

*Re-record TO ADD DATE*

**FOURTH SUPPLEMENT  
TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR THE RETREAT AT BAREFOOT VILLAGE and MASTER DEED FOR RETREAT  
BUNGALOWS AT BAREFOOT VILLAGE HORIZONTAL PROPERTY REGIME**

**THIS FOURTH SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RETREAT AT BAREFOOT VILLAGE and MASTER DEED FOR RETREAT BUNGALOWS AT BAREFOOT VILLAGE HORIZONTAL PROPERTY REGIME**, is made this 21<sup>st</sup> day of April, 2016, by **BV RETREAT DEVELOPMENT CO., INC.**, a South Carolina corporation (hereinafter referred to as "Declarant").

**WITNESSETH:**

**WHEREAS**, Declarant heretofore executed and caused to be recorded that certain Declaration of Covenants, Conditions and Restrictions for The Retreat at Barefoot Village and Master Deed for Retreat Bungalows at Barefoot Village Horizontal Property Regime ("Declaration and Master Deed") dated November 1, 2013, and recorded in the Office of the Register of Deeds for Horry County on November 6, 2013, in Deed Book 3696 at Page 2532; and

**WHEREAS**, Declarant, pursuant to that certain First Supplement to the Declaration of Covenants, Conditions and Restrictions for The Retreat at Barefoot Village and Master Deed for Retreat Bungalows at Barefoot Village Horizontal Property Regime, recorded July 21, 2014 in Deed Book 3749 at Page 1691, in the Office of the Register of Deeds for Horry County, has previously amended the Declaration and Master Deed; and

**WHEREAS**, Declarant, pursuant to that certain Second Supplement to the Declaration of Covenants, Conditions and Restrictions for The Retreat at Barefoot Village and Master Deed for Retreat Bungalows at Barefoot Village Horizontal Property Regime, recorded October 29, 2015 in Deed Book 3867 at Page 167, in the Office of the Register of Deeds for Horry County, has previously amended the Declaration and Master Deed; and

**WHEREAS**, Declarant, pursuant to that certain Third Supplement to the Declaration of Covenants, Conditions and Restrictions for The Retreat at Barefoot Village and Master Deed for Retreat Bungalows at Barefoot Village Horizontal Property Regime, recorded February 10, 2016 in Deed Book 3891 at Page 2441, in the Office of the Register of Deeds for Horry County, has previously amended the Declaration and Master Deed; and

**WHEREAS**, the aforesaid Declaration and Master Deed, provides in Article I that the Declarant has the right to subject additional land to the Declaration and Master Deed without the consent of any other owner to extend the overall scheme of the development to such property and to thereby subject such additional property to the benefits, agreements, restrictions and obligations set forth therein; and

**WHEREAS**, Declarant, pursuant to the terms and conditions of the aforesaid Declaration and Master Deed and related documents herein and hereby amends the Declaration and Master Deed and related documents as set out herein for the purpose of submitting the Phase 1B Property, including Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 41, 42, 43, 44, 63, 64, 65, 66, 67, 68, 75, 76, 77 and 78, described hereinbelow, to the Declaration of Covenants, Conditions and Restrictions for The Retreat at Barefoot Village and Master Deed for Retreat Bungalows at Barefoot Village Horizontal Property Regime; and

**NOW, THEREFORE**, Declarant hereby publishes and declares that the Declaration of Covenants, Conditions and Restrictions for The Retreat at Barefoot Village and Master Deed for Retreat Bungalows at Barefoot Village Horizontal Property Regime, dated November 1, 2013 and recorded in the Office of the Register of Deeds for Horry County on November 6, 2013, in Deed Book 3696 at Page 2532 and is amended as follows in order to incorporate the Phase 1B Property, including Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 41, 42, 43, 44, 63, 64, 65, 66, 67, 68, 75, 76, 77 and 78, described hereinbelow, into the Declaration of Covenants, Conditions and Restrictions for The Retreat at Barefoot Village and Master Deed for Retreat Bungalows at Barefoot Village Horizontal Property Regime:

(1) Article I, Section One of the Declaration and Master Deed, entitled "Properties" and **Exhibit "A"**, of the Declaration and Master Deed, entitled "Description of Property", are hereby amended and add thereto the following described land together with all buildings and other improvements thereon which are hereby submitted to the Declaration and Master Deed:

See **Exhibit "A-4"** which is attached hereto and incorporated herein by reference, for a complete description of the additional property being submitted herein (the "Phase 1B Property").

(2) Property Rights. The Phase 1B Property shall be subject to all the terms and provisions of the Declaration and Master Deed.

(3) Except as amended herein, all of the provisions of the Declaration and Master Deed, as amended, are reaffirmed and remain unchanged.

(4) The said Declaration and Master Deed is further amended in all particulars, generalities and references so as to reflect and include the submission of and the intent to submit Phase 1B Property, including Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 41, 42, 43, 44, 63, 64, 65, 66, 67, 68, 75, 76, 77 and 78 to the Declaration and Master Deed and to reserve the right to submit any additional Property to the Declaration and Master Deed.

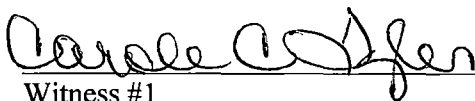
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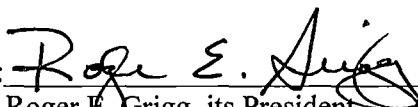
IN WITNESS WHEREOF, Declarant has caused this Declaration and Master Deed to be executed to be effective as of this 21<sup>st</sup> day of April, 2016.

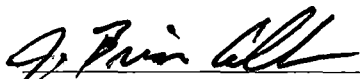
WITNESSES:

DECLARANT:

BV RETREAT DEVELOPMENT CO., INC.,  
a South Carolina corporation

  
Witness #1

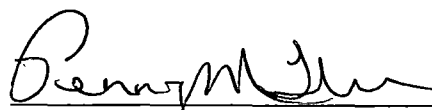
By:   
Roger E. Grigg, its President

  
Witness #2

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of April, 2016, by Roger E. Grigg, as President of BV RETREAT DEVELOPMENT CO., INC., a South Carolina corporation, on behalf of the corporation.

 [L.S.]  
Notary Public for South Carolina  
My Commission Expires: 2-17-2020

**JOINDER OF MORTGAGEE**

The undersigned NBSC, a Division of Synovus Bank, as holder of that certain Mortgage and Security Agreement (the "Mortgage") from Declarant recorded October 29, 2014, in Mortgage Book 5631 at Page 541, in the Office of the Register of Deeds of Horry County, South Carolina, does hereby consent to the filing of the foregoing Fourth Supplement to the Declaration and Master Deed and a portion of the property covered by its Mortgage being subjected to the Declaration and Master Deed.

**NBSC, a Division of Synovus Bank**

Tina S. Beebe

Witness #1

Tina Murray

Witness #2

By: [Signature]  
Name: Terry Telge  
Title: Senior Vice President

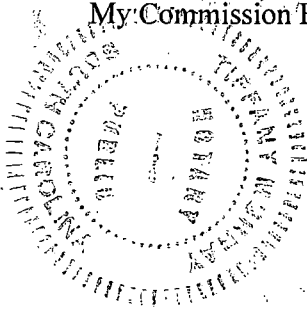
STATE OF South Carolina )  
COUNTY OF Horry )

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of April, 2016, by Terry Telge as Senior Vice President of NBSC, a Division of Synovus Bank as his or her act and deed.

[Signature]  
Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_


**TIFFANY L. MURRAY**  
Notary Public  
State of South Carolina  
Commission Expires Sept. 20, 2020

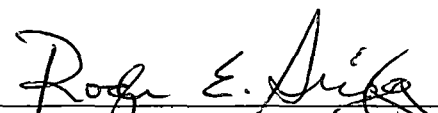


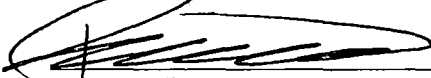
**JOINDER OF BV CAPITAL, LLC**

The undersigned BV Capital, LLC, a South Carolina limited liability company, as owner of the real property described in **Exhibit "A-4"**, does hereby consent to the filing of the foregoing Fourth Supplement to the Declaration and Master Deed and such real property owned by BV Capital, LLC and described in **Exhibit "A-4"**, being subjected to the Declaration and Master Deed.

**BV CAPITAL, LLC, a South Carolina limited  
Liability company**

  
\_\_\_\_\_  
Witness #1


By:   
\_\_\_\_\_  
Roger E. Grigg, its Managing Member

  
\_\_\_\_\_  
Witness #2

STATE OF SOUTH CAROLINA       )  
  )  
COUNTY OF HORRY                )

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this 28 day of July, 2016, by Roger E. Grigg as Managing Member of BV CAPITAL, LLC, a South Carolina limited liability company, as his or her act and deed, and as the act and deed of the limited liability company.

  
\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: 7/19/2017

**Exhibit "A-4"**

**Description of Property**

**ALL AND SINGULAR** those certain pieces, parcels or tracts of land situate, lying and being in the City of North Myrtle Beach, County of Horry, State of South Carolina, designated as **LOTS 17, 18, 19, 20, 21, 22, 23, 24, 25, 41, 42, 43, 44, 64, 65, 66, 67, 68, 75, 76, 77 AND 78** on that certain plat entitled "**THE RETREAT @ BAREFOOT VILLAGE, PHASE 1B, CITY OF NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA, BONDED FINAL SUBDIVISION PLAT**" prepared for BV Retreat Development Company, Inc. by DDC Engineers, Inc., dated January 25, 2016, last revised March 31, 2016, and recorded April 7, 2016, in Plat Book 269 at Page 265, in the Office of the Registrar of Deeds of Horry County, South Carolina, which is incorporated herein by reference.

**DERIVATION:** This being a portion of the property conveyed to BV Retreat Development Co., Inc. by Deed of BV Capital, LLC, dated October 16, 2013 and recorded October 17, 2013 in Deed Book 3692 at Page 576 and by Corrective Deed of BV Capital, LLC, dated November 4, 2013 and recorded November 4, 2013 in Deed Book 3695 at Page 3058, in the Office of the Register of Deeds for Horry County, South Carolina.

**TMS No.:** 156-00-01-353 (parent)