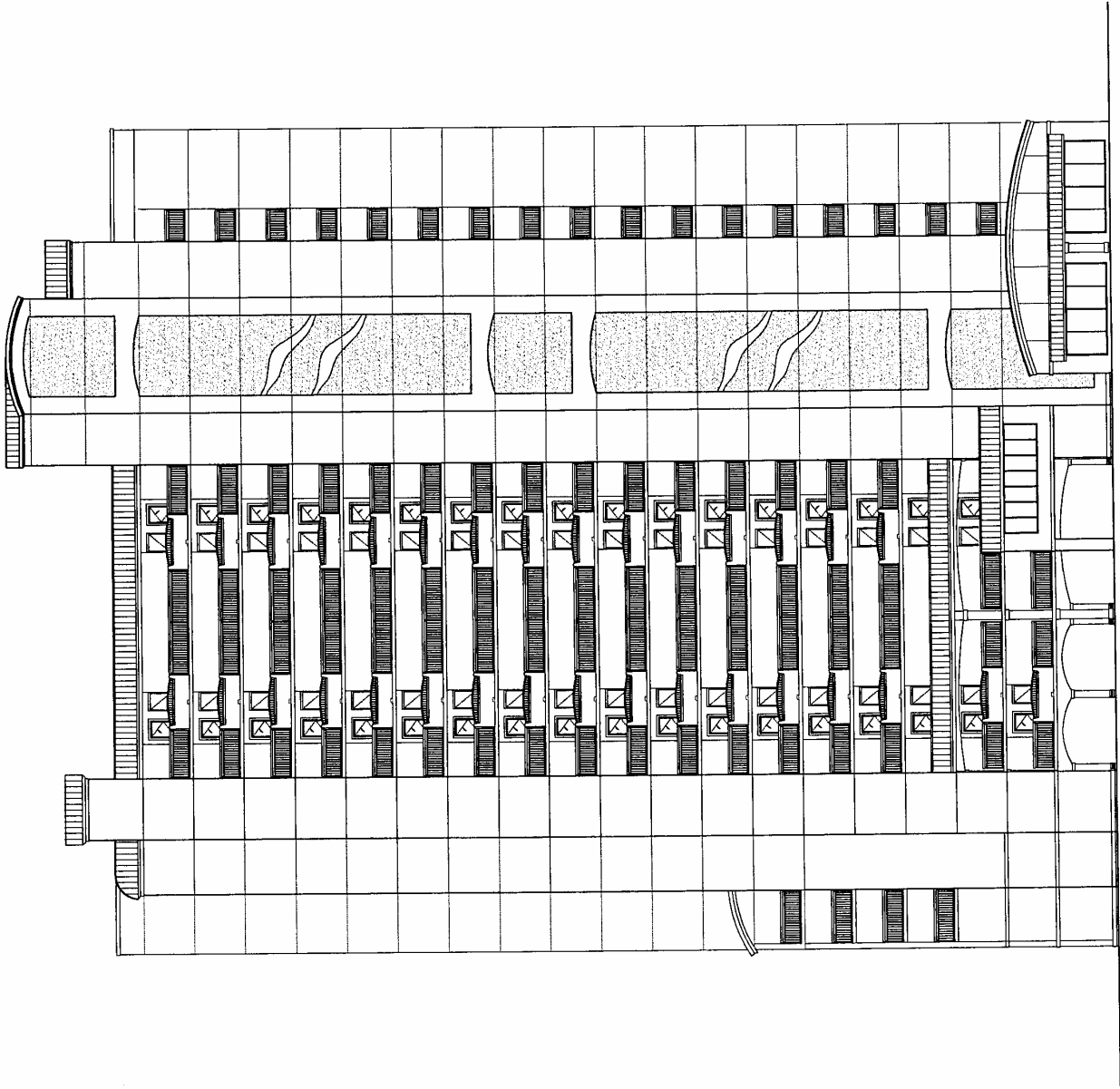
HEATED	1902
BALCONY	208
STORAGE	24
TOTAL	2134

AREA SHOWN BY CALCULATING FROM UNDECORATED OR UNFINISHED INTERIOR OF PERIMETER WALLS.

SQUARE FOOTAGE:

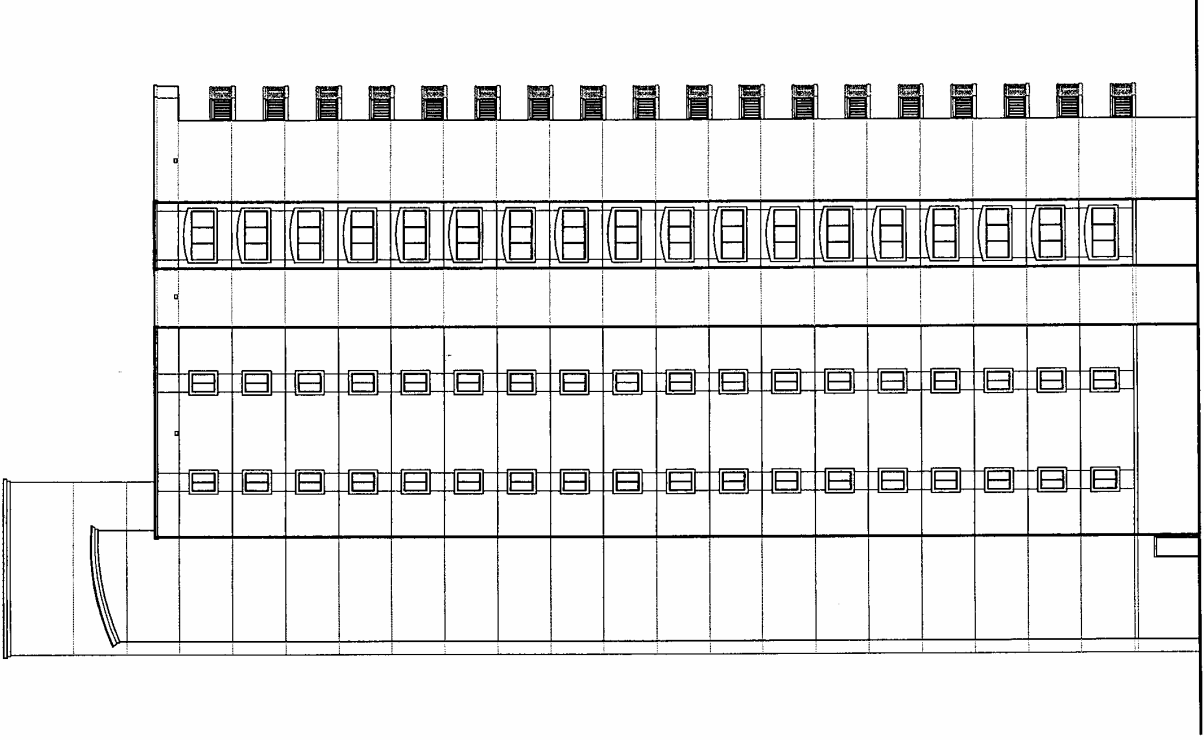
HEATED	1761
BALCONY	208
STORAGE	24
TOTAL	1993

UNIT "D" FLOOR PLAN

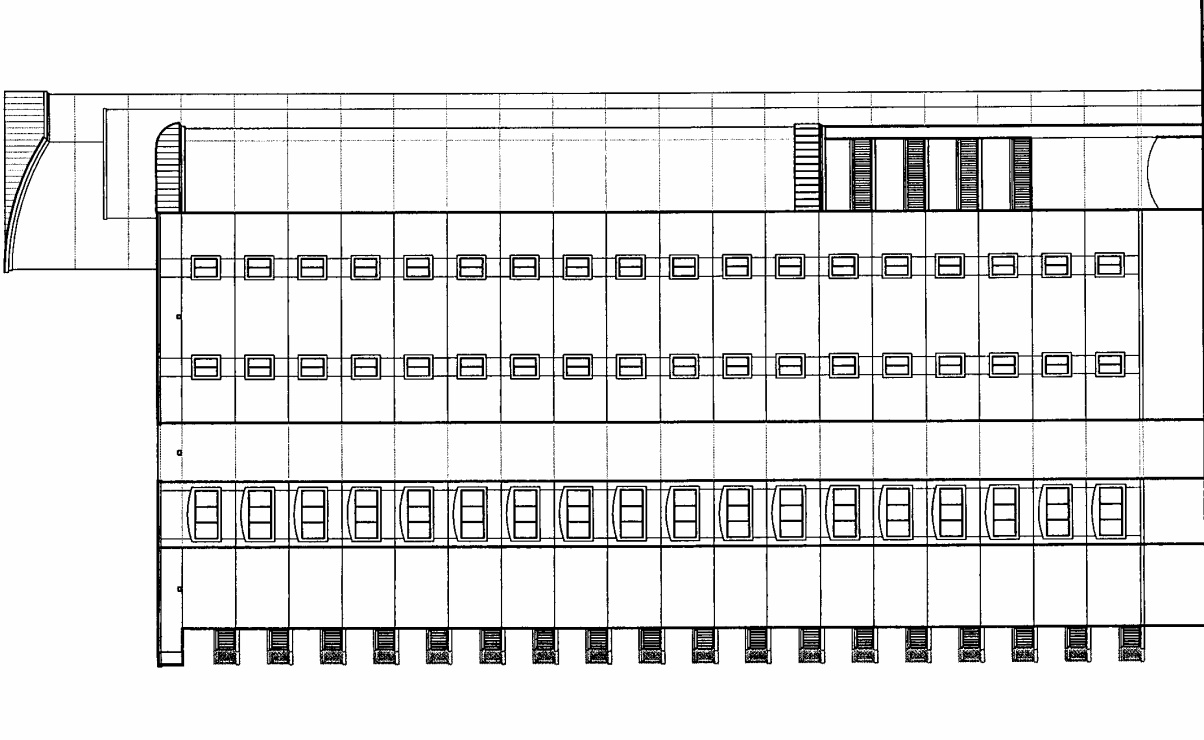


WEST ELEVATION PHASE II

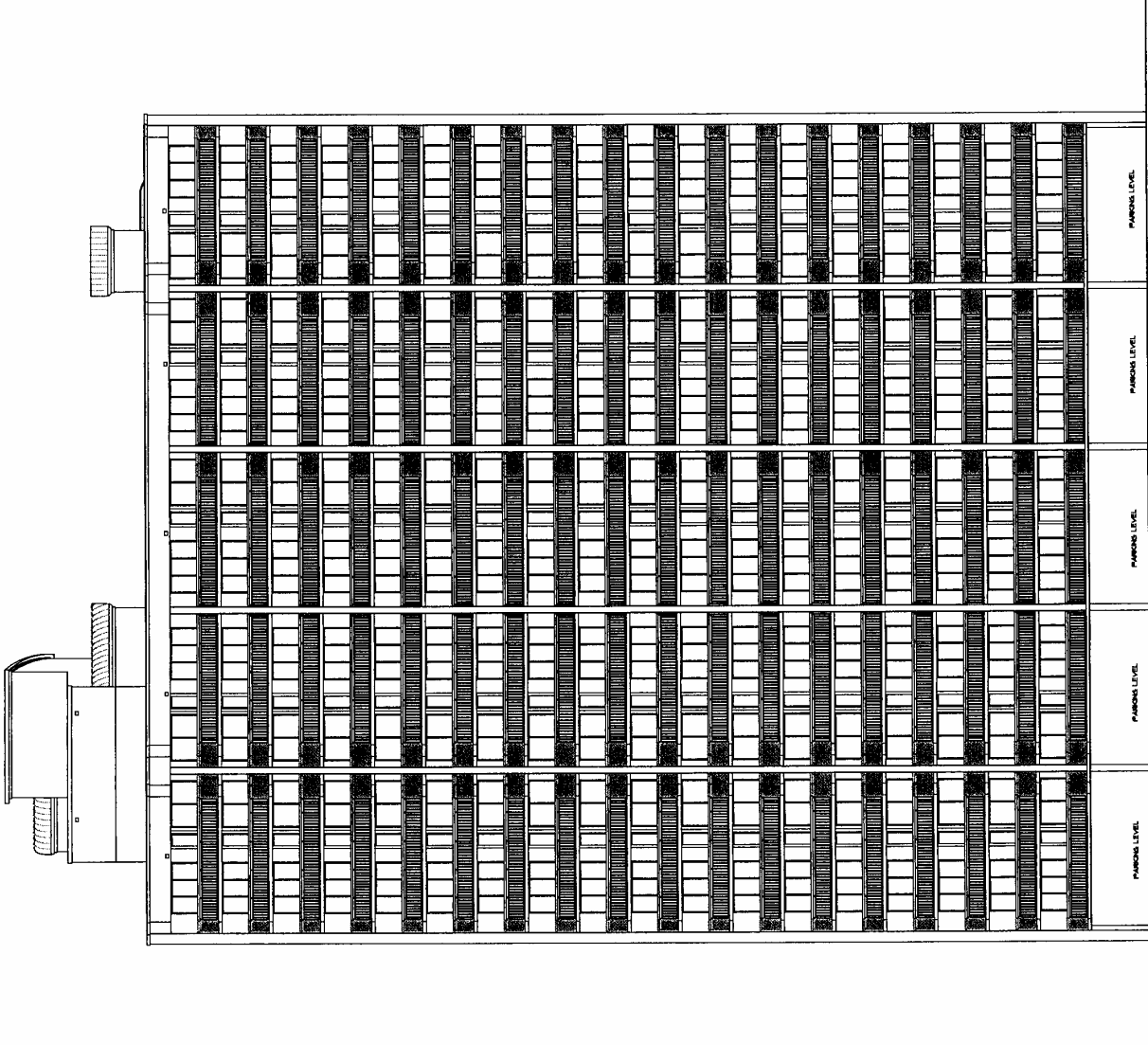




SOUTH ELEVATION PHASE II



NORTH ELEVATION PHASE II



EAST ELEVATION PHASE II

**EXHIBIT "D-1"**

[Phase I Table of Values]

SOUTH BUILDING TABLE OF VALUES

		Input						
UNIT	TYPE OF UNIT	QTY	SQ FOOT	TOT UNIT SQ	% OWN PER UNIT	% TOTAL OWN	TOTAL VALUE	
S106, S206, S306, S406, S506, S606, S706, S806, S906, S1006, S1106, S1206, S1306, S1406, S1506, S1606, S1706, S1806, S112, S212, S312, S412, S512, S612, S712, S812, S912, S1002, S1102, S1202, S1302, S402, S1502, S1602, S1702, S1802	4BR	36	1860	66960	0.008340171377	0.300246169575	\$12,080,769.43	
S107, S207, S307, S407, S507, S607, S707, S807, S1607, S1707, S1807, S111, S211, S311, S411, S511, S611, S711, S811, S911, S1011, S1111, S1211, S1311, S1411, S1511, S1611, S1711, S1811, S108, S208, S308, S408, S508, S608, S708, S808, S908, S1008, S1108, S1208, S1308, S1408, S1508, S1608, S1708, S1808, S907, S1007, S1107, S1207, S1307, S1407, S1507	3 BR	54	1717	92718	0.007698964653	0.415744091258	\$16,727,968.64	
S109, S209, S309, S409, S509, S609, S709, S809, S909, S1009, S1109, S1209, S1309, S1409, S1509, S1609, S1709, S1809	2 BR	18	1443	25974	0.006470358762	0.116466457714	\$4,686,169.43	
S110, S210, S310, S410, S510, S610, S710, S810, S910, S1010, S1110, S1210, S1310, S1410, S1510, S1610, S1710, S1810	4 BR	18	1993	35874	0.008936538470	0.160857692463	\$6,472,304.70	
SCUA #1	Comm	1	1151	1151	0.005161041535	0.005161041535	\$207,660.78	
SCUA #2, SCUA#3, SCUA #4, SCUA #5	Comm	4	85	340	0.000381136864	0.001524547456	\$61,342.02	

TOTALS

131

223017

1.0 \$40,236,215.00

**EXHIBIT "D-2"**

[Phase I & II Table of Values]

NORTH + SOUTH BUILDING TABLE OF VALUES

input

UNIT	TYPE OF UNIT	QTY	SQ FOOT	TOT UNIT SQ	% OWN PER UNIT	% TOTAL OWN	TOTAL VALUE
S1706, S206, S306, S406, S506, S606, S706, S806, S906, S1006, S1106, S1206, S1306, S1406, S1506, 1S606, S1706, S1806, S112, S212, S312, S412, S512, S612, S712, S812, S912 S1012, S1112, S1212, S1312, S1412 S1512, S1612, S1712, S1812	4BR	72	1860	133920	0.004854419610	0.349518211903	\$19,397,108.40
N105, N205, N305, N405, N505, N605 N705, N805, N905, N1005, N1105 N1205, N1305, N1405, N1505, N1605, N1705, N1805, N101, N201, N301, N401 N501, N601, N701, N801, N901, N1001 N1101, N1201, N1301, N1401, N1501 N1601, N1701, N1801,							
N102, N202, N302, N402, N502, N602, N702, N802, N902, N1002, N1102 N1202, N1302, N1402, N1502, N1602 N1702, N1802, S107, S207, S307 S407, S507, S607, S707, S807, S907 S1007, S1107, S1207, S1307, S1407 S1507, S1607, S1807, S111, S211 S311, S411, S511, S611, S711, S811 S911, S1011, S1211, S1311, S1411 S1511, S1611, S1711, S1811, S108 S208, S308, S408, S508, S608, S708 S808, S908, S1008, S1108, S1208 S1308, S1408, S1508, S1608, S1708 S1808,	3 BR	72	1717	123624	0.004481203478	0.322646650450	\$17,905,825.33

S109, S209, S309, S409, S509, S609, S709, S809, S909, S1009, S1109, S1209, S1309, S1409, S1509, S1609, S1709, S1809	2 BR	36	1443	51948	0.003766090052	0.135579241875	\$7,524,200.92
N103, N203, N303, N403, N503, N603, N703, N803, N903, N1003, N1103, N1203, N1303, N1403, N1503, N1603, N1703, N1803, S110, S210, S310, S410, S510, S610, S710, S810, S910, S1010, S1110, S1210, S1310, S1410, S1510, S1610, S1710, S1810	4 BR	36	1993	71748	0.005201536711	0.187255321592	\$10,392,052.97
SCUA #1	Comm	1	1151	1151	0.003003998371	0.003003998371	\$166,712.01
SCUA #2, SCUA #3, SCUA #4, SCUA #5, NCUA #6, NCUA #7, NCUA #8, NCUA #9	Comm	8	85	765	0.000221841756	0.001996575807	\$110,803.37

TOTALS

225

383156

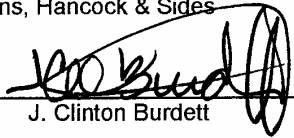
1.0 \$55,496,703.00

**EXHIBIT "E"**  
TO MASTER DEED OF  
CRESCENT SHORES HORIZONTAL PROPERTY REGIME, PHASE I  
ARCHITECT'S CERTIFICATE

Pursuant to S. C. Code Ann. § 27-31-110 (1976), I certify that the Regime plans described in the attached Exhibit "C-1" and the written description of 125 Residential Apartments and 5 Commercial Apartments in Crescent Shores Horizontal Property Regime, Phase I (situate upon real estate described in the attached Exhibit "A-1"), fully depict the layout, dimensions, location, area and number identification of the Apartments and the General and Limited Common Elements of the Regime.

Jenkins, Hancock & Sides

By: \_\_\_\_\_

  
J. Clinton Burdett

Its: Architect

Architect's S.C. License No. 05248

Columbia, South Carolina  
This 9 day of March, 2004



**EXHIBIT "F"**

Articles of Incorporation of Crescent Shores Condominium Association

**FILED**

MAR 08 2004

MAR 08 2004

STATE OF SOUTH CAROLINA  
SECRETARY OF STATE  
NONPROFIT ORGANIZATION  
ARTICLES OF INCORPORATION

*Mark Hammond*<sup>5</sup>  
SECRETARY OF STATE

*Mark Hammond*  
SECRETARY OF STATE OF SOUTH CAROLINA  
The name of the nonprofit corporation is Crescent Shores Condominium Association.

2. The initial registered office of the nonprofit corporation is Premier Resorts, 4980 Barefoot Resort Bridge Road, North Myrtle Beach, SC 29582.

The name of the registered agent of the nonprofit corporation at that office is Robert Ulery.

3. Check (a), (b), or (c) whichever is applicable. Check only one box.

- a.  The nonprofit corporation is a public benefit corporation.  
b.  The nonprofit corporation is a religious corporation.  
c.  The nonprofit corporation is a mutual benefit corporation.

4. Check (a) or (b), whichever is applicable:

- a.  This corporation will have members.  
b.  This corporation will not have members.

5. The address of the principal office of the nonprofit corporation is c/o Premier Resorts, 4980 Barefoot Resort Bridge Road, North Myrtle Beach, SC 29582.

6. If this nonprofit corporation is either a public benefit corporation (box a. or b. of paragraph 3. is checked), complete either (a) or (b), whichever is applicable, to describe how the remaining assets of the corporation will be distributed upon dissolution of the corporation.

- a.  Upon dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, of the government, or to a state or local government, for a public purpose. Any such asset not so disposed of shall be disposed of a by the court of common pleas of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes.  
b.  Upon dissolution of the corporation, consistent with law, the remaining assets of the corporation shall be distributed to: \_\_\_\_\_.

7. If the corporation is a mutual benefit corporation (box c. of paragraph 3. is checked), complete either (a) or (b), whichever is applicable, to describe how the [remaining] assets of

the corporation will be distributed upon the dissolution of the corporation.

- a.  Upon dissolution of the mutual benefit corporation the [remaining] assets shall be distributed to its members, or if it has no members, to those persons to whom the corporation holds itself out as benefiting or serving.
- b.  Upon dissolution of the mutual benefit corporation the [remaining] assets, consistent with law, shall be distributed to:  
\_\_\_\_\_

8. The optional provisions which the nonprofit corporation elects to include in the articles of incorporation are as follow (See Section 33-31-202(c) of the 1976 South Carolina Code, the applicable comments hereto, and the instructions to this form):

**ADDITIONAL PROVISIONS TO ARTICLES OF INCORPORATION OF  
THE CRESCENT SHORES CONDOMINIUM ASSOCIATION**

**ARTICLE I -- POWERS OF THE ASSOCIATION**

The powers of the Association shall include the following provisions:

A. The Association shall have all of the common law and statutory powers of a nonprofit corporation which are not in conflict with the laws of South Carolina or the terms of this Charter.

B. The Association shall have all of the powers and duties prescribed for the "Council of Co-Owners" as set forth in the Act, and all such other powers and duties reasonably necessary to operate the Regime pursuant to the Master Deed, including but not limited to the following:

- (i) To make and collect assessments against members as co-owners to defray the costs, expenses and losses of the Regime.
- (ii) To use the proceeds of assessments in the exercise of its powers and duties.
- (iii) To maintain, repair, replace, improve and operate the property of the Regime.
- (iv) To purchase insurance upon the Regime property including all apartments and common elements, and insurance for the protection of the Association and the co-owners.
- (v) To reconstruct improvements after casualty.
- (vi) To make and amend reasonable regulations respecting the use of the Regime property.
- (vii) To enforce by legal means the provisions of the Act, the Master Deed and the regulations promulgated thereunder for the use of the Regime property, including, but not limited to, issuing fines for violation of same.
- (viii) To contract for the management of the Regime and to delegate to such manager all powers and duties of the Association except such as are specifically required by the Master deed to have approval of the Board of Directors of the Association or of the co-owners.

(ix) To employ personnel to perform the services required for proper operation of the Regime and to terminate such employment.

(x) To foreclose any lien for unpaid assessments in like manner as any mortgagee of real property, as provided in the Master Deed of the Regime and the By-Laws of this Association.

B. All funds and the title to all properties acquired by the Association and the proceeds thereof shall be held in trust for the members in accordance with the provisions of the Act and the Master Deed.

C. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Act, the Master Deed, and the By-Laws.

D. The Association will not take steps which will serve to facilitate the transaction of specific business by its members or promote the private interest of any member, or engage in any activity which would constitute a regular business of a kind ordinarily carried on for profit, and no part of the net earnings of the Association shall inure to the benefit of any private individual. In the event of the liquidation or dissolution of the Association, whether voluntary or involuntary, no member shall be entitled to any distribution or division of its remaining property or its proceeds, and the balance of all money and other property received by the corporation from any source, after the payment of all debts and obligations of the Association, shall be used or distributed exclusively for such purposes as those set forth in the Code of Laws of South Carolina for nonprofit corporations.

E. The Association holds, or desires to hold, property in common for social or fraternal purposes and is not organized for the purpose of profit or gain to the members, otherwise than is above stated, or for the insurance of life, health, accident or property.

## **ARTICLE II -- MEMBERS**

The qualification of members, the manner of their admission and voting by members shall be as follows:

A. The co-owner of each of the apartments shall be a member of the Association, and no other persons or entities shall be entitled to membership. The Association shall have only so many memberships as there are apartments in the Regime, with each member having a vote equal to the percentage of his right to share in the common elements of the Regime set forth in Exhibit "D" to the Master Deed and in accordance with the Act. Voting rights will be exercised in the manner provided by the By-Laws of the Association.

B. Change of membership in the Association shall be established by the recording in the Office of the Register of Deeds of Horry County, South Carolina, of a deed or other instruments establishing a change of record title to an Apartment in the Regime and the delivery to the Association of a certified copy of such instrument, the new co-owner designated by such instrument thereby becoming a member of the Association. The membership of the prior co-owner shall be thereby terminated.

## **ARTICLE III -- INDEMNIFICATION**

Every director, officer, employee or agent of the Association shall be indemnified by the Association to the fullest extent permitted by law, for NonProfit Corporations, against (a) reasonable expenses, including attorneys' fees, actually and necessarily incurred by him in connection with any threatened, pending or completed action, suit or proceedings, whether civil, criminal, administrative or investigative, and whether or not brought by or on behalf of the Association, seeking to hold him liable by reason of the fact that he is or was acting in such capacity, and (b) reasonable payments made by him in satisfaction of any judgment, money decree, fine, penalty, or settlement for which he may have become liable in any such action, suit, or proceeding; and whether or not he continues to be such director, officer, or agent at the time of incurring or imposition of such costs, expenses or liabilities.

The Board of Directors of the Association shall take all such action as may be necessary and appropriate to authorize the Association to pay the indemnification required by this Charter including without limitation, to the extent needed, making a good faith evaluation of the manner in which the claimant for indemnity acted and of the reasonable amount of indemnity due him.

Such right shall inure to the benefit of the legal representatives of any such person and shall not be exclusive of any other rights to which such person may be entitled apart from the provisions of this Charter.

The Board of Directors of the Association shall have the power to purchase and maintain insurance on behalf of any such person who has or is such a director, officer, employee or agent against any liability asserted against him in any such capacity, arising out of his status as such.

9. The name and address (with zip code) of each incorporator is as follows (only one is required): W. Russell Drake, 1813 Hampton Street, Columbia, SC 29201.
10. Each original director of the nonprofit corporation must sign the articles but only if the directors are named in these articles:

\_\_\_\_\_ Signature of director  
(only if named in articles)

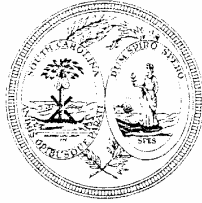
11. Each incorporator must sign the articles.

  
\_\_\_\_\_  
Signature of incorporator - W. Russell Drake

#### FILING INSTRUCTIONS

1. Two copies of this form, the original and either a duplicate original or a conformed copy, must be filed.
2. If space in this form is insufficient, please attach additional sheets containing a reference to the appropriate paragraph in this form, or prepare using a computer disk which will allow for expansion of space on the form.
3. This form must be accompanied by the filing fee of \$25.00 payable to the Secretary of State.

# *The State of South Carolina*



*Office of Secretary of State Mark Hammond*

## **Certificate of Incorporation, Nonprofit Corporation**

I, Mark Hammond, Secretary of State of South Carolina Hereby certify that:

***CRESCENT SHORES CONDOMINIUM ASSOCIATION,***

a nonprofit corporation duly organized under the laws of the state of South Carolina on **March 8th, 2004**, and having a perpetual duration unless otherwise indicated below, has as of the date hereof filed a Declaration and Petition for Incorporation of a nonprofit corporation for Religious, Educational, Social, Fraternal, Charitable or other eleemosynary purpose.

Now, therefore, I Mark Hammond, Secretary of State, by virtue of the authority in me vested by Chapter 31, Title 33, Code of 1976 and Acts amendatory thereto, do hereby declare the organization to be a body politic and corporate, with all the rights, powers, privileges and immunities, and subject to all the limitations and liabilities, conferred by Chapter 31, Title 33, Code of 1976 and Acts amendatory thereto.

Given under my Hand and the Great Seal of  
the State of South Carolina this 8th day of  
March, 2004.

A handwritten signature in black ink that reads "Mark Hammond".

Mark Hammond, Secretary of State

Note: This certificate does not contain any representation concerning fees or taxes owed by the Corporation to the South Carolina Tax Commission or whether the Corporation has filed the annual report with the Tax Commission. If it is important to know whether the Corporation has paid all taxes due to the State of South Carolina, and has filed the annual reports, a certificate of compliance must be obtained from the Tax Commission.

**EXHIBIT "G"**

By-Laws of the Association

**BY-LAWS  
OF  
CRESCENT SHORES CONDOMINIUM ASSOCIATION**

1. IDENTITY

These are the By-Laws of Crescent Shores Condominium Association, a non-profit corporation existing under the laws of the State of South Carolina (hereinafter called "the Association"), which has been organized for the purpose of administering Crescent Shores Horizontal Property Regime, a horizontal property regime established pursuant to S.C. Code Ann. §27-31-10 et seq. (1976) (hereinafter called "the Regime"). The Regime is identified by the name Crescent Shores and is located upon the real property in Horry County, South Carolina, described on Exhibit "A" attached hereto and made a part hereof by reference.

(a) The provisions of these By-Laws are applicable to the Regime, and the terms and provisions hereof are expressly subject to the effect of the terms, provisions, conditions, and authorizations contained in the Articles of Incorporation and which may be contained in the formal Master Deed which will be recorded in the public records of Horry County, South Carolina, at the time said property and the improvements now or thereafter situate thereon are submitted to the plan of condominium ownership, the terms and provisions of said Articles and Master Deed to be controlling whenever the same may be in conflict herewith.

(b) All present or future co-owners, tenants, future tenants, or their employees, or any other person that might use the Regime or any of the facilities thereof in any manner are subject to the regulations set forth in these By-Laws and in said Charter and Master Deed.

(c) The office of the Association shall be **c/o Premier Resorts, 4980 Barefoot Resort Bridge Road, North Myrtle Beach, South Carolina, 29582**, or such other place as the Board of Directors of the Association may designate from time to time;

(d) The fiscal year of the Association shall be the calendar year;

(e) The seal of the Association shall bear the name of the Association and the words "South Carolina."

2. MEMBERSHIP, VOTING, QUORUM, PROXIES

(a) The qualification of members, the manner of their admission to membership and termination of such membership, and voting by members, shall be as set forth in the Articles of Incorporation of the Association, the provisions of which Articles are incorporated herein by reference.



(b) The quorum at members' meetings shall consist of persons entitled to cast a majority (51% of the value of the property) of the votes of the entire membership. The joinder of a member in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such person for the purpose of determining quorum.

(c) The vote of the co-owners of an Apartment owned by more than one person or by a corporation or other entity shall be cast by the person named in a certificate signed by all of the co-owners of the Apartment and filed with the Secretary of the Association. Such certificate shall be valid until revoked by subsequent certificate. If such a certificate is not on file, the vote of such co-owners shall not be considered in determining the requirement for a quorum, nor for any other purpose.

(d) Votes may be cast in person or by proxy. Proxies must be filed with the secretary before the appointed time of the meeting for which their use is sought.

(e) Approval or disapproval of an Apartment co-owner upon any matters, whether or not the subject of an Association meeting, shall be by the same person who casts the vote of such co-owner in an Association meeting.

(f) Except where otherwise required under the provisions of the Articles of Incorporation of the Association, these By-Laws, the Master Deed, or where the same may otherwise be required by law, the affirmative vote of the co-owners of a majority of the Apartments represented at any duly called members' meeting at which a quorum is present shall be binding upon the members.

### 3. ANNUAL AND SPECIAL MEETINGS OF MEMBERSHIP

(a) The annual members' meeting shall be held at the office of the Association or such other place as may be designated by the Board of Directors, at 12:00 noon, Eastern Daylight Time, on the third Saturday in June, of each year, or at such other date and time as set by the Board of Directors after proper notice for the purpose of electing directors and of transacting any other business authorized to be transacted by the members; provided, however, that if that day is a legal holiday, the meeting shall be held at the same hour on the next succeeding Saturday. The first annual meeting shall be held in 2004.

(b) Special members' meetings shall be held whenever called by the President or Vice President or by a majority of the Board of Directors and must be called by such officers upon receipt of a written request from the members of the Association owning a majority of the Apartments.

(c) Notice of all members' meetings, regular or special, shall be given by the President, Vice President, or Secretary of the Association, or other officers of the Association in the absence of said officers, to each member, unless waived, in writing. Such notice is to be written or printed and shall include a description of any matter as required by §33-31-705, of the Code of Laws of South Carolina (1976), as amended, and shall state the time and place of the member's meeting and shall be given to each member not less than ten (10) days nor more than sixty (60) days prior to the date set for such meeting. Notice shall be mailed first class or registered mail or presented personally to each member within said time. If presented personally, receipt of such notice shall be signed by the member, indicating the date on which such notice was received by him. If mailed, such notice shall be deemed properly given five (5) days after being deposited in the United States Mail, addressed to the member at his post office address as it appears in the records of the Association, the postage thereon prepaid or where otherwise provided by Section 33-31-141 of the Code of Laws of South Carolina (1976), as amended from time to time. Proof of such mailing shall be given by Affidavit of the person giving the notice. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver, when filed in the records of the Association, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such member. If any members' meeting cannot be organized because a quorum has not been attended, or because the greater percentage of the membership required to constitute a quorum for particular purposes has not attended, wherever the latter percentage of attendance may be required as set forth in the Articles of Incorporation, these By-Laws, or the Master Deed, the members who are present, either in person or by proxy, may adjourn the meeting, from time to time until a quorum, or the required percentage of attendance greater than a quorum, is present.

(d) At meetings of membership, the President shall preside or, in the absence of him, the membership present shall select a chairman.

(e) The order of business at annual members' meeting, and, as far as practical, at any other members' meeting, shall be:

- i) Calling of the roll and certifying proxies;
- ii) Proof of notice of meeting or waiver of notice;
- iii) Reading of Minutes;
- iv) Reports of officers, president and chief financial officer;
- v) Reports of committees;

- vi) Appointment by chairman of inspectors of election;
- vii) Election of directors;
- viii) Unfinished business;
- ix) New business; and
- x) Adjournment.

4. BOARD OF DIRECTORS

(a) The initial Board of Directors of the Association (hereinafter sometimes referred to as the "Board") shall be comprised of three (3) directors until the first members' meeting, at which time five (5) directors will be elected. Thereafter, the Board shall consist of five (5) directors. Subject to the remainder of this paragraph, the Grantor may appoint and remove members of the Board for a period not exceeding five (5) years from the date of the first conveyance of an Apartment to a person other than the Grantor. The period of Grantor control terminates no later than sixty (60) days after conveyance of seventy-five percent (75%) of the Apartments in the entire Regime (all Phases) to Apartment owners other than the Grantor. The Grantor may voluntarily surrender the right to appoint and remove members of the Board before termination of that time period.

Whenever Grantor shall be entitled to designate and select any person or persons to serve on any Board of Directors of Association, the manner in which such person or persons shall be designated shall be as provided in the Articles of Incorporation and/or By-Laws of the Association and Grantor shall have the right to remove any person or persons selected by it to act and serve on said Board of Directors and to replace such person or persons with another person or other persons to act and serve in the place of any director or directors so removed for the remainder of the unexpired term of any director or directors so removed. Any director designated and selected by Grantor need not be a resident in the Regime. Anything to the contrary notwithstanding, the power in the Grantor to designate directors shall terminate five years from the date of the Master Deed.

Any representative of Grantor serving on the Board shall not be required to disqualify himself upon any vote upon any management contract or other matter between Grantor and Association where the said Grantor may have a pecuniary or other interest. Similarly, Grantor as a member of the Association, shall not be required to disqualify itself in any vote which may come before the membership of the Association upon any management contract or other matter between Grantor and Association where Grantor may have a pecuniary or other interest. This

provision does not limit or restrict the requirement of Section 33-31-831, Code of Laws of South Carolina (1976), as amended.

An individual Co-owner other than Grantor engaged by the Regime in a commercial operation or otherwise earning monies from servicing the premises, i.e. rental company, contractor, hardware store, painter, or property manager may not serve on the Board as long as the individual is engaged in a business performing a service in connection with the Regime.

(b) Election of directors shall be conducted in the following manner:

i) Grantor, as Sponsor of the Regime, shall, at the beginning of the election of the Board designate and select that number of the members of the Board which it should be entitled to designate and select in accordance with the provisions of these By-Laws, and upon such designation and selection by Grantor by written instrument presented to the meeting at which such election is held, said individuals so designated and selected by Grantor shall be deemed and considered for all purposes directors of the Association, and shall thenceforth perform the duties of such directors until their successors shall have been selected or elected in accordance with the provisions of these By-Laws;

ii) All members of the Board whom Grantor shall not be entitled to designate and select under the terms and provisions of these By-Laws shall be elected by a plurality of the votes cast at the annual meeting of the members of the Association immediately following the designation and selection of the members of the Board whom Grantor shall be entitled to designate and select;

iii) Vacancies in the Board may be filled until the date of the next annual meeting by the remaining directors, except that should any vacancy in the Board be created in any directorship previously filled by a person designated and selected by Grantor, such vacancy shall be filled by Grantor designating and selecting, by written instrument delivered to any officer of the Association, the successor director to fill the vacated directorship for the unexpired term thereof;

iv) At the first annual meeting of the members held after the property identified herein has been submitted to the plan of condominium ownership, the Master Deed has been recorded in the public records of Horry County, South Carolina, the term of office of the three (3) directors receiving the highest plurality of votes shall be established as two (2) years, and the terms of office of the other two (2) directors shall be established as one (1) year. Thereafter, as many directors of the Association shall be elected at the annual meeting as there are regular

terms of office of directors expiring at such time, and the term of the directors so elected at the annual meeting of the members each year shall be for two (2) years expiring at the second annual meeting following their election, and thereafter until their successors are duly elected and qualified or until removed in the manner elsewhere provided or as may be provided by law for the removal of directors of South Carolina Nonprofit Corporation Act. If, at the time of the first annual meeting, Grantor still has the right to appoint directors, then Grantor shall have the right to designate and select two (2) directors whose term of office shall be established at two (2) years, and one (1) director whose term of office shall be established at one year;

v) In the election of directors, there shall be appurtenant to each Apartment as many votes for directors as there are directors to be elected, provided, however, that no member or co-owner of any Apartment may cast more than one vote for any person nominated as director, it being the intent hereof that voting for directors shall be non-cumulative;

vi) In the event that Grantor, in accordance with the privilege granted unto it, selects any person or persons to serve on any Board, the said Grantor shall have the absolute right at any time, in its sole discretion, to replace any such person or persons with another person or persons to serve on said Board. Replacement of any person or persons designated by Grantor to serve on any Board shall be made by written instrument delivered to the President or Secretary of the Association or to the presiding officer of the Board, which instrument shall specify the name or names of the person or persons designated as successor or successors to the person or persons so removed from said Board. The removal of any director and designation of his successor shall be effective immediately upon delivery of such written instrument by Grantor to such officer of the Association and the director;

(c) The organizational meeting of newly elected Board shall be held within ten (10) days of its election, at such time and at such place as shall be fixed by the directors at the meeting at which they were elected, and no further notice of the organization meeting shall be necessary provided a quorum shall be present;

(d) Regular meetings of the Board may be held without notice at such time and place as shall be determined from time to time by a majority of the directors;

(e) Special meetings of the directors may be called by the President and must be called by the Secretary at the written request of one-third (1/3) of the votes of the Board or upon written petition signed by the Co-owners of one-third (1/3) of the Apartments. Not less than two (2) days notice of a meeting shall be given to each director personally, or by mail, telephone, or

telegram, which notice shall state the time, place, and purpose of the meeting;

(f) Any director may waive notice of a meeting before or after the meeting and such waiver shall be deemed equivalent to the giving of notice;

(g) A quorum at a directors' meeting shall consist of the directors entitled to cast a majority of the votes of the entire Board. The acts of the Board approved by a majority of the votes present at a meeting at which a quorum is present shall constitute the acts of the Board, except as specifically otherwise provided in the Articles of Incorporation, these By-Laws, or the Master Deed. If any director's meeting cannot be organized because a quorum has not attended or because the greater percentage of the directors required to constitute a quorum for particular purposes has not attended, wherever the latter percentage of attendance may be required as set forth in the Articles of Incorporation, these By-Laws, or the Master Deed, the directors who are present may adjourn the meeting, from time to time, until a quorum, or the required percentage of attendance greater than a quorum, is present. At any adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice. The joinder of a director in the action of a meeting by signing and concurring the minutes thereof shall constitute the presence of such director for the purpose of determining a quorum;

(h) The presiding officer of directors' meetings shall be the President. In the absence of the President, the directors present shall designate one of their number to preside;

(i) Directors' fees, if any, shall be determined by the members of the Association;

(j) The Board shall manage and direct the affairs of the Association and subject to any restrictions imposed by law, by the Master Deed, or these By-Laws, may exercise all of the powers of the Association subject only to approval by the members when such is specifically required of these By-Laws. The Board shall exercise such duties and responsibilities as shall be incumbent upon it by law, the Master Deed, or these By-Laws, as it may deem necessary or appropriate in the exercise of its powers and shall include, without limiting the generality of the foregoing, the following:

i) To make, levy, and collect assessments against members and members' Apartments to defray the cost of the common areas and facilities of the Regime, and to use the proceeds of said assessments in the exercise of the powers and duties granted unto the Association;

ii) To carry out the maintenance, care, upkeep, repair, replacements, operation, surveillance, and the management of the general and limited elements, services, and

facilities of the Regime wherever the same is required to be done and accomplished by the Association for the benefit of its members;

iii) To carry out the reconstruction of improvements after casualty and the further improvement of the property, real and personal;

iv) To make and amend regulations, after Notice and Consent, governing the use of the property, real and personal, in the Regime and to establish fines for the violation of same, so long as such regulations or amendments thereto and fines do not conflict with the restrictions and limitations which may be placed upon the use of such property under the terms of the Articles of Incorporation and Master Deed;

v) To acquire, operate, lease, manage, and otherwise trade and deal with property, real and personal, including Apartments in the Regime, as may be necessary or convenient in the operation and management of the Regime, and in accomplishing the purposes set forth in the Master Deed; provided, however, that any agreement for professional management of the Regime, or any other contract providing for services of the Grantor, may not exceed three (3) years. Any such agreement must provide for termination by either party without cause and without payment of a termination fee on ninety (90) days or less written notice; provided, further, that any contract entered into prior to passage of control of the Association from the Grantor may be terminated by the Association without cause and without penalty at any time after the transfer of control upon not more than ninety (90) days notice to the other party thereto unless ratified by a majority of the Board after passage of control;

vi) By competitive bidding, to contract for the management of the common areas and facilities in the Regime and to designate to such contractor all of the powers and duties of the Association, except those which may be required by the Master Deed to have approval of the Board or membership of the Association;

vii) To enforce by legal means the provisions of the Articles of Incorporation and By-Laws of the Association, the Master Deed, and the regulations and fines hereinafter promulgated governing use of the property in the Regime;

viii) To pay all taxes and assessments which are liens against any property of the Regime, other than Apartments and the appurtenances thereto, and to assess the same against the members and their respective Apartments subject to such liens;

ix) To carry insurance for the protection of the members and the Association

against casualty and liability;

x) To pay all costs of power, water, sewer, and other utility services rendered to the condominium and not billed to the owners of the separate Apartments; and

xi) To employ personnel for reasonable compensation to perform the services required for proper administration of the purposes of the Association, as well as to dismiss said personnel; and

xii) To assign, reassign, or designate parking spaces for exclusive use to such Co-Owners as it shall decide and to revoke such assignment or designation from time to time.

(k) The first Board shall be comprised of three (3) persons designated to act and serve as directors in the Articles of Incorporation. Said persons shall serve until their successors are elected or appointed at the first meeting of the members of the Association called after the property identified herein has been submitted to the plan of condominium ownership and the Master Deed has been recorded in the public records of Horry County, South Carolina. Should any member of said first Board be unable to serve for any reason, a majority of the remaining members of the Board shall have the right to select and designate a party to act and serve as a director for the unexpired term of said director who is unable to serve;

(l) The undertakings and contracts authorized by said first Board shall be binding upon the Association in the same manner as though such undertakings and contracts had been authorized by the first Board duly elected by the membership after the property identified herein has been submitted to the plan of condominium ownership and said Master Deed has been recorded in the Horry County public records, so long as any undertakings and contracts are within the scope of powers and duties which may be exercised by the Board in accordance with all applicable Regime Documents;

(m) Directors may be removed from office in the manner provided by law for the removal of directors of South Carolina nonprofit corporations.

#### 6. ADDITIONAL PROVISIONS ABOUT MEETINGS OF MEMBERS AND DIRECTORS

(a) Notwithstanding anything contained in these By-Laws to the contrary, any meeting of members or Board may be held at any place within or without the State of South Carolina or by telephone conference.

(b) To the extent now or from time to time hereafter permitted by the laws of South Carolina, the Board may take any action which they might take at a meeting of directors without



a meeting. One or more written consents of any such action so taken, signed by each director, is to be retained in the Association's minute book and given equal dignity by all persons to the minutes of meetings duly called and held.

(c) Any action of the members may be taken by written ballot in accordance with §33-31-704, Code of Laws of South Carolina (1976), as amended, or by written consent in accordance with §33-31-704 of said Code.

## 7. OFFICERS

(a) The executive officers of the Association shall be a President, who shall be a director, a Vice President, a Treasurer, and a Secretary, all of whom shall be elected annually by the Board of Directors and who may be preemptorily removed by vote of the directors at any meeting. No person may hold more than two (2) offices. The Board, shall from time to time, elect such other officers or committees and designate their powers and duties as the Board shall find to be required to manage the affairs of the Association.

(b) The President shall be the principal executive officer of the Corporation and subject to the control of the Board. He or she shall, in general, supervise and control all of the business and affairs of the Corporation. He or she shall preside at all meetings of the shareholders and of the Board. He or she may sign, with the Secretary or any other proper officer of the Corporation authorized by the Board, any deeds, mortgages, bonds, contracts, or other instruments which the Board has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board or by these By-Laws to some other officer or agent of the Association, or shall be required by law to be otherwise signed or executed; and in general shall perform all duties incident to the office of President and such other duties as may be prescribed by the Board.

(c) The Vice President shall, in the absence or disability of the President, exercise the powers and perform the duties of President. He shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the directors.

(d) The Secretary shall keep the minutes of all proceedings of the directors and the members. He shall attend to the giving and serving of all notices to the members and directors, and such other notices required by law. He shall have custody of the seal of the Association and affix the same to instruments requiring a seal when duly signed. He shall keep the records of the Association, except those of the Treasurer, perform all other duties incident to the office of

Secretary of any association, and as may be required by the directors or President.

(e) The Treasurer shall have custody of all of the property of the Association, including funds, securities, and evidences of indebtedness. He shall keep the assessment rolls, the accounts of members, and the books of the Association in accordance with good accounting practices. He shall perform all other duties incident to the office of Treasurer.

(f) The compensation of all officers and employees of the Association shall be fixed by the Board. This provision shall not preclude the Board from employing the Grantor as an employee of the Association, nor preclude the contracting with the Grantor for management of the Regime. Officers need not be apartment owners.

#### 8. FISCAL MANAGEMENT

The provisions for fiscal management of the Association set forth in the Master Deed and Articles of Incorporation shall be supplemented by the following provisions:

(a) The assessment roll shall be maintained in a set of accounting books in which there shall be an account for each Apartment. Such an account shall designate the name and address of the Co-owner or Co-owners, the amount of each assessment against the amounts paid upon the account and, the balance due upon assessments;

(b) The initial Board shall adopt a budget for the period commencing upon submission of the property to Horizontal Property Regime, continuing through the end of the following calendar year, and shall establish assessments for that period;

(c) The Board shall adopt a budget for each calendar year, which shall contain estimates of the cost of performing the functions of the Association, including, but not limited to, the following items:

i) Common expense budget, which shall include without limiting the generality of the foregoing, the estimated amounts necessary for maintenance and operation of General Common Elements, landscaping, street and walkways, office expenses, swimming pool, utility services, casualty insurance, liability insurance, administration, and reserves (operating and replacement); and

ii) Proposed assessments against each member. Copies of the budget and proposed assessments shall be given to each member at each annual meeting. If the budget is subsequently amended before the assessments are made, a copy of the amended budget shall be furnished to each concerned member. Delivery of a copy of any budget or amended budget to each member shall not affect the liability of any member for any such assessment, nor shall

delivery of a copy of such budget of amended budget be considered as a condition precedent to the effectiveness of said budget and assessments levied pursuant thereto, and nothing herein contained shall be construed as restricting the right of the Board, at any time, in their sole discretion to levy an additional assessment in the event that the budget originally adopted shall appear to be insufficient to pay costs and expenses of operation and management, or in the event of emergencies.

(d) The Board shall determine the method of payment of such assessments and the due dates thereof and shall notify the members thereof. The assessments will initially be on a monthly-in-advance basis unless changed by a vote of the majority of the Board;

(e) The depository of the Association shall be such bank, savings and loan, or other Federally Insured depositories as shall be designated from time to time by the directors and in which the monies of the Association shall be deposited. Withdrawal of monies from such accounts shall be only by checks signed by such persons as are authorized by the directors.

(f) The Board shall require fidelity bonds from all officers and employees of the Association and from any contractor handling or responsible for Association funds. The amount of such bonds shall be determined by the directors, but shall be at least the amount of the total annual estimated operating expense and revenues. The premiums on such bonds shall be paid by the Association as a common expense.

9. PARLIAMENTARY RULES

Roberts Rules of Order (latest edition) shall govern the conduct of corporate proceedings when not in conflict with the Articles of Incorporation and these By-Laws or with the statutes of the State of South Carolina.

10. ASSESSMENTS: LIABILITY, LIEN AND ENFORCEMENT

The Board, as and for the co-owners, is given the authority to administer the operation and management of the Regime, it being recognized that the delegation of such duties to one entity is in the best interests of the co-owners of all Apartments. To properly administer the operation and management of the project, the Association will incur, for the mutual benefit of all of the co-owners of Apartments, costs and expenses which will be continuing or non-recurring costs, as the case may be, which costs and expenses are sometimes herein referred to as "common expense." To provide the funds necessary for such proper operation and management, the said Board is hereby granted the right to make, levy, and collect assessments against the co-owners of all Apartments and said Apartments. In furtherance of said grant of authority to the Board to

make, levy, and collect assessments to pay the costs and expenses for the operation and management of the Regime, the following provisions shall be operative and binding upon the co-owners of all Apartments, to wit:

(a) All assessments levied against the co-owners of Apartments and said Apartments shall be uniform and, unless specifically otherwise provided for in these By-Laws, the assessments made by the Board shall be in such proportion that the amount of assessment levied against each co-owner of an Apartment and his Apartment shall bear the same ratio to the total assessment made against all co-owners of Apartments and their Apartments as does the undivided interest in General Common Elements appurtenant to each Apartment bear to the total undivided interest in the Regime;

(b) The Board, in establishing said annual budget for operation, management, and maintenance of the project shall include therein a sum to be collected and maintained as reserve fund for replacement of General Common Elements, which reserve fund shall be for the purpose of enabling the Association to replace structural elements and mechanical equipment constituting a part of the General Common Elements as well as the replacement of personal property which may constitute a portion of the General Common Elements held for the joint use and benefit of all the co-owners of all Apartments. The amount to be allocated to such reserve fund for replacements shall be established by said Board so as to accrue and maintain at all times a sum reasonably necessary to anticipate the need for replacements of said General Common Elements. The amount collected and allocated to the reserve fund for replacements from time to time shall be maintained in a separate account by the Association, although nothing herein contained shall prohibit the Association from applying any monies in such reserve fund for replacements to meet other needs or requirements of the Association in operating or managing the project in the event of emergencies or in the event the sums collected from the co-owners of Apartments are insufficient to meet the then fiscal financial requirements of the Association, but it shall not be a requirement that these monies be used for such latter purposes, as a separate assessment may be levied therefor if deemed to be preferable by the Board in the sole discretion of said Board;

(c) Additionally, a working capital fund must be established for the initial months of the project operation equal to at least a two months' estimated common area charge for each Apartment. Each Apartment's share of the working capital fund must be collected and transferred to the Association at the time of the initial closing of the sale of each Apartment estate and maintained for the use and benefit of the Association. The contribution to the working capital

fund for each unsold Apartment shall be paid to the Association within sixty (60) days after the date of the conveyance of the first Apartment in the project. The purpose of the fund is to ensure that the Association will have cash available to meet unforeseen expenditures or to acquire additional equipment or services deemed necessary or desirable by the Board. Amounts paid into the fund are not to be considered as advance payment of regular assessments. The Grantor shall not use the working capital funds to pay any of its expenses, reserve contributions, construction costs, or to make up any budget deficits while it is in control of the Association. However, when unsold Apartments are sold, the Grantor may reimburse itself for funds it paid the Association for an unsold Apartment's share of the working capital fund by using funds collected at Closing when the Apartment is sold;

(d) The Board, in establishing said annual budget for operation, management, and maintenance of the project, shall include therein a sum to be collected as a general operating reserve which shall be used to provide a measure of financial stability during periods of special stress when such sums may be used to meet deficiencies existing from time to time as a result of delinquent payment of assessments by co-owners of Apartments, emergencies, or other reasons placing financial stress upon the Association;

(e) All monies collected by the Association shall be treated as the separate property of the Association and such monies may be applied by the said Association to the payment of any expense of operating and managing the Regime or to the proper undertaking of all acts and duties imposed upon it by virtue of these By-Laws and the Articles of Incorporation and Master Deed of the said Association. As the monies for any assessment are paid unto the Association by any co-owner of an Apartment the same may be commingled with the monies paid to the Association by the other Co-owners of Apartments. All funds and other assets of the Association, and any increments thereto or profits derived therefrom or from the leasing or use of General Common Elements, shall be held for the benefit of the members of the Association, who shall own any common surplus in the proportions of their percentage of undivided interest in the Regime. No member of the Association shall have the right to assign, hypothecate, pledge, or in any manner transfer this interest therein, except as an appurtenance to his Apartment;

(f) The payment of any assessment or installment thereof due to the Association shall be in default if such assessment, or any installment thereof, is not paid unto the Association on or before the due dates for such payment. When in default, the Board may accelerate the remaining installments of the annual assessment upon notice thereof to the Apartment co-owner,

whereupon the entire unpaid balance of the annual assessment shall become due upon the date stated in the notice which shall not be less than ten (10) days after the date of the notice. In the event any assessment, installment, or accelerated assessments are not paid within twenty (20) days after their due date, the Association, through its Board, may proceed to enforce and collect the said assessments against the Apartment co-owner owing the same in any manner provided for by the Act, including the right of foreclosure and sale. When in default, the delinquent assessment or delinquent installment thereof due to the Association shall bear interest at the highest rate allowed by law until such delinquent assessment or installment thereof and all interest due thereon has been paid to the Association. If any assessment or installment thereof is not paid when due, the Board may assess such late fees and interest as it deems appropriate from time to time;

(g) The co-owner or co-owners of each Apartment shall be personally liable to the Association for the payment of all assessments, regular or special, which may be levied by the Association while such party or parties are co-owner or co-owners of an Apartment in the Regime. In the event that any co-owner or co-owners are in default in payment of any assessment or installment thereof owed to the Association, such co-owner or co-owners of any Apartment shall be personally liable for interest on such delinquent assessment or installment thereof as above provided, and for all costs of collecting such assessment or installment thereof and interest thereon, including a reasonable attorney's fee, whether suit is brought or not.

(h) No co-owner may exempt himself from liability for any assessment levied against such co-owner and his Apartment by waiver of the use or enjoyment of any of the General Common Elements, by abandonment, or in any other manner.

(i) Recognizing that the necessity for providing proper operation and management of the project entails the continuing payment of costs and expenses therefor which results in benefit to all of the co-owners of Apartments and that the payment of such common expense represented by the assessments levied and collected by the Association is necessary in order to preserve and protect the investment of the co-owner of each Apartment, the Association is hereby granted a lien upon such Apartment and its appurtenant undivided interest in General Common Elements, which lien shall secure and does secure the monies due for all assessments now or hereafter levied against the co-owner of each Apartment, such lien shall also secure interest, if any, which may be due on the amount of any delinquent assessments owing to the Association and all costs and expenses, including a reasonable attorney's fee, which may be incurred by the Association in

enforcing this lien upon said Apartment and its appurtenant undivided interest in the General Common Elements. The lien granted to the Association may be foreclosed in the same manner as mortgages may be foreclosed in the State of South Carolina. In any suit for the foreclosure of said lien, the Association shall be entitled to rental from the co-owner of any Apartment from the date on which the payment of any assessment or installment thereof became delinquent and shall be entitled to the appointment of a receiver for said Apartment. The rental required to be paid shall be equal to the rental charged on comparable type of Apartments in North Myrtle Beach, South Carolina. The lien granted to the Association shall further secure such advances for taxes and payments on account of superior mortgages, liens, or encumbrances which may be required to be advanced by the Association in order to preserve and protect its lien. The Association shall further be entitled to interest at the highest rate allowed by law on any such advance made for such purpose. All persons, firms, or corporations who shall acquire, by whatever means, any interest in the ownership of any Apartment, are hereby placed on notice of the lien granted to Association and shall acquire such interest in any Apartment expressly subject to such lien. The lien shall be subordinate to all mortgages or other liens duly recorded prior to the filing of the lien encumbering the Apartment;

(j) The lien herein granted unto Association shall be effective from and after the time of recording in the public records of Horry County, South Carolina, a claim of lien stating the description of the Apartment encumbered thereby, the name of the record co-owner, the amount, and the date when due. The lien shall include only assessments which are due and payable when the claim of lien is recorded, plus interest, costs, attorney fees, advances to pay taxes and prior encumbrances, and interest thereon, all as above provided. Such claims of lien shall be signed and verified by an officer or agent of the Association. Upon full payment of all sums secured by such claim of lien, the same shall be satisfied of record;

(k) In the event that any person, firm, or corporation shall acquire title to any Apartment and its appurtenant undivided interest in General Common Elements by virtue of any foreclosure, judicial sale, or deed in lieu of foreclosure, such person, firm, or corporation so acquiring title shall only be liable and obligated for assessments as shall accrue and become due and payable for said Apartment and its appurtenant undivided interest in General Common Elements subsequent to the date of acquisition of such title and shall not be liable for the payment of any assessments which were in default and delinquent at the time it acquires such title. In the event of the acquisition of title to an Apartment by foreclosure, judicial sale, or deed

in lieu of foreclosure, any assessment or assessments as to which the party so acquiring title shall not be liable shall be absorbed and paid by all co-owners of all Apartments as part of the common expense, although nothing herein contained shall be construed as releasing the party liable for such delinquent assessment from the payment thereof or the enforcement of collection of such payment by means other than foreclosure;

(l) Whenever any Apartment may be sold or mortgaged by the co-owner thereof, which sale shall be concluded only upon compliance with other provisions of these By-Laws, Association, upon written request of the co-owner of such Apartment, shall furnish a statement verifying the status of payment of any assessment which shall be due and payable to Association by the owner of such Apartment to the proposed purchaser or mortgagee. Such statement shall be executed by an officer of the Association and any purchaser or mortgagee may rely upon such statement in concluding the proposed purchase or mortgage transaction, as Association shall be bound by such statement. Any holder of any mortgage on any Apartment shall have the right at all reasonable times and frequency to inquire as to the past due status of any assessment payments. The Association shall, upon request, promptly notify any such mortgagee when any assessment payment becomes more than sixty (60) days past due or when any default in the performance of any obligation required by the Master Deed or these By-Laws as to such Apartment is not cured within sixty (60) days;

(m) In the event that an Apartment is to be sold or mortgaged at the time when payment of any assessment against the co-owner of said Apartment is due to the Association, such Apartment shall be in default, whether or not a claim of lien has been recorded by the Association. Then the proceeds of such purchase or mortgage shall be applied by the purchaser or mortgagee first to payment of any then delinquent assessment or installment thereof due to the Association before the payment of any proceeds of purchase or mortgage proceeds to the co-owner of any Apartment who is responsible for payment of such delinquent assessment;

(n) Institution of a suit at law to attempt to effect the collection of payment of delinquent assessments shall not be deemed to be an election by the Association which shall prevent its thereafter seeking enforcement of the collection of any sums remaining owing to it by foreclosure, nor shall proceeding by foreclosure to attempt to effect such collection be deemed an election precluding the institution of suit at law to attempt to effect collection of any sums then remaining owing it; and

(o) Assessments begin to accrue once the Master Deed for the Regime is recorded at the



Horry County ROD Office. With regard to additional Phases of the Regime, assessments begin to accrue once the Amendment to the Master Deed adding the additional Phase to the Regime is recorded at the Horry County ROD Office.

11. MANAGER

(a) Employment. The Board may employ a professional Manager to assist in or take charge of the administration of the Council and the Property. The Board shall solicit competitive bids for such management.

(b) Authority and Duties. The Manager shall have such authority and duties as may be determined by the Board and shall report to the Board or to the President, as the Board may determine.

(c) Compensation. The Manager shall receive such compensation as the Board may determine.

12. DEFINITIONS

The definitions contained in § 27-31-20 S. C. Code Ann. (1976), are hereby incorporated herein and made a part hereof by reference. The words "Villa" and "Unit" shall have the same meaning as "Apartment".

13. CONFLICTS

In the event of any conflict between the provisions of the Master Deed and the provisions of these By-Laws, the provisions of the Master Deed shall control.

14. SEVERABILITY

The provisions of these By-Laws are severable, and the invalidity of one or more provisions thereof shall not be deemed to impair or affect in any manner the enforceability or effect of the remainder hereof.

15. CAPTIONS

The captions herein are inserted only as a matter of convenience and or reference and in no way define, limit, or describe the scope of these By-Laws or the intent of any provision hereof.

16. GENDER AND NUMBER

All pronouns used herein shall be deemed to include the masculine, the feminine, and the neuter, as well as and the singular and the plural whenever the context requires or permits.

17. AMENDMENT TO BY-LAWS

Amendments to these By-Laws shall be proposed and adopted in the following manner:

(a) Amendments to these By-Laws may be proposed by the Board acting upon vote of the

majority of the directors, or by members of the Association owning a majority of the total value of the property in the Regime, whether meeting as members or by instrument in writing signed by them;

(b) Upon any amendment or amendments to these By-Laws being proposed by said Board or members, such proposed amendment or amendments shall be transmitted to the President of the Association, or other officer of the Association in absence of the President, who shall thereupon call a special joint meeting of the members of the Board and the membership for a date not sooner than twenty (20) days or later than sixty (60) days from receipt by such officer of the proposed amendment or amendments, and it shall be the duty of the Secretary to give to each member written or printed notice of such meeting in the same form and in the same manner as notice of the call of a special meeting of the members is required as set forth herein;

(c) In order for amendment or amendments to become effective, the same must be approved by an affirmative vote of the members owning a majority of the total value of the property in the Regime. Thereupon, such amendment or amendments to these By-Laws shall be transcribed, certified by the Secretary of the Association, and a copy thereof recorded in the public records of Horry County, South Carolina, within ten (10) days from the date on which any amendment or amendments have been affirmatively approved by the directors and members. The Grantor may amend the By-Laws as necessary to add Phase II of the Regime as provided in the Master Deed without the approval of the members;

(d) At any meeting held to consider such amendment or amendments to the By-Laws, the written vote of any member of the Association shall be recognized if such member is not in attendance at such meeting or represented thereat by proxy, provided such written vote is delivered to the Secretary of the Association at or prior to such meeting; and

(e) Notwithstanding the foregoing provisions of this Article, no amendment to these By-Laws which shall abridge, amend or alter the right of The Grantor to designate and select members of the Board, as provided in Article 4 hereof, may be adopted or become effective without the prior written consent of the Grantor. No amendment shall be effective until all the requirements of the Master Deed have been met.

18. RIGHT TO NOTICE AND COMMENT.

Before the Board adopts or amends Rules, whenever the Master Deed or By Laws or Articles of Incorporation require that an action be taken after "Notice and Comment," and at any other time the Board determines, the Co-owners have the right to receive notice of the proposed action and

the right to comment orally or in writing. Notice of the proposed action shall be given to each Co-owner in writing and shall be delivered personally or by mail to all Co-owners at such address as appears in the records of the Association or published in a newsletter or similar publication routinely circulated to all Co-owners. The notice shall be given not less than five (5) days before the proposed action is to be taken. It shall invite comment to the Board orally or in writing before the scheduled time of the meeting. The right to Notice and Comment does not entitle a Co-owner to be heard at a formally constituted meeting.

19. RIGHT TO NOTICE AND HEARING.

Whenever the Master Deed or By Laws or Articles of Incorporation require that an action be taken after "Notice and Hearing," the following procedure shall be observed: The party proposing to take the action (e.g., the Board, a committee, an officer, the Manager, etc.) shall give written notice of the proposed action to all Co-owners or Occupants of Apartments whose interest would be significantly affected by the proposed action. The notice shall include a general statement of the proposed action and the date, time, and place of the hearing. At the hearing, the affected person shall have the right, personally or by a representative, to give testimony orally, in writing, or both (as specified in the notice), subject to reasonable rules of procedure established by the party conducting the meeting to assure a prompt and orderly resolution of the issues. Such evidenced shall be considered in making the decision, but shall not bind the decision makers. The affected person shall be notified of the decision in the same manner in which notice of the meeting was given. Failure to provide such notice shall not invalidate any action taken.

20. APPEALS.

Any person having a right to Notice and Hearing shall have the right to appeal to the Board from a decision of persons other than the Board by filing a written notice of appeal with the Board within ten (10) days after being notified of the decision. The Board of shall conduct a hearing within thirty (30) days, giving the same notice and observing the same procedures as were required for the original meeting.

The foregoing is the original set of By-Laws adopted this \_\_\_\_ day of March, 2004.

  
Secretary of Crescent Shores Condominium Association