

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

GREENVILLE, SC
 2005 NOV 28) P 3: 40
 3:32

SECOND AMENDMENT TO MASTER
 DEED OF THE RAVINES AT CREEKSIDE
 HORIZONTAL PROPERTY REGIME

TIMOTHY L. NARNEY

This Second Amendment to the Master Deed of The Ravines at Creekside Horizontal Property Regime is made by The Ravines at Creekside, LLC, an Ohio limited liability company registered and authorized to do business in South Carolina with its principal place of business located at 102 Clair Drive, Piedmont, SC 29673 ("Declarant").

WHEREAS, on August 19, 2004, Declarant executed the Master Deed of The Ravines at Creekside Horizontal Property Regime ("Master Deed") and caused the same to be filed in the Office of Register of Deeds for Greenville County on August 20, 2004 in Book 2104 at Page 427; and

WHEREAS, on April 29, 2005 the Declarant executed the First Amendment to Master Deed of The Ravines at Creekside Horizontal Property Regime ("First Amendment") and caused the same to be filed in the Office of Register of Deeds for Greenville County, South Carolina on April 29, 2005 in Book 2141 at Page 1966; and

WHEREAS, Section 23.3 of the Master Deed provides for unilateral amendment by Declarant for so long as Declarant has the right to appoint and remove directors of the Association as provided in the Master Deed, which Declarant continues to possess; and;

WHEREAS, Declarant also reserved the right, in the Master Deed, to expand the Regime by adding additional phases from the additional Property described in Exhibit B of the Master Deed in one or more such additional phases; and

WHEREAS, Developer now desires to add Phase III to the Regime and make such amendments to the Master Deed as necessary and appropriate to effect such expansion of the Regime.

NOW, THEREFORE, for and in consideration of the foregoing premises, the Master Deed is hereby amended as follows:

1. Section 4.2 of the Master Deed is amended by adding to the third paragraph after the description of Phases I and II the following: "Phase III, Buildings 12, 13, 14, 15 and 16" and "18 units" and by changing the number of units in additional phases from sixty-eight (68) units to fifty (50) units so that as amended the third paragraph of Section 4.2 of the Master Deed shall read in its entirety as follows:

The maximum number of Units the Declarant may build in each phase is as follows:

<u>Phase</u>	<u>Total Units</u>
Phase I, Buildings 1, 20, 21, 27 and 28, Clubhouse, pool and parking areas	20 units
Phase II, Buildings 22, 23, 24, 25 and 26	20 units
Phase III, Buildings 12, 13, 14, 15 and 16	18 units
Additional Phases	50 units
MAXIMUM TOTAL UNITS	108 units

112088

2. Section 5.2.3 of the Master Deed is amended to include a general description of the Units in Phase III by inserting as the third sentence of the first paragraph of Section 5.2.3 the following: "Phase III of the Regime consists of Buildings 12, 13, 14, 15 and 16 with Buildings 12, 13, 14 and 16 containing four (4) units each and Building 15 containing two (2) units as more fully shown on the portion of Exhibit C relating to Phase III attached hereto and made a part hereof by reference." The first sentence of Section 5.2.3(a) is amended to read as follows: "Units 2, 6, 76, 84, 92, 101, 108, 115, 121, 124, 125, 127, 130, 134 and 136 are Type "Abbey" Units." The first sentence of Section 5.2.3(b) is amended to read as follows: "Units 4, 78, 80, 82, 83, 85, 86, 88, 90, 94, 96, 98, 103, 105, 107, 110, 112, 114, 117, 119, 123, 126, 128, 129, 132, 138 and 200 are Type "Canterbury" Units." The first sentence of Section 5.2.3(c) is amended to read as follows: "Units 1, 7, 75, 77, 81, 100, 104, 106, 116, 120, and 122 are Type "Villa" Units." The first sentence of Section 5.2.3(d) is amended to read as follows: "Units 3, 5, 79, 102 and 118 are Type "Chateau" Units.";

3. Section 21.5 of the Master Deed is amended to include the development plan particulars as to Phase III so that Section 21.5 as amended shall read as follows:

21.5 Development Plan. Declarant has included within the Regime certain real property and improvements that comprise Phases I and II of The Ravines at Creekside Horizontal Property Regime. Phase I consists of five (5) residential buildings with each building containing four (4) Units, plus clubhouse, pool, parking lots, parking areas and streets. The Buildings and Units in Phase I of the development are more particularly described as follows:

Building 1	Units 2, 4, 6, 200
Building 20	Units 1, 3, 5, 7
Building 21	Units 123, 125, 127, 129
Building 27	Units 124, 126, 128, 130
Building 28	Units 132, 134, 136, 138
Clubhouse, pool and putting green	

Phase II consists of five (5) residential buildings with each building containing four (4) Units plus parking areas and streets. The Buildings and Units in Phase II of the development are more particularly described as follows:

Building 22	Units 115, 117, 119, 121
Building 23	Units 101, 103, 105, 107
Building 24	Units 100, 102, 104, 106
Building 25	Units 108, 110, 112, 114
Building 26	Units 116, 118, 120, 122

Phase III consists of five (5) residential buildings, four (4) of which (Buildings 12, 13, 14 and 16) contain four (4) Units and one (1) of which (Building 15) contains one (1) Unit plus parking areas and streets. The Buildings and Units in Phase III of the development are more particularly described as follows:

Building 12	Units 76, 78, 80, 82
Building 13	Units 84, 86, 88, 90
Building 14	Units 92, 94, 96, 98
Building 15	Units 83, 85
Building 16	Units 75, 77, 79, 81

4. Exhibit A to the Master Deed is amended to include and add to the Horizontal Property Regime the area encompassed in Phase III so that as amended Exhibit A shall read and appear as Exhibit A attached hereto and made a part hereof by reference;

5. Exhibit C to the Master Deed is amended to add an as built survey and Surveyor's Certificate for Phase III as shown and contained in the addition to Exhibit C attached hereto and made a part hereof by reference;

6. Exhibit E to the Master Deed is amended to reflect the addition of Phase III and to reallocate percentage interests for Phases I and II and state the initial percentage interest for Phase III so that as amended Exhibit E shall read in its entirety as set forth in Exhibit E attached hereto and made a part hereof by reference;

7. All terms not defined herein shall have the same meaning as set forth in the Master Deed;

8. Except as amended hereby, all provisions of the Master Deed, as previously amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has executed this Second Amendment to Master Deed of The Ravines at Creekside Horizontal Property Regime under seal, this 15 day of November, 2005.

The Ravines at Creekside, LLC, an Ohio limited liability company

By: Gibeon Development Group, LLC,
an Ohio limited liability company
Its: Managing Member

By: Roy E. Burgan
Roy E. Burgan
Its: Sole Member

Deborah M Whitworth
DCH

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the above named Roy E. Burgan, the Sole Member of Gibeon Development Group, LLC, an Ohio limited liability company which is the Managing Member of The Ravines at Creekside, LLC, an Ohio limited liability company, sign, seal and as his act and deed deliver the within named Second Amendment to Master Deed of The Ravines at Creekside Horizontal Property Regime, and that (s)he with the other witness whose name is subscribed above witnessed the execution thereof.

SWORN to before me this 15th
day of November, 2005.
DCH
Notary Public for South Carolina
My Commission Expires: 11/22/12

Deborah M Whitworth

EXHIBIT "A"Legal DescriptionThe Ravines at Creekside Horizontal Property Regime, Phase I

All that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina on the western side of South Carolina Highway 14 containing 4.57 acres, more or less and being more fully shown and delineated on a plat prepared by Farmer & Simpson Engineers, Inc., David N. Simpson, PLS #1684 dated June 22, 2004 of record in the Office of Register of Deeds for Greenville County in Plat Book 48-S at Page 95, reference to which plat is invited for a more detailed delineation and description of said tract including metes and bounds, courses and distances. Said tract being bounded on the North, West and South by other lands of The Ravines at Creekside, LLC as shown on said plat and on the East by the right-of-way for South Carolina Highway 14 as shown on said plat. (Ref: TMS 542.1-1-6.6, part)

This a portion of the property conveyed to The Ravines at Creekside, LLC by the following deeds: (1) deed of Ida Green Vaughn, Katherine S. Fleming, Susan S. Redd, Debby Duke Fulmer, and Deana S. Leopard dated October 28, 2003, recorded October 29, 2003 in the Office of Register of Deeds for Greenville County in Book 2061 at Page 665; (2) deed of George Michael Smith dated October 28, 2003, recorded October 29, 2003 in the said Office in Book 2061 at Page 659; (3) deed of Legare Morrison Duke, Jr. dated October 28, 2003, recorded October 29, 2003 in the said Office in Book 2061 at Page 661; and (4) deed of Pascal Edgar Duke dated October 28, 2003, recorded October 29, 2003 in the said Office in Book 2061 at Page 663.

The Ravines at Creekside Horizontal Property Regime, Phase II

All that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina on the western side of South Carolina Highway 14 containing 3.30 acres, more or less and being more fully shown and delineated on a plat prepared by Farmer & Simpson Engineers, Inc., David N. Simpson, PLS #1684 dated February 8, 2005 of record in the Office of Register of Deeds for Greenville County in Plat Book 49-R at Page 98, reference to which plat is invited for a more detailed delineation and description of said tract including metes and bounds, courses and distances. Said tract being bounded on the North by The Ravines at Creekside Horizontal Property Regime, Phase I, on the East by the right-of-way for South Carolina Highway 14 as shown on said plat, and on the South and West by other lands of The Ravines at Creekside, LLC as shown on said plat. (Ref: TMS 542.1-1-6.6, part)

This a portion of the property conveyed to The Ravines at Creekside, LLC by the following deeds: (1) deed of Ida Green Vaughn, Katherine S. Fleming, Susan S. Redd, Debby Duke Fulmer, and Deana S. Leopard dated October 28, 2003, recorded October 29, 2003 in the Office of Register of Deeds for Greenville County in Book 2061 at Page 665; (2) deed of George Michael Smith dated October 28, 2003, recorded October 29, 2003 in the said Office in Book 2061 at Page 659; (3) deed of Legare Morrison Duke, Jr. dated October 28, 2003, recorded October 29, 2003 in the said Office in Book 2061 at Page 661; and (4) deed of Pascal Edgar Duke dated October 28, 2003, recorded October 29, 2003 in the said Office in Book 2061 at Page 663.

The Ravines at Creekside Horizontal Property Regime, Phase III

All that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina to the west of South Carolina Highway 14 containing 3.02 acres, more or less and being more fully shown and delineated on a plat prepared by F & S Surveyors, Engineers & Planners, Inc., Thomas E. Walls, PLS #9324 dated November 7, 2005 of record in the Office of Register of Deeds for Greenville County in Plat Book 50-J at Page 83, reference to which plat is invited for a more detailed

delineation and description of said tract including metes and bounds, courses and distances. Said tract being bounded on the Northwest by other lands of The Ravines at Creekside, LLC as shown on said plat, on the East and Southeast by The Ravines at Creekside Horizontal Property Regime, Phase II, and other lands of The Ravines at Creekside, LLC and on the Southwest by other lands of The Ravines at Creekside, LLC as shown on said plat. (Ref: TMS 542.1-1-6.6, part)

This a portion of the property conveyed to The Ravines at Creekside, LLC by the following deeds: (1) deed of Ida Green Vaughn, Katherine S. Fleming, Susan S. Redd, Debby Duke Fulmer, and Deana S. Leopard dated October 28, 2003, recorded October 29, 2003 in the Office of Register of Deeds for Greenville County in Book 2061 at Page 665; (2) deed of George Michael Smith dated October 28, 2003, recorded October 29, 2003 in the said Office in Book 2061 at Page 659; (3) deed of Legare Morrison Duke, Jr. dated October 28, 2003, recorded October 29, 2003 in the said Office in Book 2061 at Page 661; and (4) deed of Pascal Edgar Duke dated October 28, 2003, recorded October 29, 2003 in the said Office in Book 2061 at Page 663.

EXHIBIT "C"
(AS TO PHASE III)

As-built Survey and Surveyor's Certificate

See attached and also larger version recorded in the Office of Register of Deeds for Greenville County at Plat Book 505 at Page 84.

FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

The undersigned hereby certifies that I am the owner of the property above described herein and that I hereby dedicate the same to the public use of the State of Illinois, and that I hereby authorize the State of Illinois to lay out and construct thereon public streets, alleys, and ways, and to take any other action which may be necessary or proper in connection with such public use.

CERTIFICATE OF ACCURACY

I, _____, State of _____, Licensed Engineer or Registered Surveyor, do hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision (said certificate returned to me) _____ Page _____ of _____ of _____ and that the same is true and correct according to the best of my knowledge and belief and that I am not aware of any other person claiming an interest in the same.

NO. _____ License Engineer or Registered Surveyor

DATE _____

FILE NUMBER _____

PHASE 3
THE RAVINES AT CREEKSIDE

THE RAVINES AT CREEKSIDE, ILL. C.A.S. Structures, Engineers and Architects, Inc.
OWNER ENGINEER OR SURVEYOR


NO. OF ACRES _____ DATE OF ACRES SAID _____

NO. OF LOTS _____ DATE Nov. 3, 2000

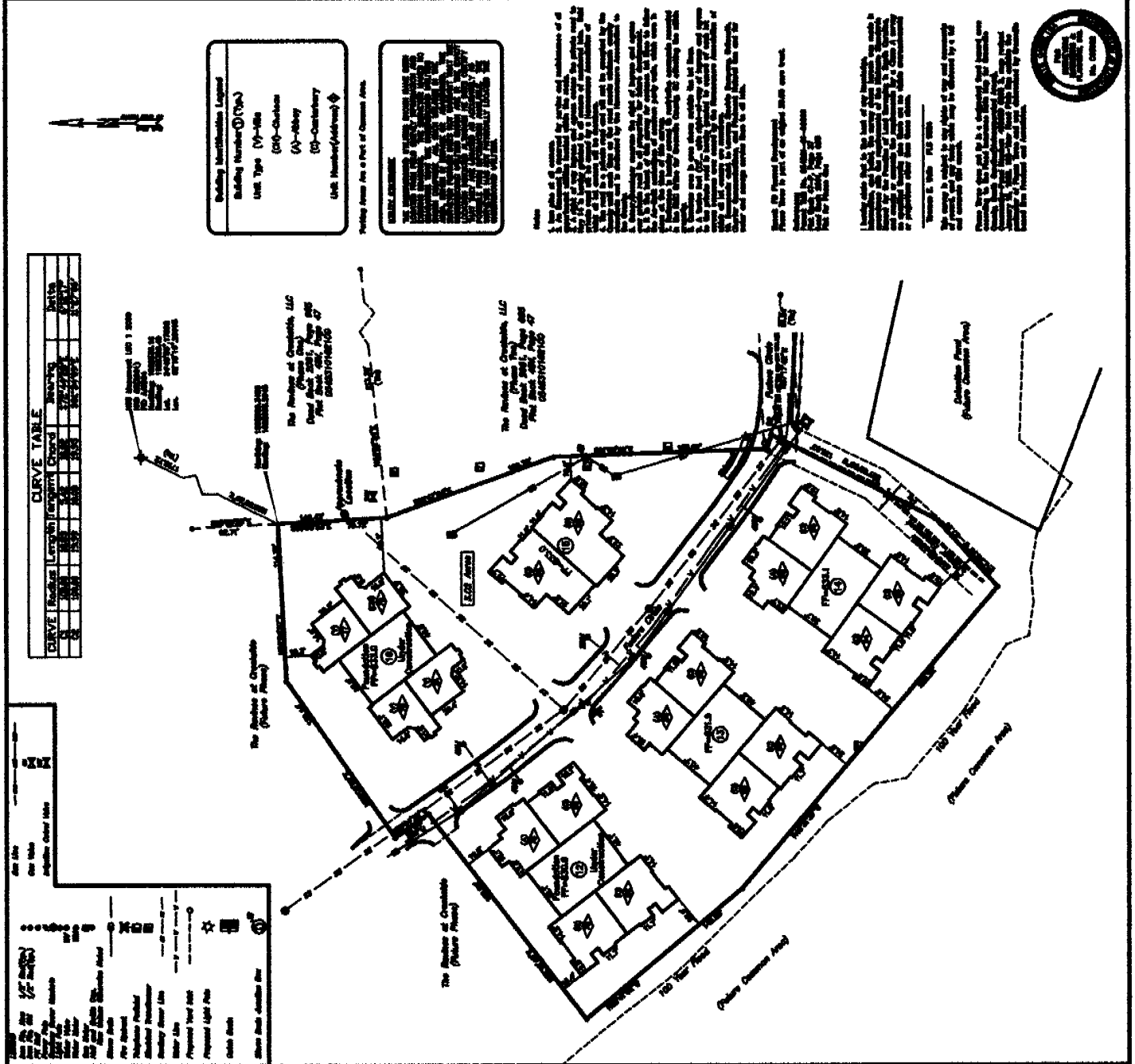
ZONE COPLANED DEVELOPMENT

SCALE 1" = 40'

As Shown on Plans Filed
This Plat of



Surveyor



SURVEYOR'S CERTIFICATE
(As to Phase III)

The undersigned Land Surveyor, Thomas E. Walls, PLS No. 9324, authorized and licensed to practice in the State of South Carolina, hereby certifies pursuant to Section 27-31-110, Code of Laws of South Carolina, that I have surveyed the property shown on Exhibit "C" to the Master Deed of The Ravines at Creekside Horizontal Property Regime entitled "As Built Survey of Phase III, The Ravines at Creekside, LLC" and that said Survey and Plot Plan shows the true dimensions of the property and horizontal and vertical location of the buildings and other improvements within the property boundaries, that the buildings and improvements do not encroach or project on adjacent streets or property except as may be shown thereon, that there are no encroachments on the said premises except as shown thereon, and that the precision is 1/20,000; and this is to further certify that said Survey and Plot Plan accurately depicts, within reasonable construction tolerances, the dimensions, area and location of the buildings shown thereon, both vertically and horizontally, and the dimensions, layout, area and location of the Common Elements of the buildings and Units shown thereon.

Witness my Hand and Seal this 15TH day of NOVEMBER, 2005.

Witness:

Trinity Scott Rieck

Thomas E. Walls

Thomas E. Walls
RLS No.: 9324

Ben E. Snader Sr.

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ACKNOWLEDGEMENT

I, Nancy O. Baister (Notary Public), do hereby certify that Thomas E. Walls personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 15th day of November, 2005.

Nancy O. Baister

Notary Public for South Carolina
My Commission Expires: _____

EXHIBIT "E"
**SCHEDULE OF UNIT VALUES, PERCENTAGE INTERESTS
 AND WEIGHTED VOTES AND CHANGES IN PERCENTAGE INTERESTS**

The initial Percentage Interest in the Common Elements appurtenant to each Unit in Phases I, II and III are set forth hereinbelow. The Declarant, its successors and assigns, may construct in future additional phases any of the Unit types as provided in the Master Deed designated as Villa, Chateau, Abbey or Canterbury. The stated value for each of the said Unit types constructed in any phase of The Regime is as follows:

<u>Unit Type</u>	<u>Stated Value</u>
Villa	\$1,000
Chateau	\$1,000
Abbey	\$1,000
Canterbury	\$1,000

Additional future phases, after Phases I, II and III, may consist of not more than forty (40) Units in the aggregate and may be submitted as a whole or at one time or in one or more portions at different times, all of which is more fully set forth in the applicable provisions of this Master Deed.

The reallocated Percentage Interests for Phases I and II and the initial Percentage Interests for Phase III which shall control ownership of common elements, liability for common expenses and voting rights shall be as follows:

Phase I:

<u>Unit</u>	<u>Type</u>	<u>Statutory Imputed Value</u>	<u>Percent</u>
<u>Bldg. 1</u>			
2	Abbey	\$1,000	1.72414
4	Canterbury	\$1,000	1.72414
6	Abbey	\$1,000	1.72414
200	Canterbury	\$1,000	1.72414
<u>Bldg. 20</u>			
1	Villa	\$1,000	1.72414
3	Chateau	\$1,000	1.72414
5	Chateau	\$1,000	1.72414
7	Villa	\$1,000	1.72414
<u>Bldg. 21</u>			
123	Canterbury	\$1,000	1.72414
125	Abbey	\$1,000	1.72414
127	Abbey	\$1,000	1.72414
129	Canterbury	\$1,000	1.72414

Bldg. 27

124	Abbey	\$1,000	1.72414
126	Canterbury	\$1,000	1.72414
128	Canterbury	\$1,000	1.72414
130	Abbey	\$1,000	1.72414

Bldg. 28

132	Canterbury	\$1,000	1.72414
134	Abbey	\$1,000	1.72414
136	Abbey	\$1,000	1.72414
138	Canterbury	\$1,000	1.72414

Phase II:Bldg. 22

115	Abbey	\$1,000	1.72414
117	Canterbury	\$1,000	1.72414
119	Canterbury	\$1,000	1.72414
121	Abbey	\$1,000	1.72414

Bldg. 23

101	Abbey	\$1,000	1.72414
103	Canterbury	\$1,000	1.72414
105	Canterbury	\$1,000	1.72414
107	Canterbury	\$1,000	1.72414

Bldg. 24

100	Villa	\$1,000	1.72414
102	Chateau	\$1,000	1.72414
104	Villa	\$1,000	1.72414
106	Villa	\$1,000	1.72414

Bldg. 25

108	Abbey	\$1,000	
110	Canterbury	\$1,000	1.72414
112	Canterbury	\$1,000	1.72414
114	Canterbury	\$1,000	1.72414

Bldg. 26

116	Villa	\$1,000	1.72414
118	Chateau	\$1,000	1.72414
120	Villa	\$1,000	1.72414
122	Villa	<u>\$1,000</u>	1.72414

Phase III:Bldg. 12

76	Abbey	\$1,000	1.72414
78	Canterbury	\$1,000	1.72414
80	Canterbury	\$1,000	1.72414
82	Canterbury	\$1,000	1.72414

<u>Bldg. 13</u>			
84	Abbey	\$1,000	1.72414
86	Canterbury	\$1,000	1.72414
88	Canterbury	\$1,000	1.72414
90	Canterbury	\$1,000	1.72414
 <u>Bldg. 14</u>			
92	Abbey	\$1,000	1.72414
94	Canterbury	\$1,000	1.72414
96	Canterbury	\$1,000	1.72414
98	Canterbury	\$1,000	1.72414
 <u>Bldg. 15</u>			
83	Canterbury	\$1,000	1.72414
85	Canterbury	\$1,000	1.72414
 <u>Bldg. 16</u>			
75	Villa	\$1,000	1.72414
77	Villa	\$1,000	1.72414
79	Chateau	\$1,000	1.72414
81	Villa	\$1,000	1.72414
		\$58,000	

If the Declarant elects to add additional phases, as each phase is added the total stated value of all phases constituting The Ravines at Creekside Horizontal Property Regime and the Percentage Interests shall be determined. In determining the Percentage Interest of each Unit, the stated value of each Unit shall be used as the numerator with the total stated value being used as the denominator. The resulting fraction shall then be expressed as a percentage rounded to the nearest .00001. The Percentage Interest appurtenant to each Unit of The Regime shall be established in accordance with the following formula:

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

P = Percentage Interest of Unit
 V = Stated Value of Unit
 A = Aggregate Stated Value of all Units included in The Regime

In the event the Declarant elects to add the maximum number of Units in each phase and if all added Units are of the type with the maximum stated value and if Declarant elects to develop all phases, the aggregate stated value would be \$108,000 and the minimum Percentage Interest which shall be assigned to the various Unit types shall be as follows:

Villa = 0.9166
 Chateau = 0.9166
 Abbey = 0.9166
 Canterbury = 0.9166

The Percentage Interest assigned to any Unit shall never be greater than that Percentage Interest initially assigned to that Unit under the above calculation method and formula.

