

Monarch at Sea Pines

STATE OF SOUTH CAROLINA
COUNTY OF BEAUFORT

EXHIBIT "A"
DESCRIPTION OF PROPERTY COMPRISING
PHASE I, PHASE II, PHASE III, PHASE IV,
PHASE V, PHASE VI, PHASE VII, PHASE VIII,
PHASE IX AND PHASE X, MONARCH AT SEA PINES,
HORIZONTAL PROPERTY REGIME XXV

ALL that certain piece, parcel or tract of land, with improvements thereon, if any, containing 1.00 acres situate, lying and being in Sea Pines Plantation, Hilton Head Island, Beaufort County, South Carolina and shown and described on a plat entitled "Monarch at Sea Pines, Horizontal Property Regime XXV, Phase I, Phase II, Phase III, Phase IV, Phase V, Phase VI, Phase VII, Phase VIII, Phase IX and Phase X, Prepared by Thomas Gordon McLeod, S.C.R.L.S., and dated May 17, 1982, as revised May 25, 1982, as revised December 28, 1982 which said plat is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Book 30 at Page 113, in Plat Book 30 at Page 121, in Plat Book 30 at Page 122, in Plat Book 30 at Page 130 and in Plat Book 30 at Page 33, respectively. For a more detailed description as to notes, bounds, locations, distances, etc. reference to said plat(s) of record is craved.

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 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 intention hereof that Phase I, Phase II, Phase III, Phase IV, Phase V, Phase VI, Phase VII, Phase VIII, Phase IX and Phase X 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 phases, 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, 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 unto 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 Grantor deems to be in the best interest of the owners of unit weeks at Monarch at Sea Pines; 2) 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 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 agrees to convey the same to the corporation or public body providing sewer and water service to the area, title to all water and sewer 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 easement 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 unto itself and its assigns and agrees to convey to Sea Pines Public Service District an easement over and across the land lying within ten (10) feet of the property lines of the above described parcel or tract of land, for the purpose of installing further water, sewer or other utility lines and related equipment and facilities.

STATE OF SOUTH CAROLINA	)	EXHIBIT "A"
COUNTY OF BEAUFORT	)	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, HORIZONTAL PROPERTY REGIME
	)	XXV

ALL that certain piece, parcel or tract of land, with improvements thereon, if any, containing 7.75 acres situate, lying and being in Sea Pines Plantation, Hilton Head Island, Beaufort County, South Carolina and shown and described on a plat entitled "Monarch at Sea Pines, Horizontal Property Regime", Phase I, Phase II, Phase III, Phase IV, Phase V, Phase VI, Phase VII, Phase VIII, Phase IX, Phase X, Phase XVI, Phase XVII, Phase XVIII, Phase XIX, Phase XX and Phases XXIV, prepared by Thomas Gordon McLeod, S.C.R.L.S., and dated May 17, 1982, as revised May 23, 1982, as revised December 29, 1982, as revised 1/2, 1984 which said plat is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Book 30 at Page 113, in Plat Book 30 at Page 121, in Plat Book 30 at Page 122, in Plat Book 30 at Page 130, in Plat Book 31 at Page 33 and Plat Book 32 at Page 39, respectively. For a more detailed description as to metes, bounds, locations, distances, etc. reference to said plat(s) of record is craved.

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 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 intention hereof that Phase I, Phase II, Phase III, Phase IV, Phase V, Phase VI, Phase VII, Phase VIII, 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 phases, 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, 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 unto 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 Grantor deems to be in the best interest of the owners of unit weeks in Monarch at Sea Pines; 2) 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 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 agrees to convey the same to the corporation or public body providing sewer and water service to the area, title to all water and sewer 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 easement 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 unto itself and its

STATE OF SOUTH CAROLINA	)	EXHIBIT "A"
	)	DESCRIPTION OF PROPERTY COMPRISING
COUNTY OF BEAUFORT	)	PHASE XI, PHASE XII, PHASE XIII,
	)	PHASE XIV AND PHASE XV, MONARCH AT
	)	SEA PINES, HORIZONTAL PROPERTY REGIME
	)	XXV

ALL that certain piece, parcel or tract of land, with improvements thereon, if any, and being designated as Plot Plan C and containing 116,649.9 square feet, situated, lying and being in Sea Pines Plantation, Hilton Head Island, Beaufort County, S. C. and shown and described on a plat entitled "Monarch at Sea Pines", Phase XI, Phase XII, Phase XIII, Phase XIV and Phase XV prepared by Gordon Thomas McLeod, S.C.R.L.S. dated April 3, 1985, and 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 as to metes, 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 Regime XXV are recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Book 30 at Page 113, in Plat Book 30 at Page 121, in Plat Book 30 at Page 122, 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 intention 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 easement for ingress and egress is hereby reserved unto all phases, 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, 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 unto 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 Grantor deems to be in the best interest of the owners of unit weeks in Monarch at Sea Pines; 2) 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 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 agrees to convey the same to the corporation or public body providing sewer and water services to the area, title to all water and sewer 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 easement 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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STATE OF SOUTH CAROLINA)
) EXHIBIT "A"
) DESCRIPTION OF PROPERTY COMPRISING
) PHASE XVII, PHASE XXII, PHASE XXIII,
) PHASE XIX, PHASE XX, PHASE XXIV AND
) PHASE XXV, MONARCH AT SEA PINES,
) HORIZONTAL PROPERTY REGIME XXV

And that certain piece, parcel or tract of land, with improvements thereon, if any, and being designated as Plot Plan D and containing 17,103.1 square feet, situate, lying and being in Sea Pines Plantation, Hilton Head Island, Beaufort County, S. C. and shown and described on a plat entitled "Monarch at Sea Pines, Phase XXV" prepared by Gordon Thomas McLeod, S.C.R.L.S., dated August 7, 1984 and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Book 12 at Page 254. For a more detailed description as to dates, bounds, locations, distances, etc. reference to said plat of record is made. Plats of record showing phases formerly dedicated to Monarch at Sea Pines, Horizontal Property Regime XXV are recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Book 30 at Page 111, in Plat Book 30 at Page 113, in Plat Book 30 at Page 122, in Plat Book 30 at Page 130, in Plat Book 31 at Page 33 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 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 intention hereof that Phase XXV 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 unto all phases, 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, 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 unto 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 Grantor deems to be in the best interest of the owners of unit weeks in Monarch at Sea Pines; 2) 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 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 agrees to convey the same to the corporation or public body providing sewer and water service to the area, title to all water and sewer 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 easement 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 assigns and agrees to convey to Sea Pines Public Service District an easement over and across the land lying within ten (10) feet of the property lines of the above described parcel or tract of land, for the purpose of installing further water, sewer or other utility lines and related equipment and facilities.

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