

SP FROM 31102010006  
NEW PINS  
PIN 31102010049 - IIIQ-101  
PIN 31102010050 - IIIQ-102  
PIN 31102010051 - IIIQ-103  
PIN 31102010052 - IIIQ-104  
PIN 31102010053 - IIIQ-105  
PIN 31102010054 - IIIQ-201  
PIN 31102010055 - IIIQ-202  
PIN 31102010056 - IIIQ-203  
PIN 31102010057 - IIIQ-204  
PIN 31102010058 - IIIQ-205

**NINETEENTH AMENDMENT TO MASTER DEED FOR  
VILLAGE AT THE GLENS HORIZONTAL PROPERTY REGIME,  
SAID MASTER DEED BEING DATED SEPTEMBER 10, 1999, AND  
RECORDED SEPTEMBER 21, 1999, IN DEED BOOK 2189 AT PAGE 19  
RECORDS OF HORRY COUNTY**

Pursuant to the terms and conditions of the aforesaid Master Deed and related documents, Village at the Glens, LLC, a South Carolina Limited Liability Company, herein and hereby amends the said Master Deed and related documents as set out herein for the purpose of submitting **Phase IIIQ** to Village at The Glens Horizontal Property Regime.

Therefore, Village at the Glens, LLC, a South Carolina Limited Liability Company, having its principal office at Little River, County of Horry, State of South Carolina, hereinafter referred to as the GRANTOR, as the sole owner in fee simple of the land and improvements hereinafter described, does hereby make, declare and publish its intention and desire to submit, and does hereby submit the land and building hereinbelow described (**Phase IIIQ**), together with all other improvements thereon, including all easements, rights and appurtenances thereto belonging, to a Horizontal Property Regime (sometimes termed "condominium" ownership) known as Village at The Glens Horizontal Property Regime, in the manner provided for by Sections 27-31-10 et seq of Chapter 31 entitled "Horizontal Property Act of the 1976 Code of Laws of South Carolina" as amended, and as provided for in the Master Deed creating Village at The Glens Horizontal Property Regime, dated September 10, 1999, and recorded September 21, 1999, in Deed Book 2189 at Page 19, records of Horry County.

Article I and Exhibit A of the Master Deed are hereby amended to add thereto the following described additional land together with all buildings and other improvements thereon which are hereby submitted to the Horizontal Property Regime:

**ALL AND SINGULAR**, That certain piece, parcel or tract of land situate, lying and being in Horry County, South Carolina, and being more particularly shown and designated as "PHASE III-Q" containing 0.43 Acres, as shown on a plat entitled "Building III-Q Final As-Built" prepared by Robert A. Warner and Associates, Inc., dated March 13, 2017 and recorded May 2nd, 2017, in Plat Book 275 at Page 100, records of Horry County, South Carolina, which plat is incorporated herein by this reference.

This is a portion of the property conveyed to the GRANTOR herein by deed of the Vivian E. Vereen Family Limited Partnership, dated March 1, 2007, and recorded March 2, 2007, in Deed Book 3226, at Page 273, records of Horry County, South Carolina.

The within conveyance is also subject to all easements of record and/or upon the ground and to all restrictions, reservations, covenants and agreements, including, but not limited to, those shown upon the aforesaid map.

Article II of the Master Deed is amended to add thereto the following:

Annexed hereto and expressly made a part hereof, as Exhibit **B-19**, is a plot plan showing the location of the buildings and other improvements of Phase IIIQ, a set of floor plans of the building which shows graphically the dimension and location of COMMON ELEMENTS and LIMITED COMMON ELEMENTS affording access to each UNIT. Each UNIT is identified by a specific number on said Exhibit B-19, and no UNIT bears the same designation as any other UNIT. Exhibit B-19 is also recorded as a separate plat in the public records of aforesaid Horry County, maintained by the Register of Deeds in Plat Book 225 at Page 100.

Article XII of the Master Deed is amended to add the following:

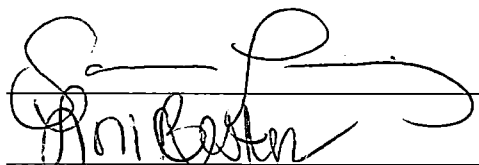
Further, annexed hereto and made a part hereof as Exhibit C-19 is a table of statutory values and percentage interests which reflects the addition of Phase IIIQ as a part of Village at The Glens Horizontal Property Regime.

**GENERALLY:** The said Master Deed is further amended in all particulars, generalities and references so as to reflect and include the submission of and intent to submit the said Phase IIIQ as the Nineteenth phase of the Horizontal Property Regime and to reserve all rights to submit the twentieth through sixtieth phase, or any of them.

IN WITNESS WHEREOF, Village at the Glens, LLC, a South Carolina  
Limited Liability Company, has caused these presents to be executed  
this 19<sup>th</sup> day of April, 2017.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

VILLAGE AT THE GLENS, LLC

  
\_\_\_\_\_

By:  \_\_\_\_\_

Its: Manager \_\_\_\_\_

STATE OF SOUTH CAROLINA )

)

ACKNOWLEDGEMENT

COUNTY OF HORRY )

I, Lorien Bestler, a Notary Public do hereby  
certify that George T. Gore, on behalf of the within named Village  
at The Glens, LLC in his capacity as set forth above, personally  
appeared before me this day and acknowledged the execution of the  
foregoing instrument.

Witness my hand and official seal this 19th day of April in the year  
2017.

SWORN to before me this

19th day of April, 2017.

Lorien Bestler

Notary Public for South Carolina

Lorien Bestler

My Commission Expires: 11/30/22

**VILLAGE AT THE GLENS  
HORIZONTAL PROPERTY REGIME**

**PHASE IIIQ**

**EXHIBIT "B-19"  
TO  
MASTER DEED**

Note: Exhibit "B" is a survey prepared by Robert A. Warner and Associates, Inc., dated March 13, 2017 (the "Survey"), which shows the location of the buildings and other improvements of Phase IIIQ and a set of floor plans for Phase IIIQ dated March 2, 2017 prepared by Miller Design Services ("Plans"). The Plans and Survey show graphically the dimensions, area and location of each UNIT therein and the dimensions, area and location of COMMON ELEMENTS and LIMITED COMMON ELEMENTS affording access to each UNIT. Both the Survey and Plans are recorded in Plat Book 275 at Page 100, records of Horry County, South Carolina and are incorporated herein by this reference. Said Exhibit further includes the following:

There is one building, also identified as Building IIIQ, containing ten (10) UNITS in Phase IIIQ. Each UNIT is identified by a separate three (3) digit UNIT number on the Plans. The UNIT number as shown on the Plans is preceded by the Roman numeral III plus the letter O and a dash which designates the Building or Phase number for the purposes of this Master Deed. UNITS IIIQ-101, IIIQ-102, IIIQ-103, IIIQ-104 and IIIQ-105 are located on the first floor of the Building as shown on the Plans. UNITS IIIQ-201, IIIQ-202, IIIQ-203, IIIQ-204 and IIIQ-205 are located on the second floor of the Building as shown on the Plans. The Building is two levels in height and contains five (5) UNITS on each level. Each UNIT is individually numbered using the Unit number identifier shown on Exhibit "C-19" to this Master Deed and shown on the Plans with the addition of "IIIQ" and a dash.

As shown on the Plans, each UNIT has one entrance door opening on to a balcony or walkway which balcony or walkway is a COMMON ELEMENT. Access to the second level of the Building is by way of two (2) sets of stairways. The stairways are COMMON ELEMENTS.

Parking is provided in the parking spaces shown on the survey within the property being submitted herewith as Phase IIIQ pursuant to the terms of the Master Deed as well as parking areas previously submitted. The parking areas are also COMMON ELEMENTS.

Each Two Bedroom UNIT contains a Living/Dining room, a kitchen, two (2) bedrooms, two (2) bathrooms, closets, a utility room and an exterior storage room, which storage room is accessed from the

porch immediately adjacent to the UNIT of which it is a part. In addition, the porches, as shown on the Plans, are LIMITED COMMON ELEMENTS for the use and benefit of the UNIT from which such porch is accessible and adjacent to. As shown on the Plans, UNITS IIIQ-102, IIIQ-103, IIIQ-104, IIIQ-202, IIIQ-203, and IIIQ-204 are all Two (2) Bedroom UNITS.

Each Three Bedroom UNIT contains a Living/Dining Room, three (3) bedrooms (one of which may also be used as a den/office), two (2) bathrooms, closets, a utility room and an exterior storage room, which storage room is accessed from the porch immediately adjacent to the UNIT of which is a part. In addition, the porches, as shown on the Plans, are LIMITED COMMON ELEMENTS for the use and benefit of the UNIT from which such porch is accessible and adjacent to. As shown on the Plans, UNITS IIIQ-101, IIIQ-105, IIIQ-201 and IIIQ-205 are all classified as three (3) Bedroom UNITS.

As to each UNIT: All built-in kitchen appliances, the refrigerator, heating and air-conditioning units and condensers, hot water heaters and bathroom fixtures located in each UNIT are a part of the UNIT in which they are located and are not COMMON ELEMENTS. The air handling units which serve each UNIT are a part of the UNIT which it serves and are not COMMON ELEMENTS, notwithstanding that it is located outside of the UNIT.

References to areas as COMMON ELEMENTS or common areas in this Exhibit shall be in addition to and read in conjunction with the further designation of COMMON ELEMENTS in other portions of this Master Deed and the Survey and Plans making up the balance of this Exhibit "B-19".

This Exhibit "B-19" shall be amended if any additional phase(s) shall become part of the Horizontal Property Regime in accordance with the terms of this Master Deed.



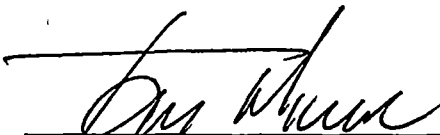
C. Winfield Johnson, III  
Bellamy, Rutenberg, Copeland,  
Epps, Gravely & Bowers, P.A.  
1000 29<sup>th</sup> Avenue North  
Myrtle Beach, SC 29578-0357

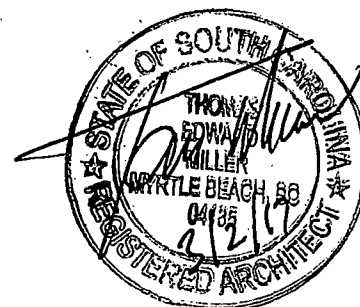
Re: Village at the Glens  
148 Scotch Broom Dr.  
Building Q Units 101 thru 205  
Little River, SC 29566

Architect's Certification

Pursuant to S.C. Code, Ann. Section 27-31-110 (1988 Supp.), I certify that Plans and Elevations consisting of sheets A101, A102, A201, & A202 dated 3/2/17 fully depict (within reasonable construction tolerances) the layout, location, number identification, dimensions, area, and location of the units and common elements affording access to each unit.

An Architect's certification of condition comprises a declaration of his professional judgment. It does not constitute a warranty or guarantee, express or implied, nor does it relieve any other party of his or her responsibility to abide by contract documents, applicable codes, standard regulations, and ordinances.

  
\_\_\_\_\_  
Thomas E. Miller, AIA  
South Carolina Architect  
License No. 04135



Myrtle Beach, SC

March 2, 2017

3991 A DICK POND RD, MYRTLE BEACH, SOUTH CAROLINA 29588

**VILLAGE AT THE GLENS  
HORIZONTAL PROPERTY REGIME**

**EXHIBIT "C-19"  
TO  
MASTER DEED**

Schedule of percentage (%) of undivided interest in the COMMON ELEMENTS appurtenant to UNITS in Village at the Glens, a condominium, including Phase IIIQ. Statutory Value is for statutory purposes only and has no relationship to the actual value of each UNIT.

UNIT Number	Statutory Value	Percentage Interest (Phases IA through PHASE IIIQ)
<b>Phase IA</b>		
IA-101	\$120,000.00	0.5394%
IA-102	\$120,000.00	0.5394%
IA-103	\$120,000.00	0.5394%
IA-104	\$120,000.00	0.5394%
IA-201	\$120,000.00	0.5394%
IA-202	\$120,000.00	0.5394%
IA-203	\$120,000.00	0.5394%
IA-204	\$120,000.00	0.5394%
<b>PHASE IC</b>		
IC-101	\$120,000.00	0.5394%
IC-102	\$120,000.00	0.5394%
IC-103	\$120,000.00	0.5394%
IC-104	\$120,000.00	0.5394%
IC-201	\$120,000.00	0.5394%
IC-202	\$120,000.00	0.5394%
IC-203	\$120,000.00	0.5394%
IC-204	\$120,000.00	0.5394%
<b>PHASE IB</b>		
IB-101	\$120,000.00	0.5394%



IB-102	\$95,000.00	0.4271%
IB-103	\$95,000.00	0.4271%
IB-104	\$95,000.00	0.4271%
IB-105	\$120,000.00	0.5394%
IB-201	\$120,000.00	0.5394%
IB-202	\$95,000.00	0.4271%
IB-203	\$95,000.00	0.4271%
IB-204	\$95,000.00	0.4271%
IB-205	\$120,000.00	0.5394%
IB-301	\$120,000.00	0.5394%
IB-302	\$95,000.00	0.4271%
IB-303	\$95,000.00	0.4271%
IB-304	\$95,000.00	0.4271%
IB-305	\$120,000.00	0.5394%
<b>PHASE IE</b>		
IE-101	\$120,000.00	0.5394%
IE-102	\$120,000.00	0.5394%
IE-103	\$120,000.00	0.5394%
IE-104	\$120,000.00	0.5394%
IE-201	\$120,000.00	0.5394%
IE-202	\$120,000.00	0.5394%
IE-203	\$120,000.00	0.5394%
IE-204	\$120,000.00	0.5394%
<b>PHASE ID</b>		
ID-101	\$160,000.00	0.7193%
ID-102	\$120,000.00	0.5394%
ID-103	\$120,000.00	0.5394%
ID-104	\$160,000.00	0.7193%
ID-105	\$160,000.00	0.7193%
ID-106	\$160,000.00	0.7193%

ID-107	\$160,000.00	0.7193%
ID-108	\$120,000.00	0.5394%
ID-109	\$120,000.00	0.5394%
ID-110	\$160,000.00	0.7193%
<b>Phase IF</b>		
IF-101	\$150,000.00	0.6743%
IF-102	\$95,000.00	0.4271%
IF-103	\$95,000.00	0.4271%
IF-104	\$95,000.00	0.4271%
IF-105	\$150,000.00	0.6743%
IF-201	\$150,000.00	0.6743%
IF-202	\$95,000.00	0.4271%
IF-203	\$95,000.00	0.4271%
IF-204	\$95,000.00	0.4271%
IF-205	\$150,000.00	0.6743%
<b>Phase IIM</b>		
IIM-101	\$150,000.00	0.6743%
IIM-102	\$95,000.00	0.4271%
IIM-103	\$95,000.00	0.4271%
IIM-104	\$95,000.00	0.4271%
IIM-105	\$150,000.00	0.6743%
IIM-201	\$150,000.00	0.6743%
IIM-202	\$95,000.00	0.4271%
IIM-203	\$95,000.00	0.4271%
IIM-204	\$95,000.00	0.4271%
IIM-205	\$150,000.00	0.6743%
<b>Phase IIG</b>		
IIG-101	\$160,000.00	0.7193%
IIG-102	\$120,000.00	0.5394%
IIG-103	\$120,000.00	0.5394%

IIG-104	\$160,000.00	0.7193%
IIG-105	\$160,000.00	0.7193%
IIG-106	\$160,000.00	0.7193%
IIG-107	\$160,000.00	0.7193%
IIG-108	\$120,000.00	0.5394%
IIG-109	\$120,000.00	0.5394%
IIG-110	\$160,000.00	0.7193%
<b>Phase IIL</b>		
IIL-101	\$150,000.00	0.6743%
IIL-102	\$95,000.00	0.4271%
IIL-103	\$95,000.00	0.4271%
IIL-104	\$95,000.00	0.4271%
IIL-105	\$150,000.00	0.6743%
IIL-201	\$150,000.00	0.6743%
IIL-202	\$95,000.00	0.4271%
IIL-203	\$95,000.00	0.4271%
IIL-204	\$95,000.00	0.4271%
IIL-205	\$150,000.00	0.6743%
<b>Phase IIH</b>		
IIH-101	\$160,000.00	0.7193%
IIH-102	\$120,000.00	0.5394%
IIH-103	\$120,000.00	0.5394%
IIH-104	\$160,000.00	0.7193%
IIH-105	\$160,000.00	0.7193%
IIH-106	\$160,000.00	0.7193%
IIH-107	\$160,000.00	0.7193%
IIH-108	\$120,000.00	0.5394%
IIH-109	\$120,000.00	0.5394%
IIH-110	\$160,000.00	0.7193%
<b>Phase IIN</b>		
IIN-101	\$150,000.00	0.6743%
IIN-102	\$95,000.00	0.4271%

IIN-103	\$95,000.00	0.4271%
IIN-104	\$95,000.00	0.4271%
IIN-105	\$150,000.00	0.6743%
IIN-201	\$150,000.00	0.6743%
IIN-102	\$95,000.00	0.4271%
IIN-203	\$95,000.00	0.4271%
IIN-204	\$95,000.00	0.4271%
IIN-205	\$150,000.00	0.6743%
<b>Phase IIK</b>		
IIK-101	\$150,000.00	0.6743%
IIK-102	\$95,000.00	0.4271%
IIK-103	\$95,000.00	0.4271%
IIK-104	\$95,000.00	0.4271%
IIK-105	\$150,000.00	0.6743%
IIK-201	\$150,000.00	0.6743%
IIK-202	\$95,000.00	0.4271%
IIK-203	\$95,000.00	0.4271%
IIK-204	\$95,000.00	0.4271%
IIK-205	\$150,000.00	0.6743%
<b>PHASE IIJ</b>		
IIJ-101	\$150,000.00	0.6743%
IIJ-102	\$95,000.00	0.4271%
IIJ-103	\$95,000.00	0.4271%
IIJ-104	\$95,000.00	0.4271%
IIJ-105	\$150,000.00	0.6743%
IIJ-201	\$150,000.00	0.6743%
IIJ-202	\$95,000.00	0.4271%
IIJ-203	\$95,000.00	0.4271%
IIJ-204	\$95,000.00	0.4271%
IIJ-205	\$150,000.00	0.6743%
<b>Phase II I</b>		
II I-101	\$150,000.00	0.6743%

II I-102	\$150,000.00	0.6743%
II I-201	\$150,000.00	0.6743%
II I-202	\$150,000.00	0.6743%
<b>Phase IIIS</b>		
IIIS-101	\$150,000.00	0.6743%
IIIS-102	\$95,000.00	0.4271%
IIIS-103	\$95,000.00	0.4271%
IIIS-104	\$95,000.00	0.4271%
IIIS-105	\$150,000.00	0.6743%
IIIS-201	\$150,000.00	0.6743%
IIIS-202	\$95,000.00	0.4271%
IIIS-203	\$95,000.00	0.4271%
IIIS-204	\$95,000.00	0.4271%
IIIS-205	\$150,000.00	0.6743%
<b>Phase IIIT</b>		
IIIT-101	\$150,000.00	0.6743%
IIIT-102	\$95,000.00	0.4271%
IIIT-103	\$95,000.00	0.4271%
IIIT-104	\$95,000.00	0.4271%
IIIT-105	\$150,000.00	0.6743%
IIIT-201	\$150,000.00	0.6743%
IIIT-202	\$95,000.00	0.4271%
IIIT-203	\$95,000.00	0.4271%
IIIT-204	\$95,000.00	0.4271%
IIIT-205	\$150,000.00	0.6743%
<b>Phase IIIO</b>		
IIIO-101	\$ 150,000.00	0.6743%
IIIO-102	\$ 95,000.00	0.4271%
IIIO-103	\$ 95,000.00	0.4271%
IIIO-104	\$ 95,000.00	0.4271%
IIIO-105	\$ 150,000.00	0.6743%
IIIO-201	\$ 150,000.00	0.6743%

IIIO-202	\$ 95,000.00	0.4271%
IIIO-203	\$ 95,000.00	0.4271%
IIIO-204	\$ 95,000.00	0.4271%
IIIO-205	\$ 150,000.00	0.6743%
<b>Phase IIIP</b>		
IIIP-101	\$ 150,000.00	0.6743%
IIIP-102	\$ 95,000.00	0.4271%
IIIP-103	\$ 95,000.00	0.4271%
IIIP-104	\$ 95,000.00	0.4271%
IIIP-105	\$ 150,000.00	0.6743%
IIIP-201	\$ 150,000.00	0.6743%
IIIP-202	\$ 95,000.00	0.4271%
IIIP-203	\$ 95,000.00	0.4271%
IIIP-204	\$ 95,000.00	0.4271%
IIIP-205	\$ 150,000.00	0.6743%
<b>Phase IIIQ</b>		
IIIQ-101	\$ 150,000.00	0.6743%
IIIQ-102	\$ 95,000.00	0.4271%
IIIQ-103	\$ 95,000.00	0.4271%
IIIQ-104	\$ 95,000.00	0.4271%
IIIQ-105	\$ 150,000.00	0.6743%
IIIQ-201	\$ 150,000.00	0.6743%
IIIQ-202	\$ 95,000.00	0.4271%
IIIQ-203	\$ 95,000.00	0.4271%
IIIQ-204	\$ 95,000.00	0.4271%
IIIQ-205	\$ 150,000.00	0.6743%
Total Statutory Value for Phases IA through IIIQ	\$22,245,000.00	100.0000% (rounded to the nearest one thousandth)