Monarch at Sea Pines
STATE OF SOUTH CAROLINA  

COUNTY OF BEaufort  

DESCRIPTION OF PROPERTY COMPRISING 

False I, Phase II, Phase III, Phase IV, 

Phase V, Phase VI, Phase VII, Phase VIII, 

Phase IX and Phase X, HORSEBACK BY SEA PINES, 

HORIZONTAL PROPERTY REGIME XIV  

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, State of South Carolina, and described on a plat entitled "Monarch at Sea Pines, Horizontal Property Regime XIV, Phase I, Phase II, Phase III, Phase IV, Phase V, Phase VI, Phase VII, Phase VIII, Phase IX and Phase X, Prepared by Thomas Climie, A.C.G.I., and dated May 11, 1962, as revised May 13, 1963, as revised December 28, 1963 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 123, in Plat Book 30 at Page 125 and in Plat Book 31 at Page 33, respectively. For a more detailed description as to mates, bounds, location, distances, etc., reference is made to said plat or record be referred.

PROVIDED, HOWEVER, that said conveyances are required to be made hereof by South Carolina Law and are made for the purpose of establishing said condominium regime. Nothing should be inferred as to reserve the Grantee 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 hereinafter referred to 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 XIV. It is the intention hereof that future phases shall have the right and privileges to use all easements and appurtenances constituting of parking areas, sidewalks, bicycle paths, walkways, etc., and further an easement is hereby granted to all owners of Monarch at Sea Pines, Horizontal Property Regime XIV to use recreational areas and other common areas as provided herein.

Grantee reserves unto itself, its successors and assigns, a perpetual easement to said property and the right to use such portions of the area designated "Jayne" on the above referenced plat as is reasonable for the following purposes: 1) to conduct such maintenance and management activities as the Grantee deems to be in the best interest of the owners of said works 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 works and units within Monarch at Sea Pines; 4) to conduct such other activities as the Grantee deems to be in the best interest of the owners of said works at Monarch at Sea Pines.

Grantee further reserves and excepts from the above described property and appurtenances to the corporation or public body providing power and water service to the area, the use of all water and sewage lines installed or located on said property, and likewise retains title to all pipes, pumps, pressure stations, or other equipment or facilities related thereto, together with access thereto at such portion of the above described property lying within ten (10) feet of such lines, equipment or facilities or install additional lines, equipment or facilities from time to time. Grantee further reserves and excepts unto itself and its assigns all easements to convey to the County Public Service District an easement 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 water, sewer or other utility lines and related equipment and facilities.
STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

EXHIBIT "A"

DESCRIPTION OF PROPERTY CONSTITUTE

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

XXIV

ALL that certain piece, parcel or tract of land, with improvements
thereon, if any, containing ______ 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 Phase XXIV, recorded by Thomas Gordon
McLeod, S.C.R.L.S., and dated May 15, 1982, as revised May 25, 1982, as
revised December 29, 1982, and revised __________, __________, 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 31 at Page 121,
in Plat Book 32 at Page 122, in Plat Book 33 at Page 123, in Plat Book 34
at Page 124 and Plat Book 35, at Page __________, respectively. For a more
detailed description as to streets, bounds, locations, distances, etc., refer-
tence is made to said plat(s) of record in above.

PROVIDED HOWEVER, that said conveyances are required to be made hereinafter
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 an addendum 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
XII, Phase XVII, Phase XVIII, Phase XIX, Phase XX and Phase XXIV, as shown
on the above referred to plat of record, be hereinafter 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 XXIV. It is the intention hereof that these
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 XXIV to use recreational areas and
other common areas as provided herein.

Grantee reserves unto itself, its successors and assigns, a perpetual
easement to said property and the right to use such portions of the area
so described as are contiguous and necessary for the purposes of:

1) to conduct such maintenance and management activities as the Grantor
does to be in the best interest of the owners of unit
weeks in Monarch at Sea Pines;
2) to conduct activities related to
the sale and resale of units and unit weeks in Monarch at Sea Pines;
3) to conduct such other activities as the Grantor
does to be in the best interest of the owners of unit weeks in Monarch at Sea Pines.

Grantee further agrees and covenants that for the above described
property and agrees to convey to the corporation or public body providing
electric and water service to the area, title in said water and sewer
lines, installed or located on said property, and Likewise retention title to all
pipes, pumps, pumping stations, or other equipment or facilities related
thereto, together with an easement in fee simple to said property lying within ten (10)
feet of such lines, equipment or facilities for inherent use of such lines, equipment or
facilities and the areas therapeutically there.

Grantee further agrees and covenants to perform its own

STATE OF SOUTH CAROLINA
COUNTY OF BEAUFORT

EXHIBIT "A"
DESCRIPTION OF PROPERTY COMPRISING
PHASE XI, PHASE XII, PHASE XIII,
PHASE XIV AND PHASE XV, ESTATE AT
SEA PINE, HORIZONTAL PROPERTY REGIME

All that certain piece, parcel or tract of land, with improvements thereof, if any, and being designated as Plot Plan C 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 Stock, R.C.A.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 225. For a more detailed description see to water, bounds, locations, distances, etc. reference to said plat of record is hereby made. Plats of record showing phases formerly dedicated to Monarch at Sea Pines, Horizontal Property Regime XIV 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 211, in Plat Book 30 at Page 140, in Plat Book 30 at Page 129, 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 Horizontal Property 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 mandatory declaration to this Master Deed.

It is the intention herein that Phase XI, Phase XII, Phase XIII, Phase XIV and Phase XV as shown on the above referenced plat of record be hereinafter 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 XIV. It is the intention herein that future phases shall have the right and privileges to use all ingress and egress easements consisting of parking areas, walkways, bicycle paths, walkways, etc., and further an easement is hereby granted to all owners of Monarch at Sea Pines, Horizontal Property Regime XIV 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 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 reserves and exempts 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, right to all water and sewer lines installed or located on said property, and likewise retains the right to all piers, piers, pumping stations, or other equipment or facilities related thereto, together with an easement to that portion of the abov e described property lying within ten (10) feet of each line, equipment or facilities to install additional lines, equipment or facilities thereon from time to time. Grantor further reserves and exempts and reserves unto itself and its
ASK THAT CERTIFICATEants act or trust of land, with improvements thereon, a 41., and being described in plat book 3, page 141, of the plan 1, as consisting of a tract of land. In the dealing as hereinbefore described, including the property or interest therein, or any part thereof. Subject to all easements and restrictions, if any, shown on said plat or as may be shown on any plat or map of record, or as may be shown on any plat or map for record in the Office of the Clerk of Court for Horry County, South Carolina. In Plat Book 29 at page 112. In Plat Book 30 at page 120. In Plat Book 31 at page 122. In Plat Book 32 at page 128. In Plat Book 33 at page 130. In Plat Book 34 at page 132. In Plat Book 35 at page 134. In Plat Book 36 at page 136.

PROVIDED, HOWEVER, that said conveyances are subject to be made herein by South Carolina Law and as more for the purpose of establishing said conveyances, an act or trust of land, with improvements thereon, a tract of land. In the dealing as hereinbefore described, including the property or interest therein, or any part thereof. Subject to all easements and restrictions, if any, shown on said plat or as may be shown on any plat or map of record, or as may be shown on any plat or map for record in the Office of the Clerk of Court for Horry County, South Carolina. In Plat Book 29 at page 112. In Plat Book 30 at page 120. In Plat Book 31 at page 122. In Plat Book 32 at page 128. In Plat Book 33 at page 130. In Plat Book 34 at page 132. In Plat Book 35 at page 134. In Plat Book 36 at page 136.

AND ALSO, a non-exclusive easement for ingress and egress in the manner and provisions of the within plat and to which this exhibit is attached.

AND ALSO, a non-exclusive easement for ingress and egress, subject to the rights reserved and the restrictions, if any, shown on said plat or as may be shown on any plat or map of record, or as may be shown on any plat or map for record in the Office of the Clerk of Court for Horry County, South Carolina. In Plat Book 29 at page 112. In Plat Book 30 at page 120. In Plat Book 31 at page 122. In Plat Book 32 at page 128. In Plat Book 33 at page 130. In Plat Book 34 at page 132. In Plat Book 35 at page 134. In Plat Book 36 at page 136.

The Grantor reserves unto itself, its successors and assigns, a perpetual and irrevocable easement and right of way over and to such portion of the property described as "Lobby" on the above referenced plat as is reasonable for the purposes of ingress and egress to and from said property. Said easements and rights of way shall be subject to all easements and restrictions, if any, shown on said plat or as may be shown on any plat or map of record, or as may be shown on any plat or map for record in the Office of the Clerk of Court for Horry County, South Carolina. In Plat Book 29 at page 112. In Plat Book 30 at page 120. In Plat Book 31 at page 122. In Plat Book 32 at page 128. In Plat Book 33 at page 130. In Plat Book 34 at page 132. In Plat Book 35 at page 134. In Plat Book 36 at page 136.

Grantee reserves unto itself, its successors and assigns, a perpetual and irrevocable easement and right of way over and to use such portion of the property described as "Lobby" on the above referenced plat as is reasonable for the purposes of ingress and egress to and from said property. Said easements and rights of way shall be subject to all easements and restrictions, if any, shown on said plat or as may be shown on any plat or map of record, or as may be shown on any plat or map for record in the Office of the Clerk of Court for Horry County, South Carolina. In Plat Book 29 at page 112. In Plat Book 30 at page 120. In Plat Book 31 at page 122. In Plat Book 32 at page 128. In Plat Book 33 at page 130. In Plat Book 34 at page 132. In Plat Book 35 at page 134. In Plat Book 36 at page 136.

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The Grantor reserves unto itself, its successors and assigns, a perpetual and irrevocable easement and right of way over and to use such portion of the property described as "Lobby" on the above referenced plat as is reasonable for the purposes of ingress and egress to and from said property. Said easements and rights of way shall be subject to all easements and restrictions, if any, shown on said plat or as may be shown on any plat or map of record, or as may be shown on any plat or map for record in the Office of the Clerk of Court for Horry County, South Carolina. In Plat Book 29 at page 112. In Plat Book 30 at page 120. In Plat Book 31 at page 122. In Plat Book 32 at page 128. In Plat Book 33 at page 130. In Plat Book 34 at page 132. In Plat Book 35 at page 134. In Plat Book 36 at page 136.

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