Monarch at Sea Pines

STATE OF SOUTH CAROLINA

CTUNTY OF BEAUTORT

EXHIBIT "A" DESCRIPTION OF PROPERTY COMPRISING PRASE II, PHASE II, PHASE IV, PRASE V, PHASE VI, PHASE VII, PHASE VIII, PRASE IX AND PHASE X, WONARCH AT SEA PINES, WORLDOWGAL PROPERTY RUDDE XXV

All that certain piece, percel or tract of land, with improvements thereon, if any, containing 1.08 acres attents, lying and being in Sos Pinca Planstation, Kilton Head Island. Besufort County, South Carolina and shows and described on a plat entitled "Momarch at Sea Pinca, Morizontal Property Regime XXV, Phase II, Phase III, Phase IV, Phase VII, Phase VIII, Phase IVI, Phase IVI, Phase VIII, Phase IVI, Phase IVI, Phase IVI, Phase VIII, Phase VIII, Phase IVI, Phase VIII, Phase IVI, Phase IVI, Phase IVI, Phase IVI, Phase VIII, Phase VIII, Phase IVI, Phase IVI, Phase IVI, Phase IVI, Phase IVI, Phase IVI, Phase VIII, Phase VII

PROVIDED HOWEVER, that said conveyances are required to be made herein by South Carolina law and are made for the purpose of establishing said condownius regime. Nothing should be inferred as to require the Grantor herein to dedicate future phases to the regime as provided within the Haster Bord to which this description is attached as an Exhibit which said fature phases will be established by amendatory declaration to this Master Dord.

It is the intention hereof that Phase I. Phase II. Phase III. Phase IV. Phase V. Phase VI. Phase VIII. Phase VIII.

And ALSO, a convexcisive essement for ingress and egross is hereby reserved upon all phases, present and future, of Monarch at Sea Pines, Morizontal Property Regime XXV. It is the intention hereof that future phases shall have the right and privileges to use all ingress and ogress easements consisting of parking sress, roodways, bloycle paths, welkways, etc. and further an easement is hereby granted to all owners of Monarch at Sea Pines, Morizontal Property Regime XXV to use recreational areas and other common areas as provided herein.

Geantor reserves unto itself, its successors and assigns, a perpetual reservent to said property and the zight to use such portions of the area designated 'Lobby' on the above referenced plat as in reasonable for the following purposes: 1) to conduct anch maintenance and sonagement activities as the Grantor deraw to be in the best interest of the owners of unit weeks an Assect at Sea Pines; 21 to conduct activities connected with reservations, check-in and check-out; 1) to conduct activities related to the sain and reasie of units and unit weeks in Monarch at Sea Pines; 41 to conduct such other activities as the Grantor deems to be in the best interest of the owners of unit weeks in Monarch at Sea Pines; 41 to conduct such other activities as the Grantor deems to be in the best interest of the owners of unit weeks in Monarch at Sea Pines;

Grantor further saves and excepts from the above described property and eagues to convey the same to the corporation or public body providing somer and matter service to the area, title to all water and sever lines installed or located on said property, and likewise retains title to all pipes, pumps, pumps, or other equipment or facilities related thereto, together with an esament to that portion of the above described property lying within ten [10] feet of such lines, equipment or facilities or install additional lines, equipment or facilities thereon from time to time. Grantor further saves and excepts and reserves onto itself and its assumes and excepts and reserves onto itself and its assumes and excepts and reserves onto itself and its assume save and excepts and reserves into itself and its assume save such called the property lines of the above described parcel or track of isself, for the purpose of installing further water, never or other utility lines and related equipment and facilities.

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STATE OF SOUTH CAROLINA

COUNTY OF BEAUTORY

EXPIBIT "A" DESCRIPTION OF PROPERTY COMPRISING PHASE I, PHASE II, PHASE III, PHASE IV, PHASE V, PHASE VI, PHASE VII, PHASE VIII, PHASE IX, PHASE XVI, PHASE XVII, PHASE XVIII, PHASE XIX AND PHASE XXIV, MONARCH AT SEA PINES, HORIZOWIAL PROPERTY REGIME XXV . 137 . .F. 1 1

ALL that certain piece, parcel or tract of land, with improvements thereon, if any, containing, 75 acres situate, lying and being in Sea Pines Plantation, Wilton Head Island, Reaufort Courty, South Carolina and shown and described on a plat entitled "Honarch at Sea Pines, Horisontal Property Regime", Phase I, Phase II, Phase III, Phase IV, Phase V, Phase V, Phase V, Phase VII, Phase XIX, Phase XX, Phase XXIV, Phase XVII, Phase XXII, Phase XXIII, Phase XXII, Phase XXIII, Phase XXIIII, Phase XXIII, Phase XXIIII, Phase X

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PROVIDED HOWEVER, that said conveyances are required to be made herein by South Carolina Law and are made for the purpose of establishing said condominium regime. Nothing should be inferred as to require the Grantor condominium regime. Nothing should be interred as to require the Grantor herein to dedicate future phases to the regime as provided within the Master Deed to which this description is attached as on Exhibit which said future phases will be established by amendatory declaration to this Master

It is the intention horseff that Phuse I, Phase II, Phase III, Phuse IV, Fhase V, Phase VI, Phase VII, Phase VII, Phase VII, Phase VII, Phase IX, Phase X, Phase XVI, Phase XVII, Phase XVIII, Phase XIX, Phase XX and Phase XXIV, as shown on the above referred to plat of record, be herewith dedicated to the Regime in accordance with the terms and provisions of the within Master Deed to which this Exhibit is attached.

AND ALSO, a non-exclusive easement for ingress and egress is hereby reserved upon all phas's, present and future, of Monarch at Sea Pines, Horizontal Property Regime XXV. It is the intention hereof that Future phases shall have the right and privileges to use all ingress and egress easements consisting of parking areas, roadways, bicycle paths, unitways, etc. and further an easement is hereby granted to all owners of Honarch at Sea Pines, Horizontal Property Regime XXV to use recreational areas and other common areas as provided herein.

Grantor reserves unto itself, its successors and assigns, a perpetual casement to said property and the right to use such portions of the area designated "lobby" on the above referenced plat so is reasonable for the dealignated purposen: 1) to conduct such maintenance and management activities as the Grantor deem to be in the best interest of the owners of unit works in Homarch at Sea Pines; 2) to conduct activities connected with reservations, check-in and check-out; 3) to conduct activities related to the sale and resals of units and unit weeks in Homarch at Sea Pines; 4) to conduct such other activities as the Grentor deems to be in the best interest of the owners of unit weeks in Honarch at Sen Pines,

Grantor further saves and excepts from the shove described property and agreem to convey the same to the corporation or public body providing sever and water service to the seen, title to all water and sever lines installed or located on said property, and likewise retains title to all pipes, pumps, pumping stations, or other equipment or inclities related thereto, together with an exament to that nortion of the show described property lyink within ten (10) feet of such lines, equipment or install additional lines, equipment or install show the second or install additional lines, equipment or install show the second or install shows the second of the second or install shows the second of the second or install shows the second or insta time. Granter further saves and excepts and rescience unto itself and its

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

EXHIBIT "A"

DESCRIPTION OF PROPERTY COMPRISING PHASE XI, PHASE XII, PHASE XIII, PHASE XIII, PHASE XIV AND PHASE XV, HONARCH AT SEA PINES, HORIZONTAL PROPERTY REGIME NOV

This that certain piece, parcel or tract of land, with improvements thereon, if any, and being designated as Plot Plan C and containing 116,549.9 square foot, situate, lying and being in Son Pines Plantation, Hilton Head Island, Beaufort County, S. C. and shown and described on a plat entitled "Monarch at Son Pinos", Phose XI, Phase XII, Phase XIV, Phase XIV and Phase XV prepared by Gordon Thomas Holeod, S.C.R.L.S. dated April 3, 1985, end recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Book 32 at Page 255. For a more detailed description us to metas, bounds, locations, distances, etc. reference to said plat of record is craved. Plats of record showing phases formerly dedicated to Monarch at Sea Pines, Horizontal Property Ragina XXV are recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Flat Book 30 at Page 113, in Plat Book 30 at Page 121, in Plat Book 30 at Page 130, in Plat Book 31 at Page 33 and in Plat Book 32 at Page 39.

PROVIDED HOWEVER, that said conveyances are required to be made herein by South Carolina Law and are made for the purpose of establishing said condominium regime. Nothing should be inferred so as to require the Grantor herein to dedicate future phases to the regime as provided within the Master Deed to which this description is attached as an Exhibit which said future phases will be established by amendatory declaration to this Master Deed.

It is the intertion hereof that Phase XI, Phase XII, Phase XIII, Phase XIV and Phase XV as shown on the above referred to plat of record be herewith dedicated to the Regime in accordance with the terms and provisions of the within Master Deed to which this Exhibit is attached.

AND ALSO, a non-exclusive casement for ingress and egress is hereby reserved unto all phases, present and future, of Monarch at Sea Pines. Borizontal Property Regime XXV. It is the intention hereof that future phases shall have the right and privileges to use all ingress and egress easements consisting of parking areas, roadways, bicycle paths, walkways, etc. and further an easement is hereby granted to all owners of Monarch at Sea Pines, Horizontal Property Regime XXV to use recreational areas and other common areas as provided herein.

Grantor reserves w.to itself, its successors and assigns, a perpetual easement to said property and the right to use such portions of the area designated "lobby" on the above referenced plat as is reasonable for the following purposes: 1) to conduct such maintenance and management activities as the Granton doems to be in the best interest of the owners of unit weeks in Moharch at Sea Pines; 2) to conduct activities connected with reservations, check-in and check-out; 3) to conduct activities related to the sale and reseale of white and unit weeks in Moharch at Sea Pines; 4) to conduct such other activities as the Grantor deems to be in the best interest of the owners of unit weeks in Moharch at Sea Pines.

Grantor further saves and excepts from the above described property and agrees to convey the same to the corporation or public body providing sever and water service to the area, title to all water and sever lines installed or located on said property, and likewise retains title to all pipes, pumps, pumping stations, or other equipment or facilities related thereto, together with an ensument to that portion of the above described property lying within ten (10) feet of such lines, equipment or facilities to install additional lines, equipment or facilities thereon from time to time! Grantor further saves and excepts and reserves unto itself and its

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EXTERIT "A"

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and that certain pince, parth or trust of Land, with improvements thereon. If any, and being designated as link Plan B and containing 13,493.3 square feet, estuado, lying and being in Ees Paner Plantation, Hilter Head Instant is one fort County, F. C. and shown has described on a plat critical "Modular" at Sea Plans, Phase XXV" project by Souther thomas Meland, D.C.R.L.B. dared Ampirst 1, 1984 and recorded in the Office of the Clerk of Court for Beaufort Dounty, South Carolina in Plat Nok 17 of Page 254. For a more detailed description as to success, sounds, Lorations, distances, etc. reference to said plat of record is crawed. Flats of record showing phases formerly dedicated to Monarch at Sea Plans, Borizontai Property Regime 2XV aim seconded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Sock 33 at Page 113. In Flat Book 30 at Page 122. In Plat Book 30 at Page 139, in Plat Book 31 at Page 13 and in Plat Book 32 at Page 33.

PROVIDED HOWEVER, that said conveyances are required to be made herein by South Carolina Law and are made for the purpose of astablishing maid condominism regime. Nothing should be inferred so as to require the Grantor herein to dedirate future phases to the regime as provided within the Maxter Doed to which this description is attached as an Exhibit which said future phases will be entablished by assemblioury declaration to this Master Doed.

It is the Intention beroof that Phate VKV as shown on the above referred to plat of record be herewith dedicated to the Regime in accordance with the terms and provisions of the within Nutter Deed to which this Exhibit is attached.

AND ALEO, a non-exclusive easement for ingrous and egress is hereby reserved unto all phases, present and future, of Monarch at Fee Pinos, Norizontal Property Regime XXV. It is the intention hereof that future phases shall have the right and privileges to use at ingress and egrams camements consisting of parking areas, roadways, bloyels paths, walkways, etc. and further an usement is hereby granted to all owners of Monarch at See Pines, Bolizontal Property Regime XXV to use recreational areas and other common areas as provided herein.

Grantor reserves unto itself, its successors and essigns, a perpetual reasonant to said property and the right to use such portions of the area designated "lobby" on the above referenced plat as is reasonable for the following purposes: 11 to conduct such maintenance and tenagement activities as the Grantor deems to be in the best interest of the owners of unit weeks in Monarch at Sea Pines; 10 to conduct activities connected with reservations, check-in and check-out; 3) to conduct activities related to the sale and resale of units and unit weeks in Monarch at Sea Pines; 4) to conduct such other activities an the Grantor deems to be in the best interest of the owners of unit weeks in Monarch at Sea Pines.

Grantor further saves and excepts from the above described property and agrees to convey the same to the corporation or public body providing sever and water service to the area, title to all water and sever lines installed or located on said property, and likewase retains title to all pipes, pusping clations, or other equipment or facilities related thereto, together with an easement to that portion of the above described property lying within trn (10) feet of such lines, equipment or facilities to install additional lines, equipment or facilities thereon from time to time. Grantor further saves and excepts and reserves unto itself and its assigns and agrees to convey to Sea Pines Public Service District an easement over and across the lond lying within ten (10) feet of the purpose of installing further water, seven or other utility ince and related equipment and facilities.

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