

1. Section 5.13 of the Master Deed is amended and replaced in its entirety with the following:

Section 5.13 Voting. The Owner(s) of each residential Unit shall have the right to cast one vote for each Unit as set forth in this Master Deed, in person or by proxy, at all meetings of the Association of Unit Owners. Ownership of a Garage Unit shall not give rise to an additional vote or voting rights.

2. Exhibit "C" to the Master Deed is amended to include the revised Architect's Certification and unit dimension chart attached hereto as Exhibit "C".

3. Exhibit "D" to the Master Deed is amended and replaced in its entirety with the attached Exhibit "D"

4. Except as specifically amended and modified by this Amendment, the Master Deed shall continue in full force and effect in accordance with its terms.

[Signatures on following page]

IN WITNESS WHEREOF, Developer has caused this Master Deed to be executed to be effective as of this 29 day of September, 2005.

WITNESS:

Kings Ashley Plantation Apartments, LLC

Vivian Calvino
Carlos A. Aguilar
By: James C Kennedy
Its: MANAGER.

STATE OF FLORIDA)

COUNTY OF Dade)

) ACKNOWLEDGMENT

I, CARLOS A. AGUILAR, do hereby certify that Kings Ashley Plantation Apartments, LLC, by James C Kennedy, its Managing member, personally appeared before me this day and acknowledged due execution of the foregoing instrument.

Witness my hand and official seal this 29 day of September, 2005.

Carlos A. Aguilar
Notary Public for
My Commission Expires: Mar 12, 2008



Carlos A. Aguilar
Commission #DD297932
Expires: Mar 12, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Exhibit "C"

{2075.00024000.DOC}

4

CHART / INTERIOR DIMENSIONS OF RESIDENTIAL UNITS

(1 BEDROOM / FIRST LEVEL)

414 UNITS TOTALS

NOTE: DIMENSIONS ARE TO FACE TO FACE OF (GYPSPUM WALL/BOARD) SURFACE.

Table with columns A through V and rows of unit numbers and dimensions for the 1 Bedroom / First Level.

Table with columns A through V and rows of unit numbers and dimensions for the 1 Bedroom / Second Level.

Table with columns A through V and rows of unit numbers and dimensions for the 2 Bedroom / First Level.

AMENDMENT # 1 (September 27 2005)
A. THE CITY OF PLANTATION HAS REVIEWED THE ABOVE SUBMITTED PLANS AND APPROVES THEM FOR CONSTRUCTION.



PLANTATION POINT
HORIZONTAL PROPERTY REGIME
FOR RECORD DRAWING NO. 00
REVISIONS: 01
DATE: MAY 18 2005

AMENDMENT # 1 (September 27 2005)

- A. SHEET A-6: Add unit 212L dimensions to Dimensions Chart at 2 BEDROOM / FIRST LEVEL category.

- B. SHEET A- 6: Remove duplicate unit 1912L dimensions at last line - 1 BEDROOM / SECOND LEVEL category

COUNTY OF BEAUFORT)
STATE OF SOUTH CAROLINA)
ARCHITECT'S CERTIFICATION)

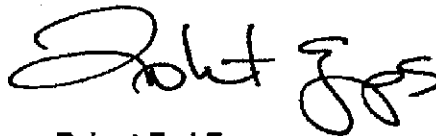
PLANTATION POINT HORIZONTAL PROPERTY REGIME

897 FORDING ISLAND ROAD
TOWN OF BLUFFTON
BEAUFORT COUNTY
SOUTH CAROLINA 29910

EPPS
EDWARDS
ARCHITECTS

1 PINCKNEY STREET
CHARLESTON SOUTH CAROLINA 29401

I certify to the best of my knowledge, information and belief, that the floor plans, measurements, and photographs attached hereto as a portion of EXHIBIT _____ adequately and accurately depict the building and units of PLANTATION POINT HORIZONTAL PROPERTY REGIME in accordance with the requirements of Title 27, Chapter 31, Code of Laws of South Carolina, 1976



Robert Earl Epps
Registered Architect / S. C. 2081
Epps Edwards Architects
1 Pinckney Street
Charleston, South Carolina 29401

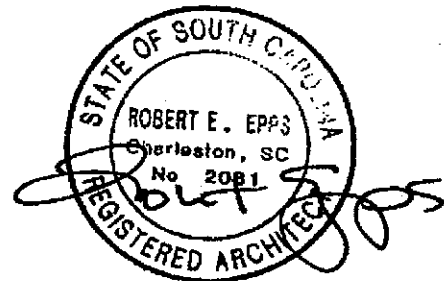
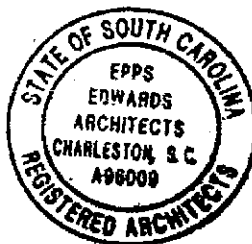


Exhibit "D"

Schedule of Assigned Values and Percentage Interests

Each Unit Owner owns, in addition to his, her or its Unit, an interest in the Common Areas of the Property, which percentage ownership interest has been determined and computed by taking as a basis the value of each individual Unit in relation to the value of the Units as a whole. Such percentage interest in the Common Areas of each Unit Owner shall vary. Additional Units in additional phases submitted to the Regime shall have their interest in the Common Area computed as set forth above and an amendment to this Exhibit "D" shall be attached to any amendment to the Master Deed submitting additional Units.

The values set forth are based on \$200.00 per square foot. The basis for determining value is for the sole purpose of complying with the Act and does not necessarily reflect the market value of the Unit or the property of the Regime and shall in no way inhibit or restrict the fixing of a different value or sales price by a Unit Owner to his, her or its Unit in any type of acts or contracts.

Unit	Type*	Sq. Ft.	Value**	% Interest
101	3BR/Bung	1212	\$242,400.00	0.2741%
102	1BR/1stL	738	\$147,600.00	0.1669%
103	1BR/2ndL	832	\$166,400.00	0.1882%
104	2BR/1stL	1001	\$200,200.00	0.2264%
105	2BR/2ndL	1076	\$215,200.00	0.2434%
106	2BR/1stL	1001	\$200,200.00	0.2264%
107	2BR/2ndL	1076	\$215,200.00	0.2434%
108	2BR/2ndL	1076	\$215,200.00	0.2434%
109	2BR/1stL	1001	\$200,200.00	0.2264%
110	2BR/2ndL	1076	\$215,200.00	0.2434%
111	2BR/1stL	1001	\$200,200.00	0.2264%
112	1BR/2ndL	832	\$166,400.00	0.1882%
113	1BR/1stL	738	\$147,600.00	0.1669%
201	2BR/2ndL	1076	\$215,200.00	0.2434%
202	2BR/1stL	1001	\$200,200.00	0.2264%
203	2BR/2ndL	1076	\$215,200.00	0.2434%
204	2BR/1stL	1001	\$200,200.00	0.2264%
205	1BR/2ndL	832	\$166,400.00	0.1882%
206	1BR/1stL	738	\$147,600.00	0.1669%
207	3BR/Bung	1212	\$242,400.00	0.2741%
208	1BR/1stL	738	\$147,600.00	0.1669%
209	1BR/2ndL	832	\$166,400.00	0.1882%
210	2BR/1stL	1001	\$200,200.00	0.2264%
211	2BR/2ndL	1076	\$215,200.00	0.2434%
212	2BR/1stL	1001	\$200,200.00	0.2264%
213	2BR/2ndL	1076	\$215,200.00	0.2434%
301	2BR/2ndL	1076	\$215,200.00	0.2434%
302	2BR/1stL	1001	\$200,200.00	0.2264%
303	2BR/2ndL	1076	\$215,200.00	0.2434%
304	2BR/1stL	1001	\$200,200.00	0.2264%
305	1BR/2ndL	832	\$166,400.00	0.1882%
306	1BR/1stL	738	\$147,600.00	0.1669%
307	3BR/Bung	1212	\$242,400.00	0.2741%
308	1BR/1stL	738	\$147,600.00	0.1669%
309	1BR/2ndL	832	\$166,400.00	0.1882%
310	2BR/1stL	1001	\$200,200.00	0.2264%
311	2BR/2ndL	1076	\$215,200.00	0.2434%
312	2BR/1stL	1001	\$200,200.00	0.2264%
313	2BR/2ndL	1076	\$215,200.00	0.2434%
401	2BR/2ndL	1076	\$215,200.00	0.2434%
402	2BR/1stL	1001	\$200,200.00	0.2264%
403	2BR/2ndL	1076	\$215,200.00	0.2434%
404	2BR/1stL	1001	\$200,200.00	0.2264%
405	1BR/2ndL	832	\$166,400.00	0.1882%
406	1BR/1stL	738	\$147,600.00	0.1669%
407	3BR/Bung	1212	\$242,400.00	0.2741%
408	1BR/1stL	738	\$147,600.00	0.1669%

409	1BR/2ndL	832	\$166,400.00	0.1882%
410	2BR/1stL	1001	\$200,200.00	0.2264%
411	2BR/2ndL	1076	\$215,200.00	0.2434%
412	2BR/1stL	1001	\$200,200.00	0.2264%
413	2BR/2ndL	1076	\$215,200.00	0.2434%
501	3BR/Bung	1212	\$242,400.00	0.2741%
502	1BR/1stL	738	\$147,600.00	0.1669%
503	1BR/2ndL	832	\$166,400.00	0.1882%
504	2BR/1stL	1001	\$200,200.00	0.2264%
505	2BR/2ndL	1076	\$215,200.00	0.2434%
506	2BR/1stL	1001	\$200,200.00	0.2264%
507	2BR/2ndL	1076	\$215,200.00	0.2434%
508	2BR/2ndL	1076	\$215,200.00	0.2434%
509	2BR/1stL	1001	\$200,200.00	0.2264%
510	2BR/2ndL	1076	\$215,200.00	0.2434%
511	2BR/1stL	1001	\$200,200.00	0.2264%
512	1BR/2ndL	832	\$166,400.00	0.1882%
513	1BR/1stL	738	\$147,600.00	0.1669%
601	2BR/2ndL	1076	\$215,200.00	0.2434%
602	2BR/1stL	1001	\$200,200.00	0.2264%
603	2BR/2ndL	1076	\$215,200.00	0.2434%
604	2BR/1stL	1001	\$200,200.00	0.2264%
605	1BR/2ndL	832	\$166,400.00	0.1882%
606	1BR/1stL	738	\$147,600.00	0.1669%
607	3BR/Bung	1212	\$242,400.00	0.2741%
608	1BR/1stL	738	\$147,600.00	0.1669%
609	1BR/2ndL	832	\$166,400.00	0.1882%
610	2BR/1stL	1001	\$200,200.00	0.2264%
611	2BR/2ndL	1076	\$215,200.00	0.2434%
612	2BR/1stL	1001	\$200,200.00	0.2264%
613	2BR/2ndL	1076	\$215,200.00	0.2434%
701	3BR/Bung	1212	\$242,400.00	0.2741%
702	1BR/1stL	738	\$147,600.00	0.1669%
703	1BR/2ndL	832	\$166,400.00	0.1882%
704	2BR/1stL	1001	\$200,200.00	0.2264%
705	2BR/2ndL	1076	\$215,200.00	0.2434%
706	2BR/1stL	1001	\$200,200.00	0.2264%
707	2BR/2ndL	1076	\$215,200.00	0.2434%
708	2BR/2ndL	1076	\$215,200.00	0.2434%
709	2BR/1stL	1001	\$200,200.00	0.2264%
710	2BR/2ndL	1076	\$215,200.00	0.2434%
711	2BR/1stL	1001	\$200,200.00	0.2264%
712	1BR/2ndL	832	\$166,400.00	0.1882%
713	1BR/1stL	738	\$147,600.00	0.1669%
801	3BR/2ndL	1268	\$253,600.00	0.2868%
802	1BR/1stL	738	\$147,600.00	0.1669%
803	1BR/2ndL	832	\$166,400.00	0.1882%
804	2BR/1stL	1001	\$200,200.00	0.2264%
805	2BR/2ndL	1076	\$215,200.00	0.2434%
806	2BR/1stL	1001	\$200,200.00	0.2264%
807	2BR/2ndL	1076	\$215,200.00	0.2434%
808	2BR/2ndL	1076	\$215,200.00	0.2434%

809	2BR/1stL	1001	\$200,200.00	0.2264%
810	2BR/2ndL	1076	\$215,200.00	0.2434%
811	2BR/1stL	1001	\$200,200.00	0.2264%
812	1BR/2ndL	832	\$166,400.00	0.1882%
813	1BR/1stL	738	\$147,600.00	0.1669%
814	3BR/1stL	1227	\$245,400.00	0.2775%
901	3BR/2ndL	1268	\$253,600.00	0.2868%
902	1BR/1stL	738	\$147,600.00	0.1669%
903	1BR/2ndL	832	\$166,400.00	0.1882%
904	2BR/1stL	1001	\$200,200.00	0.2264%
905	2BR/2ndL	1076	\$215,200.00	0.2434%
906	2BR/1stL	1001	\$200,200.00	0.2264%
907	2BR/2ndL	1076	\$215,200.00	0.2434%
908	2BR/2ndL	1076	\$215,200.00	0.2434%
909	2BR/1stL	1001	\$200,200.00	0.2264%
910	2BR/2ndL	1076	\$215,200.00	0.2434%
911	2BR/1stL	1001	\$200,200.00	0.2264%
912	1BR/2ndL	832	\$166,400.00	0.1882%
913	1BR/1stL	738	\$147,600.00	0.1669%
914	3BR/1stL	1227	\$245,400.00	0.2775%
1001	3BR/Bung	1212	\$242,400.00	0.2741%
1002	1BR/1stL	738	\$147,600.00	0.1669%
1003	1BR/2ndL	832	\$166,400.00	0.1882%
1004	2BR/1stL	1001	\$200,200.00	0.2264%
1005	2BR/2ndL	1076	\$215,200.00	0.2434%
1006	2BR/1stL	1001	\$200,200.00	0.2264%
1007	2BR/2ndL	1076	\$215,200.00	0.2434%
1008	2BR/2ndL	1076	\$215,200.00	0.2434%
1009	2BR/1stL	1001	\$200,200.00	0.2264%
1010	2BR/2ndL	1076	\$215,200.00	0.2434%
1011	2BR/1stL	1001	\$200,200.00	0.2264%
1012	1BR/2ndL	832	\$166,400.00	0.1882%
1013	1BR/1stL	738	\$147,600.00	0.1669%
1101	3BR/Bung	1212	\$242,400.00	0.2741%
1102	1BR/1stL	738	\$147,600.00	0.1669%
1103	1BR/2ndL	832	\$166,400.00	0.1882%
1104	2BR/1stL	1001	\$200,200.00	0.2264%
1105	2BR/2ndL	1076	\$215,200.00	0.2434%
1106	2BR/1stL	1001	\$200,200.00	0.2264%
1107	2BR/2ndL	1076	\$215,200.00	0.2434%
1108	2BR/2ndL	1076	\$215,200.00	0.2434%
1109	2BR/1stL	1001	\$200,200.00	0.2264%
1110	2BR/2ndL	1076	\$215,200.00	0.2434%
1111	2BR/1stL	1001	\$200,200.00	0.2264%
1112	1BR/2ndL	832	\$166,400.00	0.1882%
1113	1BR/1stL	738	\$147,600.00	0.1669%
1201	2BR/2ndL	1076	\$215,200.00	0.2434%
1202	2BR/1stL	1001	\$200,200.00	0.2264%
1203	2BR/2ndL	1076	\$215,200.00	0.2434%
1204	2BR/1stL	1001	\$200,200.00	0.2264%
1205	1BR/2ndL	832	\$166,400.00	0.1882%
1206	1BR/1stL	738	\$147,600.00	0.1669%

1207	3BR/2ndL	1268	\$253,600.00	0.2868%
1208	3BR/1stL	1227	\$245,400.00	0.2775%
1209	1BR/1stL	738	\$147,600.00	0.1669%
1210	1BR/2ndL	832	\$166,400.00	0.1882%
1211	2BR/1stL	1001	\$200,200.00	0.2264%
1212	2BR/2ndL	1076	\$215,200.00	0.2434%
1213	2BR/1stL	1001	\$200,200.00	0.2264%
1214	2BR/2ndL	1076	\$215,200.00	0.2434%
1301	3BR/1stL	1227	\$245,400.00	0.2775%
1302	1BR/1stL	738	\$147,600.00	0.1669%
1303	1BR/2ndL	832	\$166,400.00	0.1882%
1304	2BR/1stL	1001	\$200,200.00	0.2264%
1305	2BR/2ndL	1076	\$215,200.00	0.2434%
1306	2BR/1stL	1001	\$200,200.00	0.2264%
1307	2BR/2ndL	1076	\$215,200.00	0.2434%
1308	2BR/2ndL	1076	\$215,200.00	0.2434%
1309	2BR/1stL	1001	\$200,200.00	0.2264%
1310	2BR/2ndL	1076	\$215,200.00	0.2434%
1311	2BR/1stL	1001	\$200,200.00	0.2264%
1312	1BR/2ndL	832	\$166,400.00	0.1882%
1313	1BR/1stL	738	\$147,600.00	0.1669%
1314	3BR/2ndL	1268	\$253,600.00	0.2868%
1401	3BR/2ndL	1268	\$253,600.00	0.2868%
1402	1BR/1stL	738	\$147,600.00	0.1669%
1403	1BR/2ndL	832	\$166,400.00	0.1882%
1404	2BR/1stL	1001	\$200,200.00	0.2264%
1405	2BR/2ndL	1076	\$215,200.00	0.2434%
1406	2BR/1stL	1001	\$200,200.00	0.2264%
1407	2BR/2ndL	1076	\$215,200.00	0.2434%
1408	2BR/2ndL	1076	\$215,200.00	0.2434%
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1414	3BR/1stL	1227	\$245,400.00	0.2775%
1501	3BR/Bung	1212	\$242,400.00	0.2741%
1502	1BR/1stL	738	\$147,600.00	0.1669%
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1507	2BR/2ndL	1076	\$215,200.00	0.2434%
1508	2BR/2ndL	1076	\$215,200.00	0.2434%
1509	2BR/1stL	1001	\$200,200.00	0.2264%
1510	2BR/2ndL	1076	\$215,200.00	0.2434%
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1513	1BR/1stL	738	\$147,600.00	0.1669%
1601	3BR/Bung	1212	\$242,400.00	0.2741%
1602	1BR/1stL	738	\$147,600.00	0.1669%
1603	1BR/2ndL	832	\$166,400.00	0.1882%

1604	2BR/1stL	1001	\$200,200.00	0.2264%
1605	2BR/2ndL	1076	\$215,200.00	0.2434%
1606	2BR/1stL	1001	\$200,200.00	0.2264%
1607	2BR/2ndL	1076	\$215,200.00	0.2434%
1608	2BR/2ndL	1076	\$215,200.00	0.2434%
1609	2BR/1stL	1001	\$200,200.00	0.2264%
1610	2BR/2ndL	1076	\$215,200.00	0.2434%
1611	2BR/1stL	1001	\$200,200.00	0.2264%
1612	1BR/2ndL	832	\$166,400.00	0.1882%
1613	1BR/1stL	738	\$147,600.00	0.1669%
1701	3BR/Bung	1212	\$242,400.00	0.2741%
1702	1BR/1stL	738	\$147,600.00	0.1669%
1703	1BR/2ndL	832	\$166,400.00	0.1882%
1704	2BR/1stL	1001	\$200,200.00	0.2264%
1705	2BR/2ndL	1076	\$215,200.00	0.2434%
1706	2BR/1stL	1001	\$200,200.00	0.2264%
1707	2BR/2ndL	1076	\$215,200.00	0.2434%
1708	2BR/2ndL	1076	\$215,200.00	0.2434%
1709	2BR/1stL	1001	\$200,200.00	0.2264%
1710	2BR/2ndL	1076	\$215,200.00	0.2434%
1711	2BR/1stL	1001	\$200,200.00	0.2264%
1712	1BR/2ndL	832	\$166,400.00	0.1882%
1713	1BR/1stL	738	\$147,600.00	0.1669%
1801	3BR/1stL	1227	\$245,400.00	0.2775%
1802	1BR/1stL	738	\$147,600.00	0.1669%
1803	1BR/2ndL	832	\$166,400.00	0.1882%
1804	2BR/1stL	1001	\$200,200.00	0.2264%
1805	2BR/2ndL	1076	\$215,200.00	0.2434%
1806	2BR/1stL	1001	\$200,200.00	0.2264%
1807	2BR/2ndL	1076	\$215,200.00	0.2434%
1808	2BR/2ndL	1076	\$215,200.00	0.2434%
1809	2BR/1stL	1001	\$200,200.00	0.2264%
1810	2BR/2ndL	1076	\$215,200.00	0.2434%
1811	2BR/1stL	1001	\$200,200.00	0.2264%
1812	1BR/2ndL	832	\$166,400.00	0.1882%
1813	1BR/1stL	738	\$147,600.00	0.1669%
1814	3BR/2ndL	1268	\$253,600.00	0.2868%
1901	3BR/Bung	1212	\$242,400.00	0.2741%
1902	1BR/1stL	738	\$147,600.00	0.1669%
1903	1BR/2ndL	832	\$166,400.00	0.1882%
1904	2BR/1stL	1001	\$200,200.00	0.2264%
1905	2BR/2ndL	1076	\$215,200.00	0.2434%
1906	2BR/1stL	1001	\$200,200.00	0.2264%
1907	2BR/2ndL	1076	\$215,200.00	0.2434%
1908	2BR/2ndL	1076	\$215,200.00	0.2434%
1909	2BR/1stL	1001	\$200,200.00	0.2264%
1910	2BR/2ndL	1076	\$215,200.00	0.2434%
1911	2BR/1stL	1001	\$200,200.00	0.2264%
1912	1BR/2ndL	832	\$166,400.00	0.1882%
1913	1BR/1stL	738	\$147,600.00	0.1669%
2001	3BR/1stL	1227	\$245,400.00	0.2775%
2002	1BR/1stL	738	\$147,600.00	0.1669%

2003	1BR/2ndL	832	\$166,400.00	0.1882%
2004	2BR/1stL	1001	\$200,200.00	0.2264%
2005	2BR/2ndL	1076	\$215,200.00	0.2434%
2006	2BR/1stL	1001	\$200,200.00	0.2264%
2007	2BR/2ndL	1076	\$215,200.00	0.2434%
2008	2BR/2ndL	1076	\$215,200.00	0.2434%
2009	2BR/1stL	1001	\$200,200.00	0.2264%
2010	2BR/2ndL	1076	\$215,200.00	0.2434%
2011	2BR/1stL	1001	\$200,200.00	0.2264%
2012	1BR/2ndL	832	\$166,400.00	0.1882%
2013	1BR/1stL	738	\$147,600.00	0.1669%
2014	3BR/2ndL	1268	\$253,600.00	0.2868%
2101	2BR/2ndL	1076	\$215,200.00	0.2434%
2102	2BR/1stL	1001	\$200,200.00	0.2264%
2103	2BR/2ndL	1076	\$215,200.00	0.2434%
2104	2BR/1stL	1001	\$200,200.00	0.2264%
2105	1BR/2ndL	832	\$166,400.00	0.1882%
2106	1BR/1stL	738	\$147,600.00	0.1669%
2107	3BR/Bung	1212	\$242,400.00	0.2741%
2108	1BR/1stL	738	\$147,600.00	0.1669%
2109	1BR/2ndL	832	\$166,400.00	0.1882%
2110	2BR/1stL	1001	\$200,200.00	0.2264%
2111	2BR/2ndL	1076	\$215,200.00	0.2434%
2112	2BR/1stL	1001	\$200,200.00	0.2264%
2113	2BR/2ndL	1076	\$215,200.00	0.2434%
2201	3BR/1stL	1227	\$245,400.00	0.2775%
2202	1BR/1stL	738	\$147,600.00	0.1669%
2203	1BR/2ndL	832	\$166,400.00	0.1882%
2204	2BR/1stL	1001	\$200,200.00	0.2264%
2205	2BR/2ndL	1076	\$215,200.00	0.2434%
2206	2BR/1stL	1001	\$200,200.00	0.2264%
2207	2BR/2ndL	1076	\$215,200.00	0.2434%
2208	2BR/2ndL	1076	\$215,200.00	0.2434%
2209	2BR/1stL	1001	\$200,200.00	0.2264%
2210	2BR/2ndL	1076	\$215,200.00	0.2434%
2211	2BR/1stL	1001	\$200,200.00	0.2264%
2212	1BR/2ndL	832	\$166,400.00	0.1882%
2213	1BR/1stL	738	\$147,600.00	0.1669%
2214	3BR/2ndL	1268	\$253,600.00	0.2868%
2301	2BR/2ndL	1076	\$215,200.00	0.2434%
2302	2BR/1stL	1001	\$200,200.00	0.2264%
2303	2BR/2ndL	1076	\$215,200.00	0.2434%
2304	2BR/1stL	1001	\$200,200.00	0.2264%
2305	1BR/2ndL	832	\$166,400.00	0.1882%
2306	1BR/1stL	738	\$147,600.00	0.1669%
2307	3BR/Bung	1212	\$242,400.00	0.2741%
2308	1BR/1stL	738	\$147,600.00	0.1669%
2309	1BR/2ndL	832	\$166,400.00	0.1882%
2310	2BR/1stL	1001	\$200,200.00	0.2264%
2311	2BR/2ndL	1076	\$215,200.00	0.2434%
2312	2BR/1stL	1001	\$200,200.00	0.2264%
2313	2BR/2ndL	1076	\$215,200.00	0.2434%

2401	3BR/Bung	1212	\$242,400.00	0.2741%
2402	1BR/1stL	738	\$147,600.00	0.1669%
2403	1BR/2ndL	832	\$166,400.00	0.1882%
2404	2BR/1stL	1001	\$200,200.00	0.2264%
2405	2BR/2ndL	1076	\$215,200.00	0.2434%
2406	2BR/1stL	1001	\$200,200.00	0.2264%
2407	2BR/2ndL	1076	\$215,200.00	0.2434%
2408	2BR/2ndL	1076	\$215,200.00	0.2434%
2409	2BR/1stL	1001	\$200,200.00	0.2264%
2410	2BR/2ndL	1076	\$215,200.00	0.2434%
2411	2BR/1stL	1001	\$200,200.00	0.2264%
2412	1BR/2ndL	832	\$166,400.00	0.1882%
2413	1BR/1stL	738	\$147,600.00	0.1669%
2501	2BR/2ndL	1076	\$215,200.00	0.2434%
2502	2BR/1stL	1001	\$200,200.00	0.2264%
2503	2BR/2ndL	1076	\$215,200.00	0.2434%
2504	2BR/1stL	1001	\$200,200.00	0.2264%
2505	1BR/2ndL	832	\$166,400.00	0.1882%
2506	1BR/1stL	738	\$147,600.00	0.1669%
2507	3BR/Bung	1212	\$242,400.00	0.2741%
2508	1BR/1stL	738	\$147,600.00	0.1669%
2509	1BR/2ndL	832	\$166,400.00	0.1882%
2510	2BR/1stL	1001	\$200,200.00	0.2264%
2511	2BR/2ndL	1076	\$215,200.00	0.2434%
2512	2BR/1stL	1001	\$200,200.00	0.2264%
2513	2BR/2ndL	1076	\$215,200.00	0.2434%
2601	3BR/Bung	1212	\$242,400.00	0.2741%
2602	1BR/1stL	738	\$147,600.00	0.1669%
2603	1BR/2ndL	832	\$166,400.00	0.1882%
2604	2BR/1stL	1001	\$200,200.00	0.2264%
2605	2BR/2ndL	1076	\$215,200.00	0.2434%
2606	2BR/1stL	1001	\$200,200.00	0.2264%
2607	2BR/2ndL	1076	\$215,200.00	0.2434%
2608	2BR/2ndL	1076	\$215,200.00	0.2434%
2609	2BR/1stL	1001	\$200,200.00	0.2264%
2610	2BR/2ndL	1076	\$215,200.00	0.2434%
2611	2BR/1stL	1001	\$200,200.00	0.2264%
2612	1BR/2ndL	832	\$166,400.00	0.1882%
2613	1BR/1stL	738	\$147,600.00	0.1669%
2701	3BR/Bung	1212	\$242,400.00	0.2741%
2702	1BR/1stL	738	\$147,600.00	0.1669%
2703	1BR/2ndL	832	\$166,400.00	0.1882%
2704	2BR/1stL	1001	\$200,200.00	0.2264%
2705	2BR/2ndL	1076	\$215,200.00	0.2434%
2706	2BR/1stL	1001	\$200,200.00	0.2264%
2707	2BR/2ndL	1076	\$215,200.00	0.2434%
2708	2BR/2ndL	1076	\$215,200.00	0.2434%
2709	2BR/1stL	1001	\$200,200.00	0.2264%
2710	2BR/2ndL	1076	\$215,200.00	0.2434%
2711	2BR/1stL	1001	\$200,200.00	0.2264%
2712	1BR/2ndL	832	\$166,400.00	0.1882%
2713	1BR/1stL	738	\$147,600.00	0.1669%

2801	2BR/2ndL	1076	\$215,200.00	0.2434%
2802	2BR/1stL	1001	\$200,200.00	0.2264%
2803	2BR/2ndL	1076	\$215,200.00	0.2434%
2804	2BR/1stL	1001	\$200,200.00	0.2264%
2805	1BR/2ndL	832	\$166,400.00	0.1882%
2806	1BR/1stL	738	\$147,600.00	0.1669%
2807	3BR/1stL	1227	\$245,400.00	0.2775%
2808	3BR/2ndL	1268	\$253,600.00	0.2868%
2809	1BR/1stL	738	\$147,600.00	0.1669%
2810	1BR/2ndL	832	\$166,400.00	0.1882%
2811	2BR/1stL	1001	\$200,200.00	0.2264%
2812	2BR/2ndL	1076	\$215,200.00	0.2434%
2813	2BR/1stL	1001	\$200,200.00	0.2264%
2814	2BR/2ndL	1076	\$215,200.00	0.2434%
2901	3BR/Bung	1212	\$242,400.00	0.2741%
2902	1BR/1stL	738	\$147,600.00	0.1669%
2903	1BR/2ndL	832	\$166,400.00	0.1882%
2904	2BR/1stL	1001	\$200,200.00	0.2264%
2905	2BR/2ndL	1076	\$215,200.00	0.2434%
2906	2BR/1stL	1001	\$200,200.00	0.2264%
2907	2BR/2ndL	1076	\$215,200.00	0.2434%
2908	2BR/2ndL	1076	\$215,200.00	0.2434%
2909	2BR/1stL	1001	\$200,200.00	0.2264%
2910	2BR/2ndL	1076	\$215,200.00	0.2434%
2911	2BR/1stL	1001	\$200,200.00	0.2264%
2912	1BR/2ndL	832	\$166,400.00	0.1882%
2913	1BR/1stL	738	\$147,600.00	0.1669%
3001	3BR/1stL	1227	\$245,400.00	0.2775%
3002	1BR/1stL	738	\$147,600.00	0.1669%
3003	1BR/2ndL	832	\$166,400.00	0.1882%
3004	2BR/1stL	1001	\$200,200.00	0.2264%
3005	2BR/2ndL	1076	\$215,200.00	0.2434%
3006	2BR/1stL	1001	\$200,200.00	0.2264%
3007	2BR/2ndL	1076	\$215,200.00	0.2434%
3008	2BR/2ndL	1076	\$215,200.00	0.2434%
3009	2BR/1stL	1001	\$200,200.00	0.2264%
3010	2BR/2ndL	1076	\$215,200.00	0.2434%
3011	2BR/1stL	1001	\$200,200.00	0.2264%
3012	1BR/2ndL	832	\$166,400.00	0.1882%
3013	1BR/1stL	738	\$147,600.00	0.1669%
3014	3BR/2ndL	1268	\$253,600.00	0.2868%
3101	3BR/2ndL	1268	\$253,600.00	0.2868%
3102	1BR/1stL	738	\$147,600.00	0.1669%
3103	1BR/2ndL	832	\$166,400.00	0.1882%
3104	2BR/1stL	1001	\$200,200.00	0.2264%
3105	2BR/2ndL	1076	\$215,200.00	0.2434%
3106	2BR/1stL	1001	\$200,200.00	0.2264%
3107	2BR/2ndL	1076	\$215,200.00	0.2434%
3108	2BR/2ndL	1076	\$215,200.00	0.2434%
3109	2BR/1stL	1001	\$200,200.00	0.2264%
3110	2BR/2ndL	1076	\$215,200.00	0.2434%
3111	2BR/1stL	1001	\$200,200.00	0.2264%

3112	1BR/2ndL	832	\$166,400.00	0.1882%
3113	1BR/1stL	738	\$147,600.00	0.1669%
3114	3BR/1stL	1227	\$245,400.00	0.2775%
G120	Garage	256	\$51,200.00	0.0579%
G121	Garage	256	\$51,200.00	0.0579%
G122	Garage	256	\$51,200.00	0.0579%
G123	Garage	256	\$51,200.00	0.0579%
G220	Garage	256	\$51,200.00	0.0579%
G221	Garage	256	\$51,200.00	0.0579%
G222	Garage	256	\$51,200.00	0.0579%
G223	Garage	256	\$51,200.00	0.0579%
G320	Garage	256	\$51,200.00	0.0579%
G321	Garage	256	\$51,200.00	0.0579%
G322	Garage	256	\$51,200.00	0.0579%
G323	Garage	256	\$51,200.00	0.0579%
G420	Garage	256	\$51,200.00	0.0579%
G421	Garage	256	\$51,200.00	0.0579%
G422	Garage	256	\$51,200.00	0.0579%
G423	Garage	256	\$51,200.00	0.0579%
G520	Garage	256	\$51,200.00	0.0579%
G521	Garage	256	\$51,200.00	0.0579%
G522	Garage	256	\$51,200.00	0.0579%
G523	Garage	256	\$51,200.00	0.0579%
G620	Garage	256	\$51,200.00	0.0579%
G621	Garage	256	\$51,200.00	0.0579%
G622	Garage	256	\$51,200.00	0.0579%
G623	Garage	256	\$51,200.00	0.0579%
G720	Garage	256	\$51,200.00	0.0579%
G721	Garage	256	\$51,200.00	0.0579%
G722	Garage	256	\$51,200.00	0.0579%
G723	Garage	256	\$51,200.00	0.0579%
G820	Garage	256	\$51,200.00	0.0579%
G821	Garage	256	\$51,200.00	0.0579%
G822	Garage	256	\$51,200.00	0.0579%
G823	Garage	256	\$51,200.00	0.0579%
G920	Garage	256	\$51,200.00	0.0579%
G921	Garage	256	\$51,200.00	0.0579%
G922	Garage	256	\$51,200.00	0.0579%
G923	Garage	256	\$51,200.00	0.0579%
G1020	Garage	256	\$51,200.00	0.0579%
G1021	Garage	256	\$51,200.00	0.0579%
G1022	Garage	256	\$51,200.00	0.0579%
G1023	Garage	256	\$51,200.00	0.0579%
G1120	Garage	256	\$51,200.00	0.0579%
G1121	Garage	256	\$51,200.00	0.0579%
G1122	Garage	256	\$51,200.00	0.0579%
G1123	Garage	256	\$51,200.00	0.0579%
G1220	Garage	256	\$51,200.00	0.0579%
G1221	Garage	256	\$51,200.00	0.0579%
G1222	Garage	256	\$51,200.00	0.0579%
G1223	Garage	256	\$51,200.00	0.0579%
G1320	Garage	256	\$51,200.00	0.0579%

G1321	Garage	256	\$51,200.00	0.0579%
G1322	Garage	256	\$51,200.00	0.0579%
G1323	Garage	256	\$51,200.00	0.0579%
G1420	Garage	256	\$51,200.00	0.0579%
G1421	Garage	256	\$51,200.00	0.0579%
G1422	Garage	256	\$51,200.00	0.0579%
G1423	Garage	256	\$51,200.00	0.0579%
G1520	Garage	256	\$51,200.00	0.0579%
G1521	Garage	256	\$51,200.00	0.0579%
G1522	Garage	256	\$51,200.00	0.0579%
G1523	Garage	256	\$51,200.00	0.0579%
G1620	Garage	256	\$51,200.00	0.0579%
G1621	Garage	256	\$51,200.00	0.0579%
G1622	Garage	256	\$51,200.00	0.0579%
G1623	Garage	256	\$51,200.00	0.0579%
G1720	Garage	256	\$51,200.00	0.0579%
G1721	Garage	256	\$51,200.00	0.0579%
G1722	Garage	256	\$51,200.00	0.0579%
G1723	Garage	256	\$51,200.00	0.0579%
G1820	Garage	256	\$51,200.00	0.0579%
G1821	Garage	256	\$51,200.00	0.0579%
G1822	Garage	256	\$51,200.00	0.0579%
G1823	Garage	256	\$51,200.00	0.0579%
G1920	Garage	256	\$51,200.00	0.0579%
G1921	Garage	256	\$51,200.00	0.0579%
G1922	Garage	256	\$51,200.00	0.0579%
G1923	Garage	256	\$51,200.00	0.0579%
G2020	Garage	256	\$51,200.00	0.0579%
G2021	Garage	256	\$51,200.00	0.0579%
G2022	Garage	256	\$51,200.00	0.0579%
G2023	Garage	256	\$51,200.00	0.0579%
G2120	Garage	256	\$51,200.00	0.0579%
G2121	Garage	256	\$51,200.00	0.0579%
G2122	Garage	256	\$51,200.00	0.0579%
G2123	Garage	256	\$51,200.00	0.0579%
G2220	Garage	256	\$51,200.00	0.0579%
G2221	Garage	256	\$51,200.00	0.0579%
G2222	Garage	256	\$51,200.00	0.0579%
G2223	Garage	256	\$51,200.00	0.0579%
G2320	Garage	256	\$51,200.00	0.0579%
G2321	Garage	256	\$51,200.00	0.0579%
G2322	Garage	256	\$51,200.00	0.0579%
G2323	Garage	256	\$51,200.00	0.0579%
G2420	Garage	256	\$51,200.00	0.0579%
G2421	Garage	256	\$51,200.00	0.0579%
G2422	Garage	256	\$51,200.00	0.0579%
G2423	Garage	256	\$51,200.00	0.0579%
G2520	Garage	256	\$51,200.00	0.0579%
G2521	Garage	256	\$51,200.00	0.0579%
G2522	Garage	256	\$51,200.00	0.0579%
G2523	Garage	256	\$51,200.00	0.0579%
G2620	Garage	256	\$51,200.00	0.0579%

G2621	Garage	256	\$51,200.00	0.0579%
G2622	Garage	256	\$51,200.00	0.0579%
G2623	Garage	256	\$51,200.00	0.0579%
G2720	Garage	256	\$51,200.00	0.0579%
G2721	Garage	256	\$51,200.00	0.0579%
G2722	Garage	256	\$51,200.00	0.0579%
G2723	Garage	256	\$51,200.00	0.0579%
G2820	Garage	256	\$51,200.00	0.0579%
G2821	Garage	256	\$51,200.00	0.0579%
G2822	Garage	256	\$51,200.00	0.0579%
G2823	Garage	256	\$51,200.00	0.0579%
G2920	Garage	256	\$51,200.00	0.0579%
G2921	Garage	256	\$51,200.00	0.0579%
G2922	Garage	256	\$51,200.00	0.0579%
G3020	Garage	256	\$51,200.00	0.0579%
G3021	Garage	256	\$51,200.00	0.0579%
G3022	Garage	256	\$51,200.00	0.0579%
G3023	Garage	256	\$51,200.00	0.0579%
G3120	Garage	256	\$51,200.00	0.0579%
G3121	Garage	256	\$51,200.00	0.0579%
G3122	Garage	256	\$51,200.00	0.0579%
G3123	Garage	256	\$51,200.00	0.0579%
G3220	Garage	256	\$51,200.00	0.0579%
G3221	Garage	256	\$51,200.00	0.0579%
G3222	Garage	256	\$51,200.00	0.0579%
G3223	Garage	256	\$51,200.00	0.0579%
G3320	Garage	256	\$51,200.00	0.0579%
G3321	Garage	256	\$51,200.00	0.0579%
G3322	Garage	256	\$51,200.00	0.0579%
G3323	Garage	256	\$51,200.00	0.0579%
G3420	Garage	256	\$51,200.00	0.0579%
G3421	Garage	256	\$51,200.00	0.0579%
G3422	Garage	256	\$51,200.00	0.0579%
G3423	Garage	256	\$51,200.00	0.0579%
G3520	Garage	256	\$51,200.00	0.0579%
G3521	Garage	256	\$51,200.00	0.0579%
G3522	Garage	256	\$51,200.00	0.0579%
G3523	Garage	256	\$51,200.00	0.0579%

Total			\$88,431,400.00	100.0000%
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*1BR/1stL = One Bedroom Unit, first floor level
1BR/2ndL = One Bedroom Unit, second floor level
2BR/1stL = Two Bedroom Unit, first floor level
2BR/2ndL = Two Bedroom Unit, second floor level
3BR/1stL = Three Bedroom Unit, first floor level
3BR/2ndL = Three Bedroom Unit, second floor level
3BR/Bung = Three Bedroom Unit, bungalow

**Values based on \$200 per square foot. The basis for determining value is for the sole purpose of complying with the Act and does not necessarily reflect the market value of the Unit or the property of the Regime and shall in no way inhibit or restrict the fixing

of a different value or sales price by a Unit Owner.

AMENDMENT # 1 (September 27 2005)

- A. SHEET A-6: Add unit 212L dimensions to Dimensions Chart at 2 BEDROOM / FIRST LEVEL category.

- B. SHEET A- 6: Remove duplicate unit 1912L dimensions at last line - 1 BEDROOM / SECOND LEVEL category

COUNTY OF BEAUFORT)
STATE OF SOUTH CAROLINA)
ARCHITECT'S CERTIFICATION)

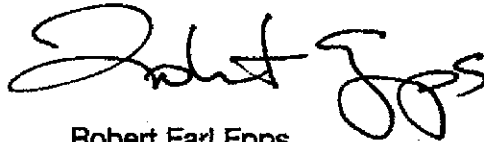
PLANTATION POINT HORIZONTAL PROPERTY REGIME

897 FORDING ISLAND ROAD
TOWN OF BLUFFTON
BEAUFORT COUNTY
SOUTH CAROLINA 29910

EPPS
EDWARDS
ARCHITECTS

1 PINCKNEY STREET
CHARLESTON SOUTH CAROLINA 29401

I certify to the best of my knowledge, information and belief, that the floor plans, measurements, and photographs attached hereto as a portion of EXHIBIT _____ adequately and accurately depict the building and units of PLANTATION POINT HORIZONTAL PROPERTY REGIME in accordance with the requirements of Title 27, Chapter 31, Code of Laws of South Carolina, 1976



Robert Earl Epps
Registered Architect / S. C. 2081
Epps Edwards Architects
1 Pinckney Street
Charleston, South Carolina 29401

