

## EXHIBIT "A"

LEGAL DESCRIPTION OF THE LAND  
LIVE OAK VILLAS  
HORIZONTAL PROPERTY REGIME

All those certain pieces, parcels or tracts of land, situate, lying and being in the Town of Seabrook, Charleston County, South Carolina, containing 2.411 acres and 0.561 acres and being known and designated as Phase I on a plat prepared by Daniel C. Forsberg, P.E. & R.L.S., dated December 7, 1987, entitled "Plat Showing the Subdivision of 10.724 acres, Town of Seabrook, Charleston County", and recorded in the RMC Office for Charleston County in Plat Book BQ, Page 8, said plat being attached to and recorded with the Original Master Deed of Live Oak Villas Horizontal Property Regime, and marked Exhibit A-1, reference to which is hereby craved for a more complete description.

Part of  
TMS# 147-08-00-091

## EXHIBIT "B"

LEGAL DESCRIPTION OF ADDITIONAL REAL ESTATE  
LIVE OAK VILLAS  
HORIZONTAL PROPERTY REGIME

All those certain pieces, parcels or tracts of land, situate, lying and being in the Town of Seabrook, Charleston County, South Carolina, containing 6.402 acres and 1.350 acres and being known and designated as Expansion Phase on a plat prepared by Daniel C. Forsberg, P.E. & R.L.S., dated December 7, 1987, entitled "Plat Showing the Subdivision of 10.724 acres, Town of Seabrook, Charleston County", and recorded in the RMC Office for Charleston County in Plat Book BQ, Page 8, said plat being attached to and recorded with the Original Master Deed of Live Oak Villas Horizontal Property Regime, and marked Exhibit A-1, reference to which is hereby craved for a more complete description.

Part of  
TMS# 147-08-00-091

EXHIBIT "C"  
TO  
DECLARATION (MASTER DEED)  
FOR  
LIVE OAK VILLAS  
HORIZONTAL PROPERTY REGIME

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, DANIEL C. FORSBERG, OF FORSBERG ENGINEERING AND SURVEYING, INC., A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN SOUTH CAROLINA, HEREBY CERTIFIES THAT THE SURVEY ENTITLED: "PLAT SHOWING THE SUBDIVISION OF 10.724 ACRES, TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, S.C. DECEMBER 7, 1987" AND RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN PLAT BOOK BQ, PAGE 8, AND THE PLOT PLAN OF LIVE OAK VILLAS HORIZONTAL PROPERTY REGIME, DATED DECEMBER 7, 1987 AND RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN PLAT BOOK, BQ, PAGE 9 SHOW THE HORIZONTAL LOCATION OF ALL BUILDINGS AND OTHER IMPROVEMENTS WITHIN THE AFORESAID PROPERTY BOUNDARY AND SHOW, WITHIN REASONABLE CONSTRUCTION TOLERANCES, THE DIMENSION, AREA AND LOCATION OF EACH APARTMENT THEREIN AND THE DIMENSION, AREA AND LOCATION OF COMMON ELEMENTS AFFORDING ACCESS TO EACH APARTMENT AND THAT THE DRAWINGS OF LIVE OAK VILLAS BUILDINGS 1, 2 AND 3 OF GLICK/BOEHM & ASSOCIATES, IDENTIFIED AS A-1 THROUGH A-7 SHOW, WITHIN REASONABLE CONSTRUCTION TOLERANCES, THE VERTICAL LOCATION OF ALL BUILDINGS.

SIGNED THIS 16 DAY OF Feb, 1988.

WITNESSES:

*Laura E. Williams*  
*Samuel C. [Signature]*

*Daniel C. Forsberg*  
Daniel C. Forsberg, PE, RLS  
No. 8402



BLK L 171-005

CURVE DATA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEG.	CHORD END
A-B	0°-40'30"	218.90'	42.03'	61.36'	498.61'	498.61'
B-C	0°-40'15"	197.63'	37.00'	59.84'	523.91'	498.61'
C-D	0°-30'30"	312.54'	64.93'	63.84'	523.91'	498.61'
E-F	0°-37'21"	82.00'	16.26'	16.26'	82.00'	82.00'
F-G	0°-45'30"	50.00'	10.73'	9.92'	82.00'	82.00'
G-H	0°-56'00"	39.00'	8.28'	8.28'	82.00'	82.00'
H-I	0°-37'00"	39.00'	8.28'	8.28'	82.00'	82.00'
I-J	0°-30'30"	39.00'	8.28'	8.28'	82.00'	82.00'
J-K	0°-30'30"	39.00'	8.28'	8.28'	82.00'	82.00'
K-L	0°-30'30"	39.00'	8.28'	8.28'	82.00'	82.00'
L-M	0°-30'30"	39.00'	8.28'	8.28'	82.00'	82.00'
M-N	0°-30'30"	39.00'	8.28'	8.28'	82.00'	82.00'
N-O	0°-30'30"	39.00'	8.28'	8.28'	82.00'	82.00'
O-P	0°-30'30"	39.00'	8.28'	8.28'	82.00'	82.00'
P-Q	0°-30'30"	39.00'	8.28'	8.28'	82.00'	82.00'
Q-R	0°-30'30"	39.00'	8.28'	8.28'	82.00'	82.00'
R-S	0°-30'30"	39.00'	8.28'	8.28'	82.00'	82.00'
S-T	0°-30'30"	39.00'	8.28'	8.28'	82.00'	82.00'
T-U	0°-30'30"	39.00'	8.28'	8.28'	82.00'	82.00'
U-V	0°-30'30"	39.00'	8.28'	8.28'	82.00'	82.00'
V-W	0°-30'30"	39.00'	8.28'	8.28'	82.00'	82.00'
W-X	0°-30'30"	39.00'	8.28'	8.28'	82.00'	82.00'
X-Y	0°-30'30"	39.00'	8.28'	8.28'	82.00'	82.00'
Y-Z	0°-30'30"	39.00'	8.28'	8.28'	82.00'	82.00'
Z-AA	0°-30'30"	39.00'	8.28'	8.28'	82.00'	82.00'

FIFTEENTH FAIRWAY

EXPANSION PHASE  
IN FEDERAL SAVINGS & LOAN  
ASSN. OF SOUTH CAROLINA  
6,408 AC.

EPISCOPAL DIOCESE OF SOUTH CAROLINA

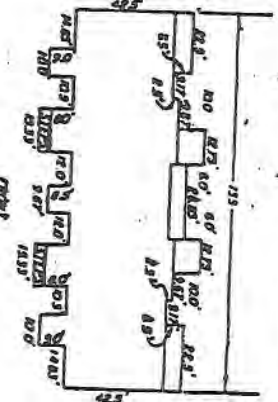
LIVE OAK VILLAGES  
HORIZONTAL PROPERTY  
REGIME



David C. Forsberg  
Professional Surveyor, State of South Carolina  
No. 12345  
1000 Main Street, Charleston, S.C. 29401

North Arrow  
Scale: 1" = 100'

TYR. UNIT DIMENSIONS  
SCALE: 1" = 10'



SEABROOK ISLAND DEVELOPMENT  
GROUP LTD PARTNERSHIP A SOUTH  
CAROLINA LIMITED PARTNERSHIP

SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
ARCHITECTURAL REVIEW BOARD

DATE REC'D \_\_\_\_\_  
PRELIMINARY APPROVAL   
CONTR. APPROVAL   
FINAL APPROVAL   
DISAPPROVED

DATE DRAWN BY: *[Signature]*

NOTE: All bearings taken from north line.

NOTICES

1. PLAN BY DAVID C. FORSBERG DATED NOV. 27, 1988 AND ACCORDING IN THE QUANTILEY COUNTY REC. OFFICE IN PLAN BOOK 88 PAGE 138
2. TNS 147-00-00-00
3. THIS ACRES SHOWN ON THIS PLAN IS WITHIN

PLAT  
SHOWING THE SUBDIVISION  
OF 10,724 ACRES  
TOWN OF SEABROOK ISLAND  
CHARLESTON COUNTY, S.C.  
SCALE: 1" = 100'  
DECEMBER 7, 1987

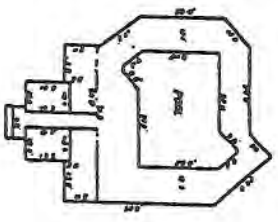
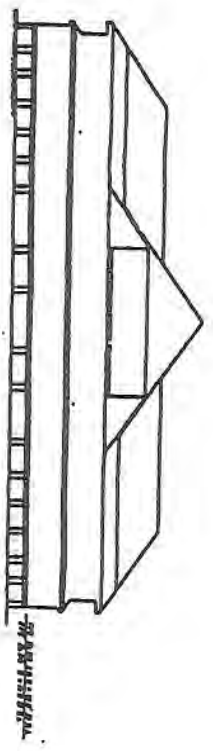
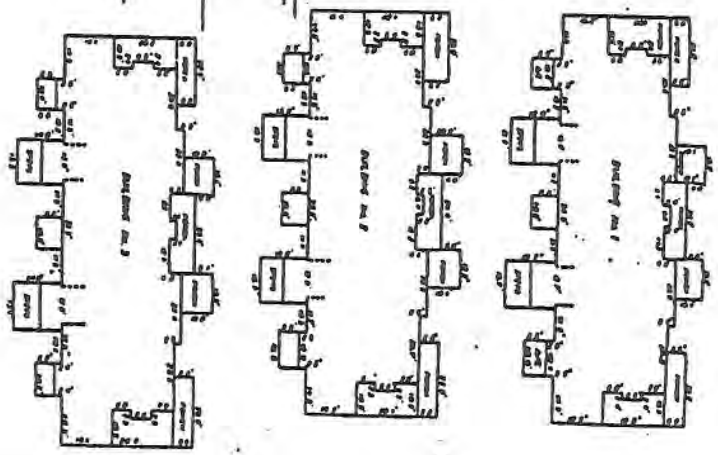
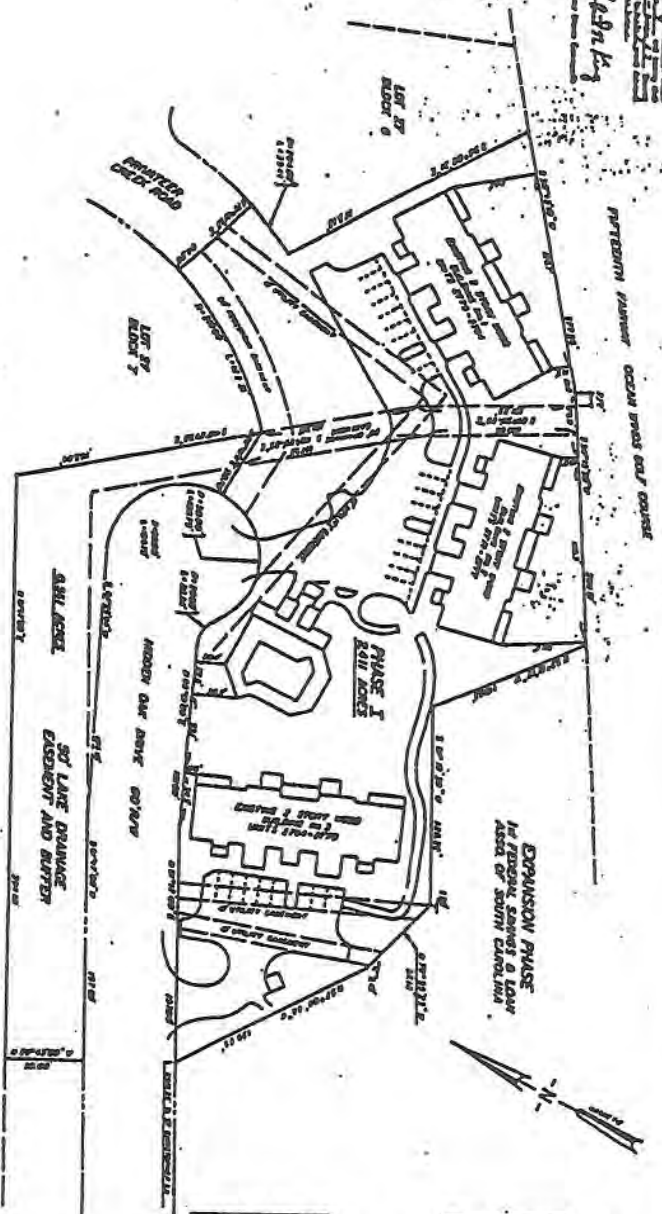
FORSBERG ENGINEERING  
& SURVEYING, INC.

P.O. Box 2811  
Charleston, South Carolina, 29411  
602-817-2222

BKC 1736455

**PLANNING**  
 The owner has been advised of the contents of this plan and has approved the same.  
 Approved: \_\_\_\_\_  
 Date: \_\_\_\_\_

*As Shown*



**PLOT PLAN**

**LIVE OAK VILLAS**  
 OF  
**HORIZONTAL PROPERTY REGIME**  
**TOWN OF SEABROOK ISLAND**  
 CHARLESTON COUNTY, S.C.  
 SCALE: 1"=40' DECEMBER 2, 1987  
**FOSSBERG ENGINEERING & SURVEYING, INC.**

STATE OF SOUTH CAROLINA  
 ARCHITECTURAL BOARD  
 DATE: \_\_\_\_\_  
 REGISTERED ARCHITECT: \_\_\_\_\_  
 REGISTERED SURVEYOR: \_\_\_\_\_  
 REGISTERED ENGINEER: \_\_\_\_\_

*As Shown*

**FOSSBERG ENGINEERING & SURVEYING, INC.**

EXHIBIT "D"

DESCRIPTION OF COMMON AREA AND LIMITED COMMON AREA  
LIVE OAK VILLAS HORIZONTAL PROPERTY REGIME

The Common Area shall consist of all of the Project after excluding the Units, including (without limitation) the following:

1. the Land;
2. the swimming pool and restrooms;
3. the foundations, main walls, load bearing walls, roofs and all other structural components of all Buildings;
4. all parking areas and roadways, subject to any easements and use rights reserved;
5. all yards, open spaces, lagoons and gardens;
6. all devices or installations existing for common use;  
and
7. all other elements of the property rationally of common use or necessary to its existence, upkeep and safety.

The Limited Common Area shall consist of and include generally those elements of the Common Area which are reserved for the use of a particular Unit or Units to the exclusion of the other Units, including (without limitation) the following:

1. decks and screened porches; and
2. entry areas and stairs.

## EXHIBIT D-1

DESCRIPTION OF IMPROVEMENTS  
LIVE OAK VILLAS HORIZONTAL PROPERTY REGIME

- Foundation: 10 inch diameter round timber piles, 16 feet long driven 10 feet below grade.
- Structural System: Pine wood framing.
- Floors: Interior second floors - 3/4 inch gyp-crete on 3/4 inch T&G plywood. Second and third floor screened porches and decks - tapered 1-1/2 to 2 inch thick gyp-crete on 3/4 inch T&G plywood with membrane waterproofing system.
- Floor Covering:
1. Vinyl at kitchen and utility closets (\$16/sq. yard allowance)
  2. Carpet and pad (\$15/sq. yard allowance)
  3. Quarry tile at entry and hearth (\$6.50/sq. foot allowance)
- Exterior Walls: Red cedar shingles over 1/2 inch gypsum sheathing.
- Interior Walls: 5/8 inch gypsum board.
- Ceilings: One layer 5/8 inch gypsum board on joists, two layers 5/8 inch gypsum board on resilient channels. One layer 5/8 inch gypsum board in attic.
- Roof: Asphalt shingles on 15 lb. asphalt impregnated felt over 1/2 inch CDX exterior plywood.
- Heating & Air Conditioning: Electric heat pump system by General Electric or equal.
- Windows: Anderson perma-shield wood casement with insulating glass and insect screen.
- Doors:
1. Interior - 1-3/8 inch solid core birch-faced stain grade wood.
  2. Closet - Wood louvered bi-fold stain grade.
  3. Entrance - 1-3/4 inch solid core stain grade.
  4. Sliding - Peachtree wood frame with insulating glass and insect screen.

Insulation:

1. Walls: R-13 fiberglass batts.
2. Floors: R-19 fiberglass batts.
3. Ceilings: R-30 fiberglass batts.

Appliances:

1. G.E. range with non-vented hood.
2. G.E. dishwasher.
3. G.E. refrigerator.
4. G.E. disposal.
5. G.E. washer/dryer stack unit.
6. G.E. microwave oven.

Other:

1. Metal fireplace and chimney - 36 inch Majestic or equal.
2. Smoke/heat detectors in each bedroom.



EXHIBIT "E"  
TO  
DECLARATION (MASTER DEED)  
FOR  
LIVE OAK VILLAS  
HORIZONTAL PROPERTY REGIME  
  
ARCHITECT'S CERTIFICATE

The undersigned, Miles Glick, AIA, an authorized and licensed architect in South Carolina, hereby certifies that the Floor Plans and Elevation Drawings of Live Oak Villas Horizontal Property Regime described as A-1 through A-7

attached hereto fully and accurately, within reasonable construction tolerances, depict the dimensions, area and location of each Unit contained within the Buildings and the dimensions, area and location of Common Elements affording access to each Unit.

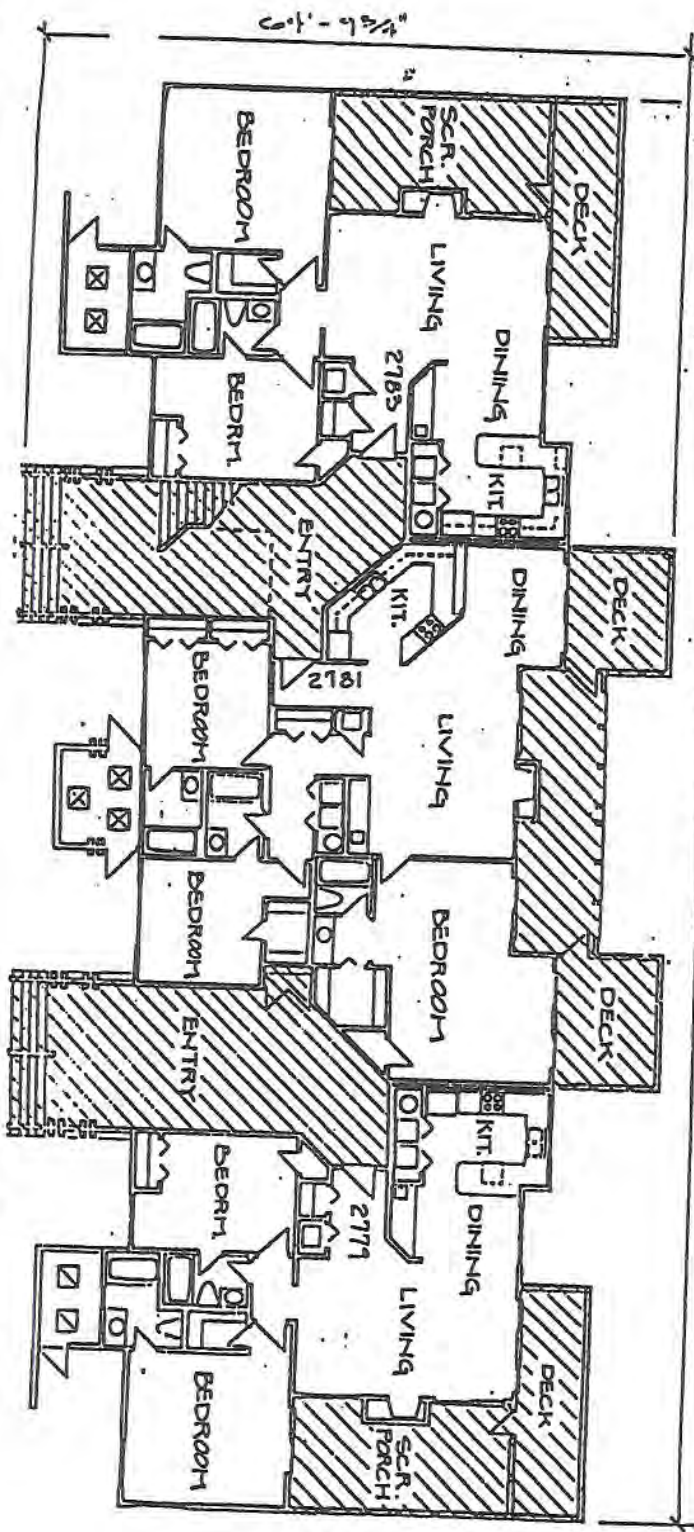
Signed this 18 day of February, 1988.

WITNESSES:

*Laurel E. Williams*  
*Walter J. Daniels*

*Miles Glick*  
Miles Glick, AIA  
a South Carolina  
Registered Architect

NOTE: Limited common areas (entrance decks, balconies & porches) are shown cross hatched.



FIRST FLOOR PLAN

I, MILES GLICK, A REGISTERED ARCHITECT, HEREBY CERTIFY THAT THESE DRAWINGS OF LIVE OAK VILLAS, BLDG. #1, SHOW GRAPHICALLY THE LOCATION OF EACH UNIT DEPICTED THEREIN AND THE LOCATION OF COMMON ELEMENTS AFFORDING ACCESS TO EACH UNIT, AS WELL AS OVERALL BUILDING DIMENSIONS, WITHIN REASONABLE CONSTRUCTION TOLERANCES.

*Miles Glick*  
MILES GLICK, AIA

CERTIFICATION OF ARCHITECT

THE UNDERSIGNED ARCHITECT HEREBY CERTIFIES THAT THESE PLANS ARE TRUE AND CORRECT PURSUANT TO THE PROVISIONS OF SECTION 27-31-110 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, THIS 30TH DAY OF SEPTEMBER, 1987.

*Miles Glick*  
MILES GLICK, AIA

**LIVE OAK VILLAS -BLDG. 1**  
**SEABROOK ISLAND, S.C**

Glick/Rochlin & Associates, Inc.  
Architecture/Planning/Interior Design  
247 Meeting Street, Suite 100  
Charleston, South Carolina 29401  
(803) 577-6377



## EXHIBIT "F"

## DESCRIPTION OF UNIT BOUNDARIES

## LIVE OAK VILLAS HORIZONTAL PROPERTY REGIME

"Unit" shall mean the separate numerically identified units which are designated in Exhibit "E" in this Declaration, excluding, however, all spaces and improvements lying beneath undecorated and/or unfinished inner surfaces of the perimeter walls and floors, and above the undecorated and/or unfinished inner surfaces on the ceiling of each Unit, and further excluding all spaces and improvements lying beneath the undecorated and/or unfinished inner surfaces of all interior bearing walls and/or partitions, and further excluding all pipes, ducts, wires, conduits and other facilities running through any interior wall or partition for the furnishing of utility services, to the units, common areas and facilities, except:

1. all wallboard, plasterboard, plaster, paneling, tiles, wallpaper, finished flooring, ceiling grids and light fixtures and any other materials constituting any part of the unfinished surfaces thereof are part of the unit, and all other portions of the walls, floors or ceilings are part of the common elements;
2. if any chute, flue, duct, wire, conduit, bearing wall, bearing column, or any other fixture lies partially within and partially outside the designated boundaries of a unit, any portion thereof serving only that unit is a

limited common element allocated solely to that unit, and any portion thereof serving more than one (1) unit or any portion of the common elements is a part of the common elements;

3. subject to the provisions of paragraph (2) of this Section, all spaces, interior partitions, and other fixtures and improvements within the boundaries of a unit are part of the unit;

4. All exterior doors and windows or other fixtures designated to serve a single unit, but located outside the unit's boundaries, are limited common elements allocated exclusively to that unit.

## EXHIBIT G

## SCHEDULE OF ASSIGNED VALUES AND PERCENTAGE INTERESTS

## LIVE OAK VILLAS HORIZONTAL PROPERTY REGIME

<u>UNIT NO.</u>	<u>TYPE</u>	<u>SQUARE FEET</u>	<u>ASSIGNED VALUE</u>	<u>PERCENTAGE INTERESTS</u>
<u>BLDG. 1</u>				
2778	C	1102	\$153,900	4.41492
2779	A	1173	151,900	4.35755
2780	D	1450	189,900	5.44766
2781	B	1559	199,900	5.73453
2782	D	1450	189,900	5.44766
2783	A	1173	151,900	4.35755
2784	C	1102	153,900	4.41492
<u>BLDG. 2</u>				
2771	A	1173	151,900	4.35755
2772	C	1102	153,900	4.41492
2773	B	1559	199,900	5.73453
2774	D	1450	189,900	5.44766
2775	D	1450	189,900	5.44766
2776	C	1102	153,900	4.41492
2777	A	1173	151,900	4.34755

BLDG.				
<u>3</u>				
2764	C	1102	\$142,900	4.09937
2765	A	1173	139,900	4.01331
2766	D	1450	175,900	5.04604
2767	B	1559	185,900	5.33291
2768	D	1450	175,900	5.04604
2769	A	1173	139,900	4.01331
2770	C	<u>1102</u>	<u>142,900</u>	<u>4.09937</u>
21 Units		27027	\$3,485,900	100.0000%

In the event that the Developer elects to expand the Regime as provided in Article XXVII of the Declaration (Master Deed), all Units added to the Regime shall have an Assigned Value determined by multiplying their square footage by \$100.

The Percentage Interest appurtenant to each Unit of the Regime shall thereafter be established in accordance with the following formula:

$$\frac{V}{E + A} = P$$

- P = Percentage Interest of each Unit
- V = Assigned Value of such Unit as set forth in this Exhibit G
- A = Aggregate Assigned Value of all Units added to the Regime as provided in Article XXVII of the Declaration (Master Deed)
- E = Aggregate Assigned Value of existing Units in Regime