

PIN 39101010023 - UNIT 16
PIN 39004020009 - UNIT 17
PIN 39004020010 - UNIT 18
PIN 39101010024 - UNIT 19
PIN 39101010025 - UNIT 20
PIN 39101010026 - UNIT 21
PIN 39101010027 - UNIT 22

**FIFTH 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 FIFTH 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 21st day of September, 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, Declarant, pursuant to that certain 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, recorded April 25, 2016 in Deed Book 3909 at Page 2816, and re-recorded July 29, 2016 in deed Book 3936 at Page 1003,

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 Bungalow Units 16, 17, 18, 19, 20, 21 and 22, 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, as amended, is further amended as follows in order to incorporate Bungalow Units 16, 17, 18, 19, 20, 21 and 22, 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 Two of the Declaration and Master Deed, entitled "Master Deed Properties" and **Exhibit "B"**, of the Declaration and Master Deed, entitled "Description of Master Deed 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 "B-4"** which is attached hereto and incorporated herein by reference, for a complete description of the additional property being submitted herein.

(2) Property Rights. The Units within Phase 2B described herein shall be subject to all the terms and provisions of the Declaration and Master Deed. **Exhibit "G"** shall be replaced by **Exhibit "G-4"** attached hereto and incorporated herein. **Exhibit "H"** shall be replaced by **Exhibit "H-4"** attached hereto and incorporated herein. **Exhibit "I-4"** shall be added as an Exhibit to 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 Bungalow Units 16, 17, 18, 19, 20, 21 and 22 to the Declaration and Master Deed and to reserve the right to

submit any additional Property, including any additional Units, to the Declaration and Master Deed.

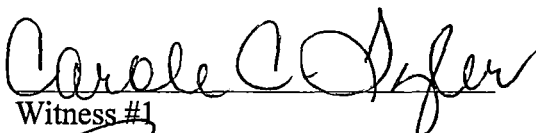
[Remainder of page intentionally left blank]

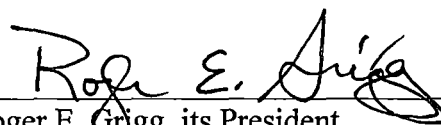
IN WITNESS WHEREOF, Declarant has caused this Declaration and Master Deed to be executed to be effective as of this 21st day of September, 2016.

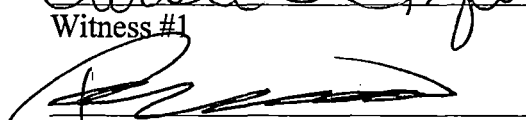
WITNESSES:

DECLARANT:

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


Witness #1

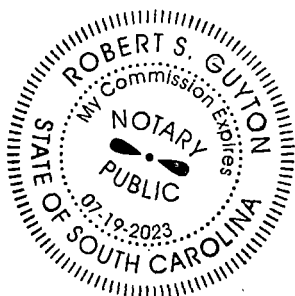
By: 
Roger E. Grigg, its President

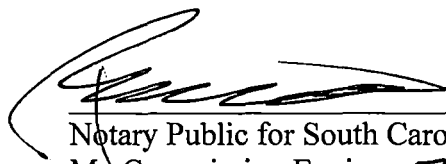

Witness #2

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

ACKNOWLEDGEMENT

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

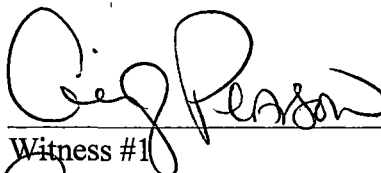


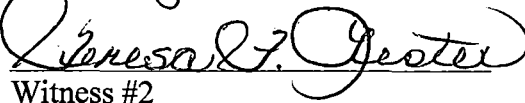
 [L.S.]
Notary Public for South Carolina
My Commission Expires: 7/19/23

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


Witness #1

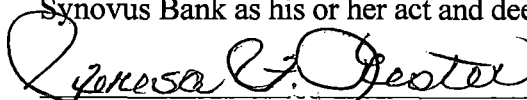

Witness #2

By: Ralph A. Pandure
Name: Ralph A. Pandure
Title: SVP

STATE OF SOUTH CAROLINA)
COUNTY OF Horry)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 21st day of September, 2016, by Ralph A. Pandure as SVP of NBSC, a Division of Synovus Bank as his or her act and deed.


Notary Public for South Carolina
My Commission Expires: 11-9-2016

Teresa F. Lester

Exhibit "B-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 **BUNGALOW UNITS 16, 17, 18, 19, 20, 21 AND 22** on that certain plat entitled "**THE RETREAT @ BAREFOOT VILLAGE, PHASE 2B, CITY OF NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA, UNIT EXHIBIT PLAT – BUNGALOW UNITS 16 THRU 22**" prepared for BV Retreat Development Company, Inc. by DDC Engineers, Inc., dated August 8, 2016, last revised August 23, 2016, and recorded August 30, 2016, in Plat Book 271 at Page 344, 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./PIN No.: Portion of 156-20-01-053/391-01-01-0005 and a Portion of 156-20-01-054/391-04-02-0003

Exhibit "G-3"
^{G-4}

Schedule of Assigned Values and Percentage Interests

This is a schedule of Assigned Values and Percentage Interests in the Common Elements appurtenant to Units in Retreat Bungalows at Barefoot Village Horizontal Property Regime. The Assigned Value is for statutory purposes only and has no relationship to the actual value of each Unit.

**RETREAT BUNGALOWS AT BAREFOOT VILLAGE
HORIZONTAL PROPERTY REGIME**

Unit Number	Statutory Value	Percentage Interest
Bungalow Unit 1	1,000	04.5455%
Bungalow Unit 2	1,000	04.5455%
Bungalow Unit 3	1,000	04.5455%
Bungalow Unit 4	1,000	04.5455%
Bungalow Unit 5	1,000	04.5455%
Bungalow Unit 6	1,000	04.5455%
Bungalow Unit 7	1,000	04.5455%
Bungalow Unit 8	1,000	04.5455%
Bungalow Unit 9	1,000	04.5455%
Bungalow Unit 10	1,000	04.5455%
Bungalow Unit 11	1,000	04.5455%
Bungalow Unit 12	1,000	04.5455%
Bungalow Unit 13	1,000	04.5455%
Bungalow Unit 14	1,000	04.5455%
Bungalow Unit 15	1,000	04.5455%
Bungalow Unit 16	1,000	04.5455%
Bungalow Unit 17	1,000	04.5455%
Bungalow Unit 18	1,000	04.5455%
Bungalow Unit 19	1,000	04.5455%
Bungalow Unit 20	1,000	04.5455%
Bungalow Unit 21	1,000	04.5455%
Bungalow Unit 22	1,000	04.5455%
TOTAL	22,000	100.00%

Bungalow Units 23 through and including 300, or any of them, may be submitted in any order as Phases V through XXX of the Retreat Bungalows at Barefoot Village Horizontal Property Regime. As each Phase is added by Expansion Amendment, the total Assigned Value of all Units submitted and constituting the Regime, and the Percentage Interest of each Unit, shall be re-determined and this Exhibit "G" shall be amended and restated. In re-determining the Percentage Interest of each Unit after additional Units have been added to the Regime, a formula is employed using the Assigned Value of each Unit, which shall always be 1,000, as the numerator, and the total Assigned Values of all Units within the Regime (including the 8 original Units of Phase I, 1 Unit in Phase 2, 6 Units in Phase 3, 7 Units in Phase 4, and all additional Units within the Phases being submitted and previously submitted to the Regime) as the denominator. The resulting fraction will then be expressed as a percentage rounded to the nearest .0001. The total Assigned Values assigned to each Unit and Building that may be

constructed and submitted to the Regime as Phases V through XXX, if constructed and submitted, will be in accordance with the following schedule:

Maximum Assigned Values in Unit 23	\$ 1,000
Maximum Assigned Values in Unit 24	\$ 1,000
Maximum Assigned Values in Unit 25	\$ 1,000
Maximum Assigned Values in Unit 26	\$ 1,000
Maximum Assigned Values in Unit 27	\$ 1,000
Maximum Assigned Values in Unit 28	\$ 1,000
Maximum Assigned Values in Unit 29	\$ 1,000
Maximum Assigned Values in Unit 30	\$ 1,000
Maximum Assigned Values in Unit 31	\$ 1,000
Maximum Assigned Values in Unit 32	\$ 1,000
Maximum Assigned Values in Unit 33	\$ 1,000
Maximum Assigned Values in Unit 34	\$ 1,000
Maximum Assigned Values in Unit 35	\$ 1,000
Maximum Assigned Values in Unit 36	\$ 1,000
Maximum Assigned Values in Unit 37	\$ 1,000
Maximum Assigned Values in Unit 38	\$ 1,000
Maximum Assigned Values in Unit 39	\$ 1,000
Maximum Assigned Values in Unit 40	\$ 1,000
Maximum Assigned Values in Unit 41	\$ 1,000
Maximum Assigned Values in Unit 42	\$ 1,000
Maximum Assigned Values in Unit 43	\$ 1,000
Maximum Assigned Values in Unit 44	\$ 1,000
Maximum Assigned Values in Unit 45	\$ 1,000
Maximum Assigned Values in Unit 46	\$ 1,000
Maximum Assigned Values in Unit 47	\$ 1,000
Maximum Assigned Values in Unit 48	\$ 1,000
Maximum Assigned Values in Unit 49	\$ 1,000
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Maximum Assigned Values in Unit 297	\$ 1,000
Maximum Assigned Values in Unit 298	\$ 1,000
Maximum Assigned Values in Unit 299	\$ 1,000
Maximum Assigned Values in Unit 300	\$ 1,000

Total Maximum Assigned Values of the Project, if All Phases Remaining Are Constructed and Submitted	\$300,000
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As an example, if Bungalow Unit 23 and Bungalow Unit 24 are added as Phase V and submitted after Phase IV, the total Assigned Values in Phase I (\$8,000), Phase II (\$1,000), Phase III (\$6,000) and Phase IV (\$7,000) would be added to the additional Assigned Values in Phase V (\$2,000), so that, following submission the total Assigned Values in Phases I, Phase II, Phase III, Phase IV and Phase V would be \$24,000. To determine the Percentage Interest of Bungalow Unit 23 and Bungalow Unit 24 if Phase V is added to Phase I, Phase II, Phase III, Phase IV and Phase V and those five (5) Phases constitute the entire Regime, the following formula would be used:

UNIT ASSIGNED VALUE	<u>\$ 1,000</u>	=	04.1667%
TOTAL ASSIGNED VALUES	\$ 24,000		

Therefore the Percentage Interest of Bungalow Unit 23 and of Bungalow Unit 24 = 04.1667%.
The Percentage Interest of Bungalow Units 1 through 22 are also adjusted to = 04.1667%

Exhibit "H-4"

SITE PLAN

**RETREAT BUNGALOWS AT BAREFOOT VILLAGE
HORIZONTAL PROPERTY REGIME**

BUNGALOW UNIT 16, 17, 18, 19, 20 and 21

NOTE

The Site Plan described in this **Exhibit "H-4"** incorporates that Survey showing the vertical and horizontal location of Bungalow Unit 16, 17, 18, 19, 20, 21, and 22, their boundaries, elevation and dimensions. The survey for Bungalow Unit 16, 17, 18, 19, 20, 21, and 22 as shown on that certain plat entitled "**THE RETREAT @ BAREFOOT VILLAGE – PHASE 2B, CITY OF NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA, UNIT EXHIBIT PLAT – BUNGALOW UNITS 16 THRU 22**" prepared for BV Retreat Development Company, Inc. & Roger E. Grigg by DDC Engineers, Inc., dated August 8, 2016, revised August 23, 2016, and recorded August 30, 2016, in Plat Book 271 at Page 344, in the Office of the Register of Deeds of Horry County, South Carolina, which is incorporated herein by reference and a miniaturized copy thereof has been attached to this **Exhibit "H-4"** together with miniaturized copies of the proposed floor plans and elevations for the buildings to be constructed on Bungalow Unit 16, 17, 18, 19, 20, 21 and 22. This Site Plan and said **Exhibit "H-4"** further includes the matters set forth below, and includes the certification set forth on the survey by DDC Engineers, registered surveyors or licensed engineers of the above referenced Survey.

The Project consists of seven (7) Units numbered Bungalow Unit 16, Bungalow Unit 17, Bungalow Unit 18, Bungalow Unit 19, Bungalow Unit 20, Bungalow Unit 21 and Bungalow Unit 22.

Each Unit shown upon the Survey is located by a tie line whose origin is staked with an iron pin and further shown on the Survey of the Property to this Declaration and Master Deed. The said points of origin and tie lines are shown for purposes of location and reference, and the courses and distances of each Unit shown on the Survey constitutes the Unit's perimeter. The Unit's dimensions and area so located as shown in the Survey are further described as follows:

Bottom

The bottom is an imaginary horizontal plane through a point fifty (50) feet below and parallel with an imaginary horizontal plane through a point to the at the highest elevation of ground within the Unit and shown on the Plan and extending in every direction to the point where it closes with the sides composing the vertical boundaries of the Unit.

Top

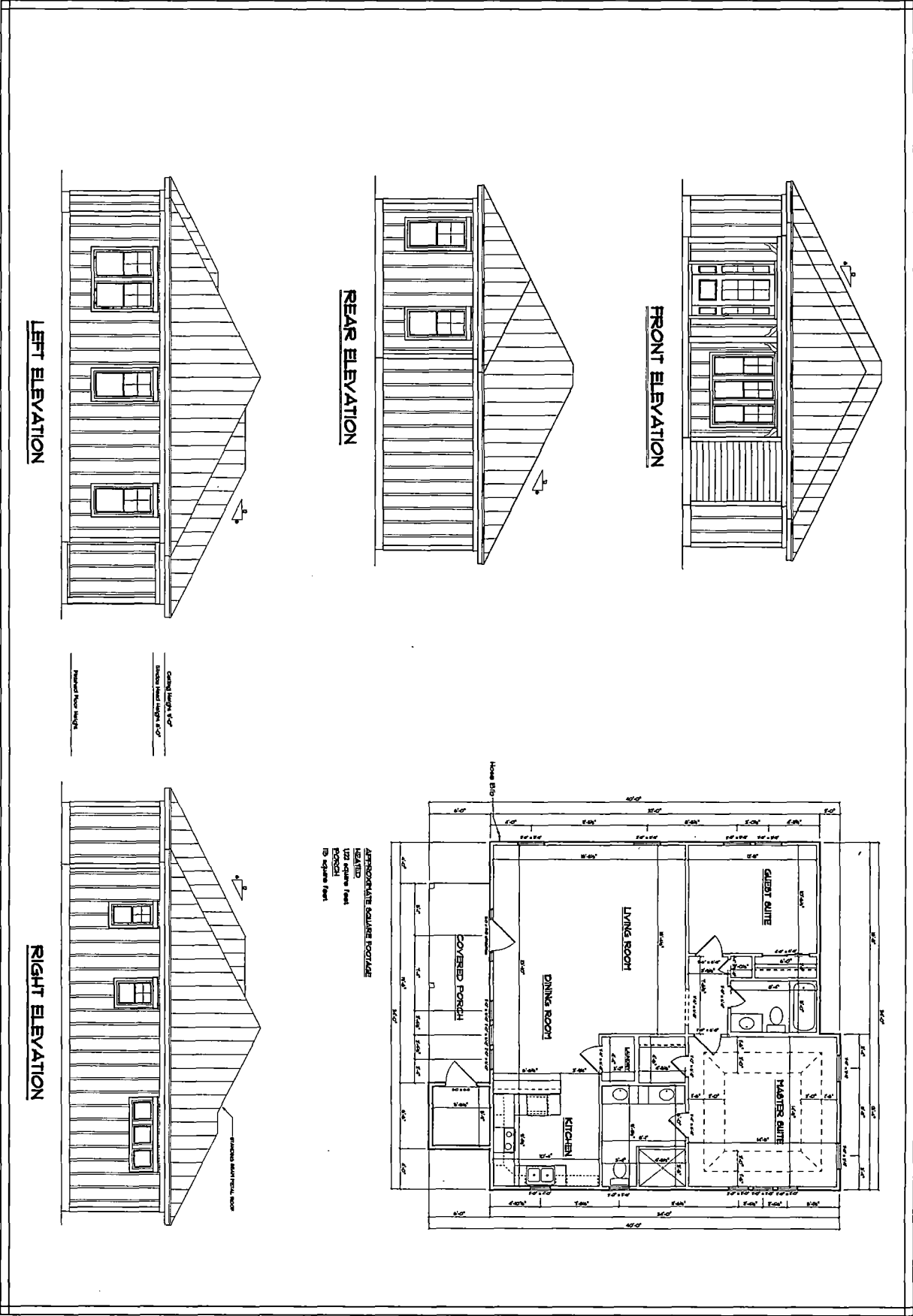
The top of the Unit is an imaginary horizontal plane intersecting the vertical planes projecting from the sides of the Unit at a point one hundred (100) feet above and parallel to the bottom plane of the Unit and extending in every direction to the point where it closes with the sides of the Unit.

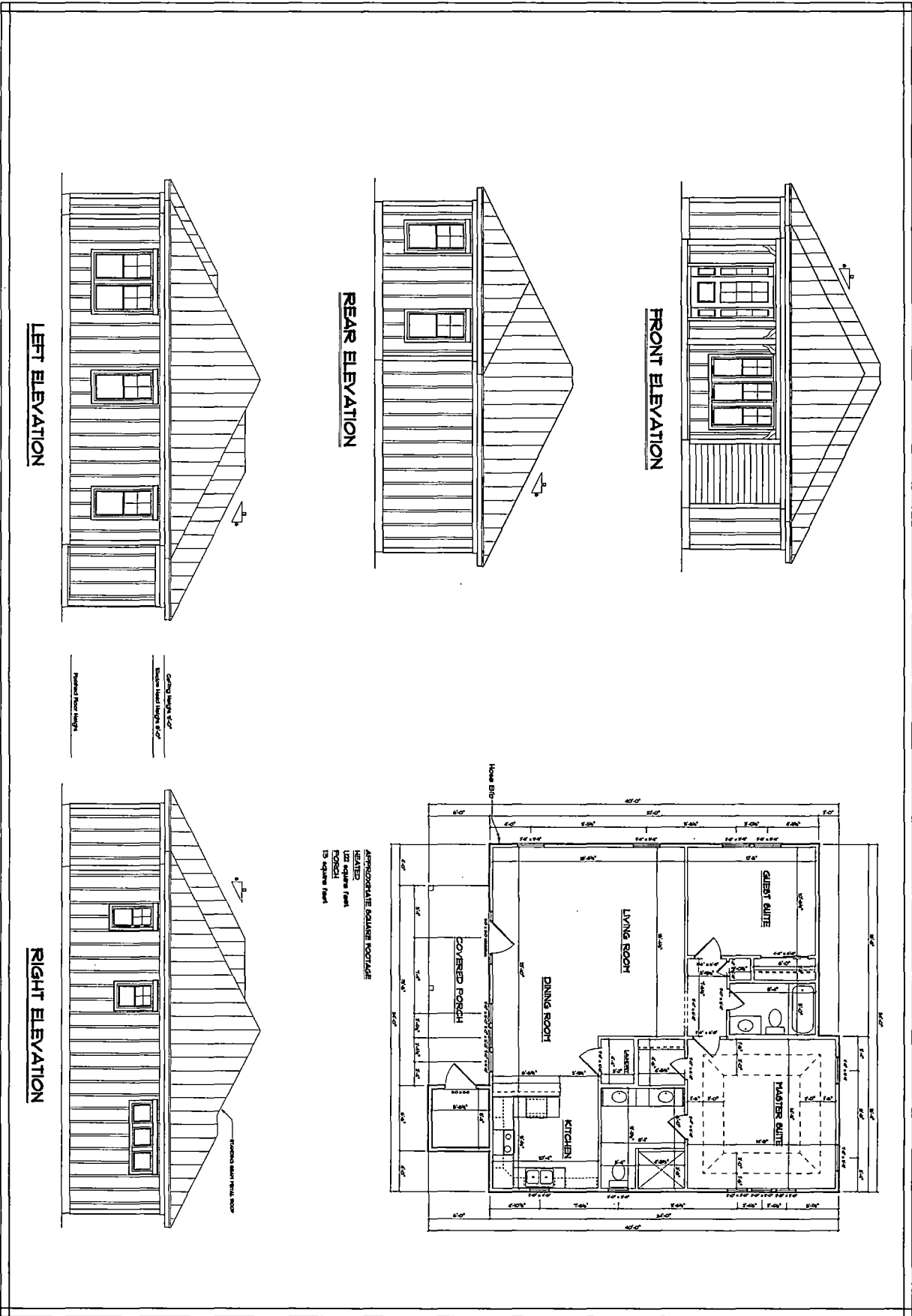
Sides

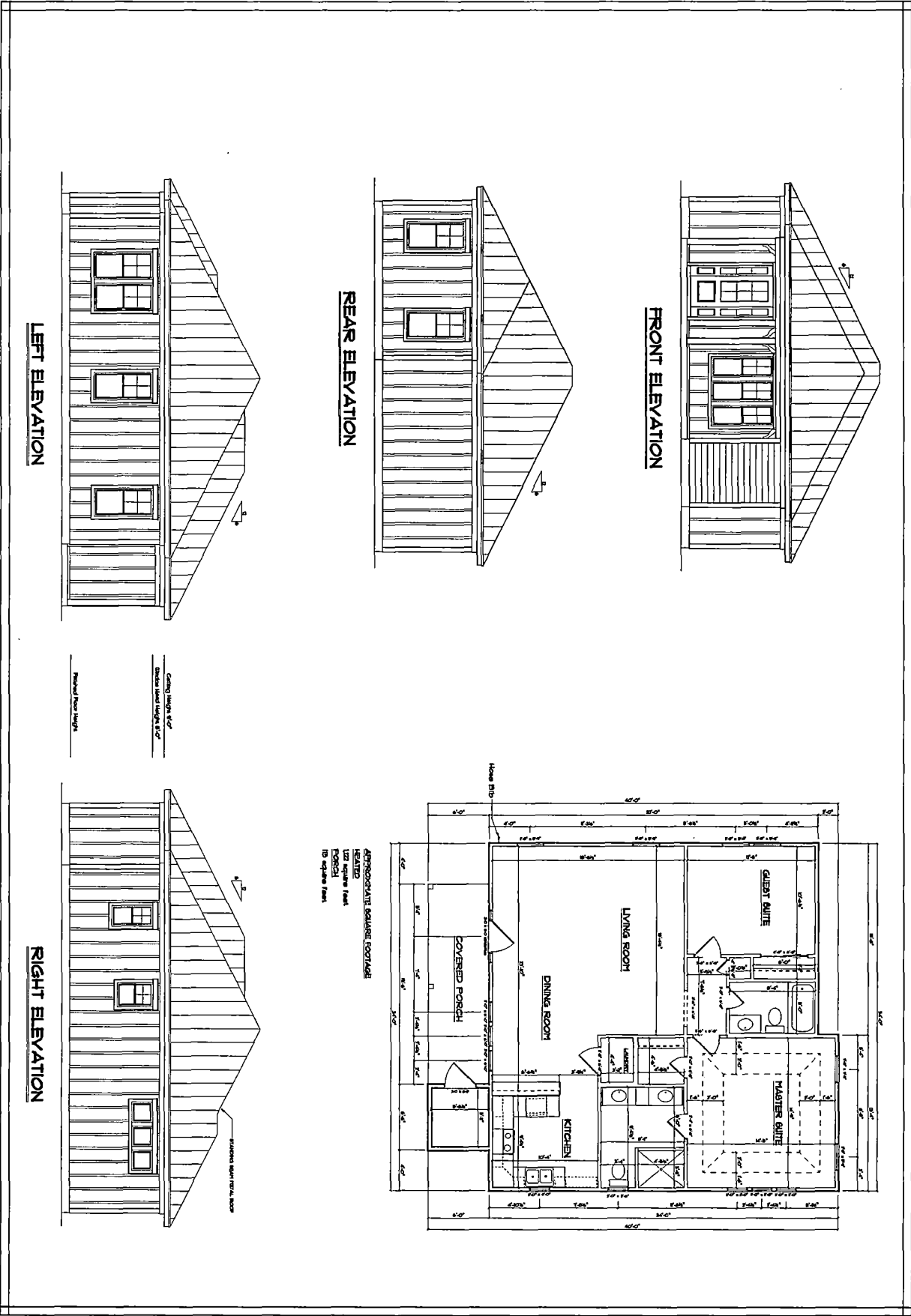
The sides of the Unit consist of imaginary vertical planes perpendicular to the top and bottom of the Unit along and coincident with the perimeter of the Unit, which perimeter is described above and graphically shown on the Plan. Each side extends upwards and downwards so as to close the area in the Unit bounded by the bottom and top hereof. The side boundary of a Unit may include a party wall as the same is defined in the Declaration and Master Deed.

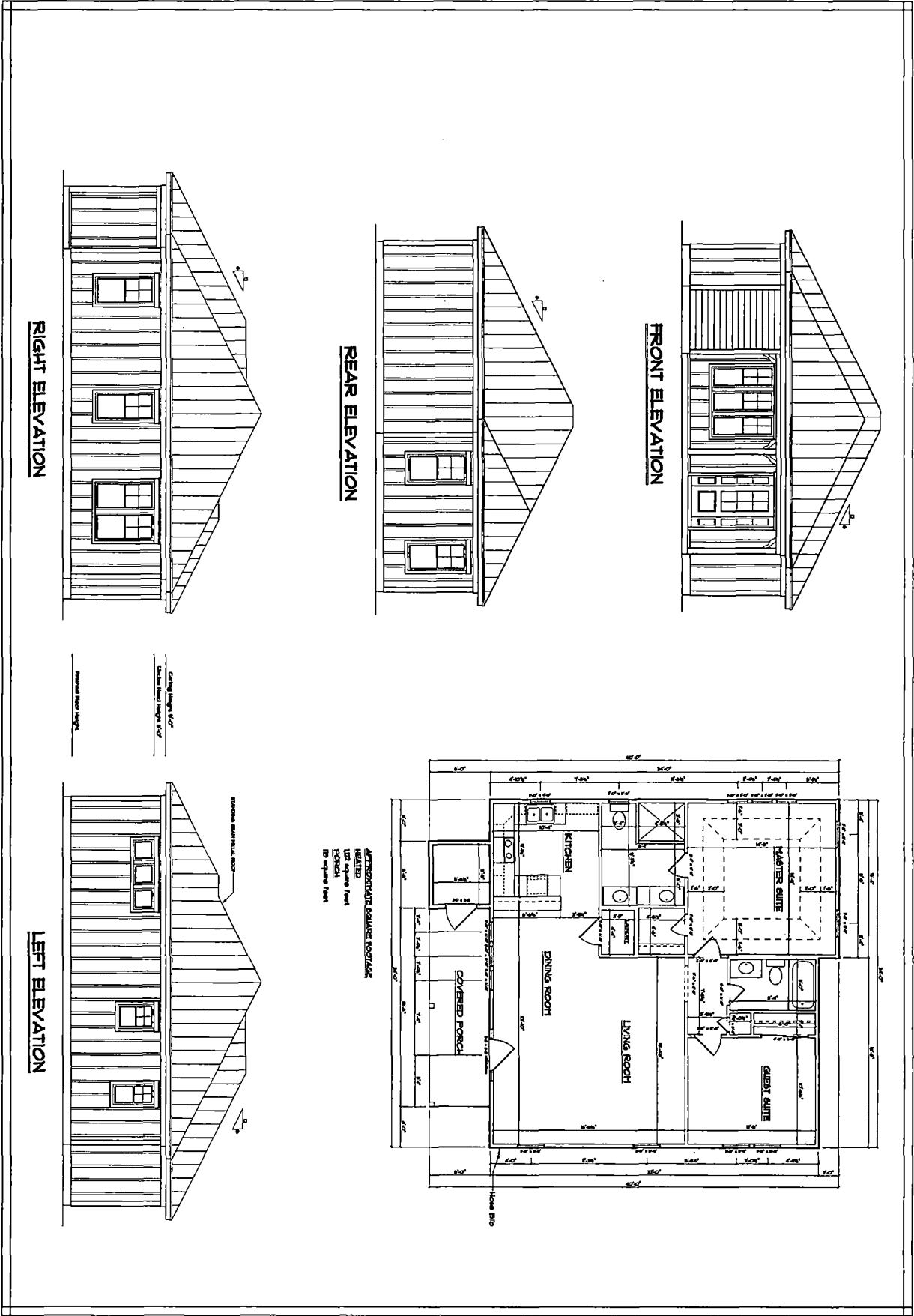
A Unit is comprised of the entire volume of space within the area bounded by the bottom, sides and top of a Unit, together with those portions of the Building, the water, sewer and other utility distribution systems and other improvements located within the aforesaid boundaries which are appurtenant to the Building and are not otherwise described as Common Elements within this Declaration and Master Deed. The location of each Unit is identified on the Survey and this Site Plan by a specific number, which identification shall be sufficient to identify the Unit for all purposes. The maintenance, repair and replacement of Buildings and other items that are so deemed to be included in the Units are the responsibilities of the Owner of the Unit pursuant to Article VI of the Declaration and Master Deed.

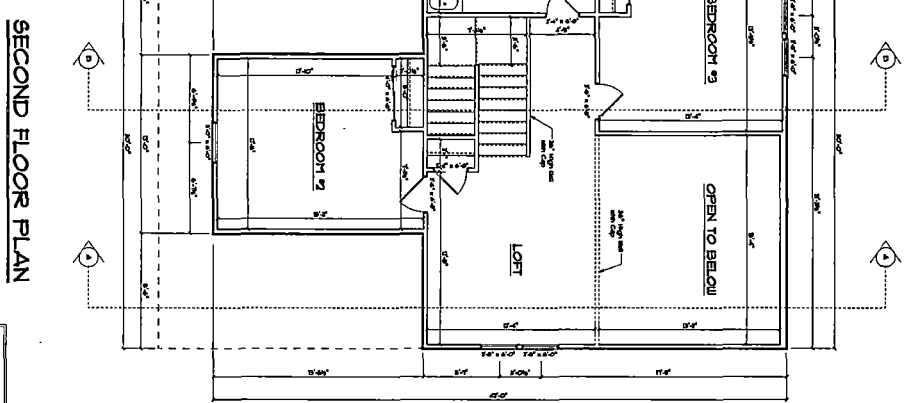
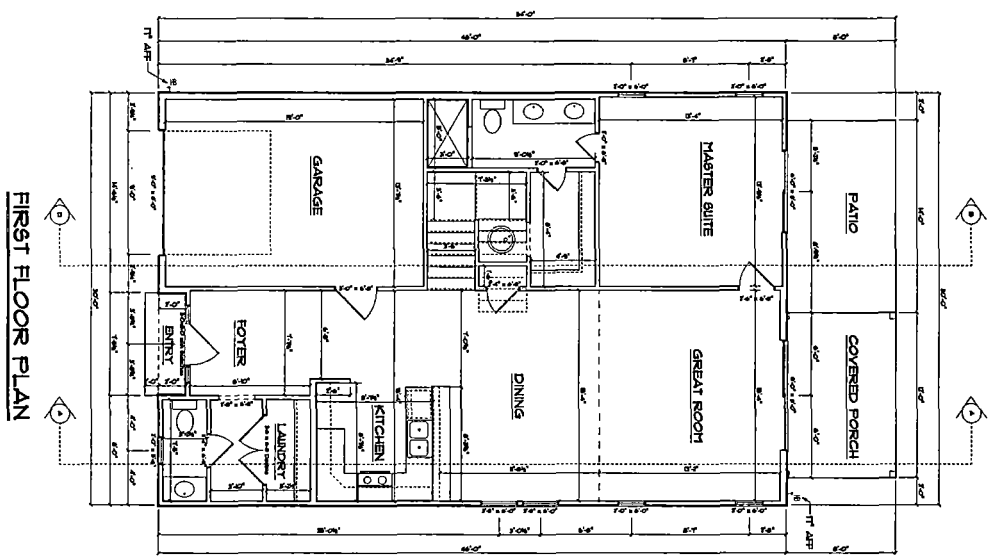
Reference to an area as "Common Element" or "Limited Common Element" on the Survey shall be read in conjunction with the further designations of Common Element and/or Limited Common Element and elements set out in other portions of this Master Deed.











First Floor Heated	1053 sq ft.
Second Floor Heated	1113 sq ft.
Total Heated	1766 sq ft.
Entry Porch	21 sq ft.
Rear Covered Porch	96 sq ft.
Patio	112 sq ft.
Garage	273 sq ft.

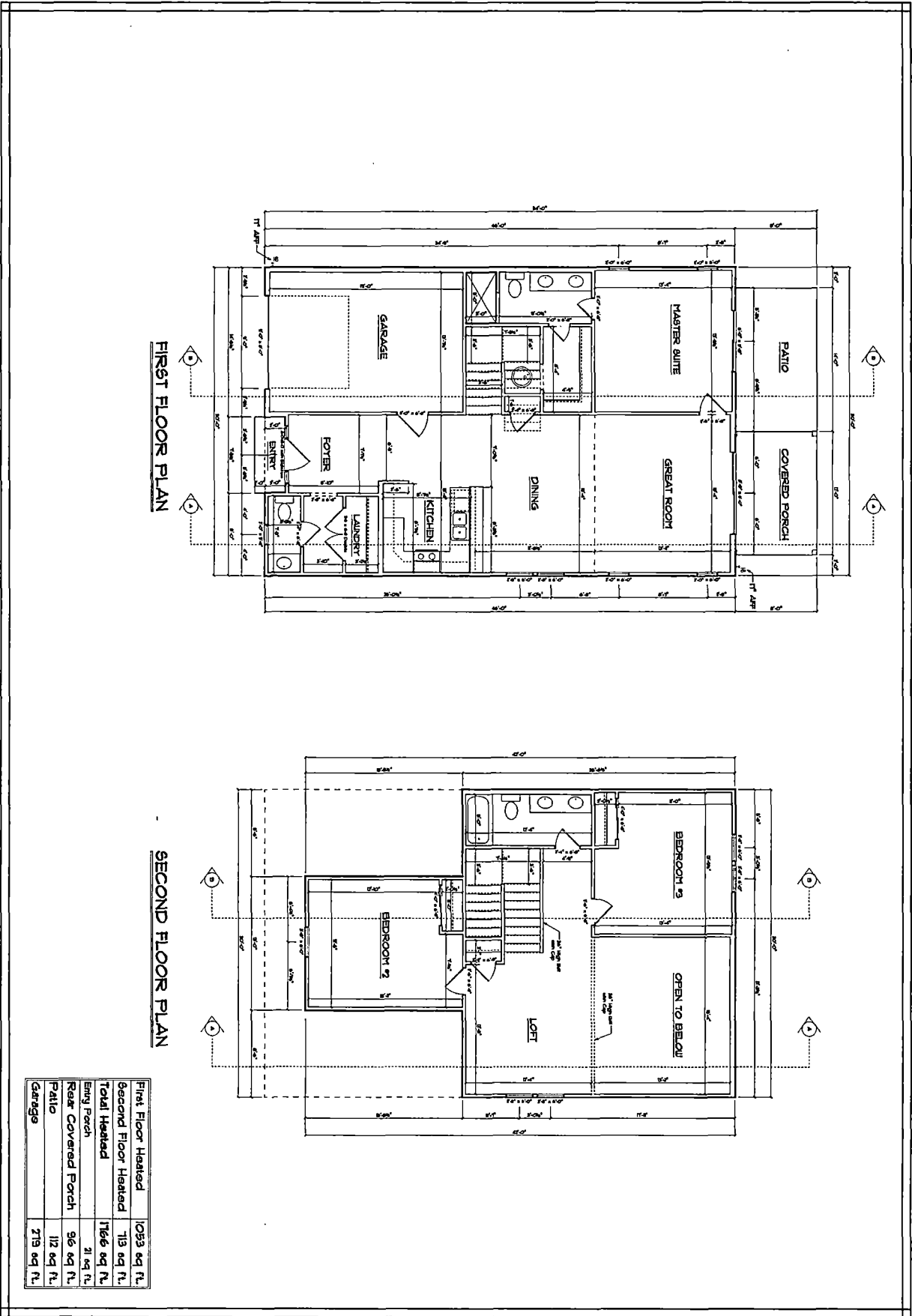
REVISIONS

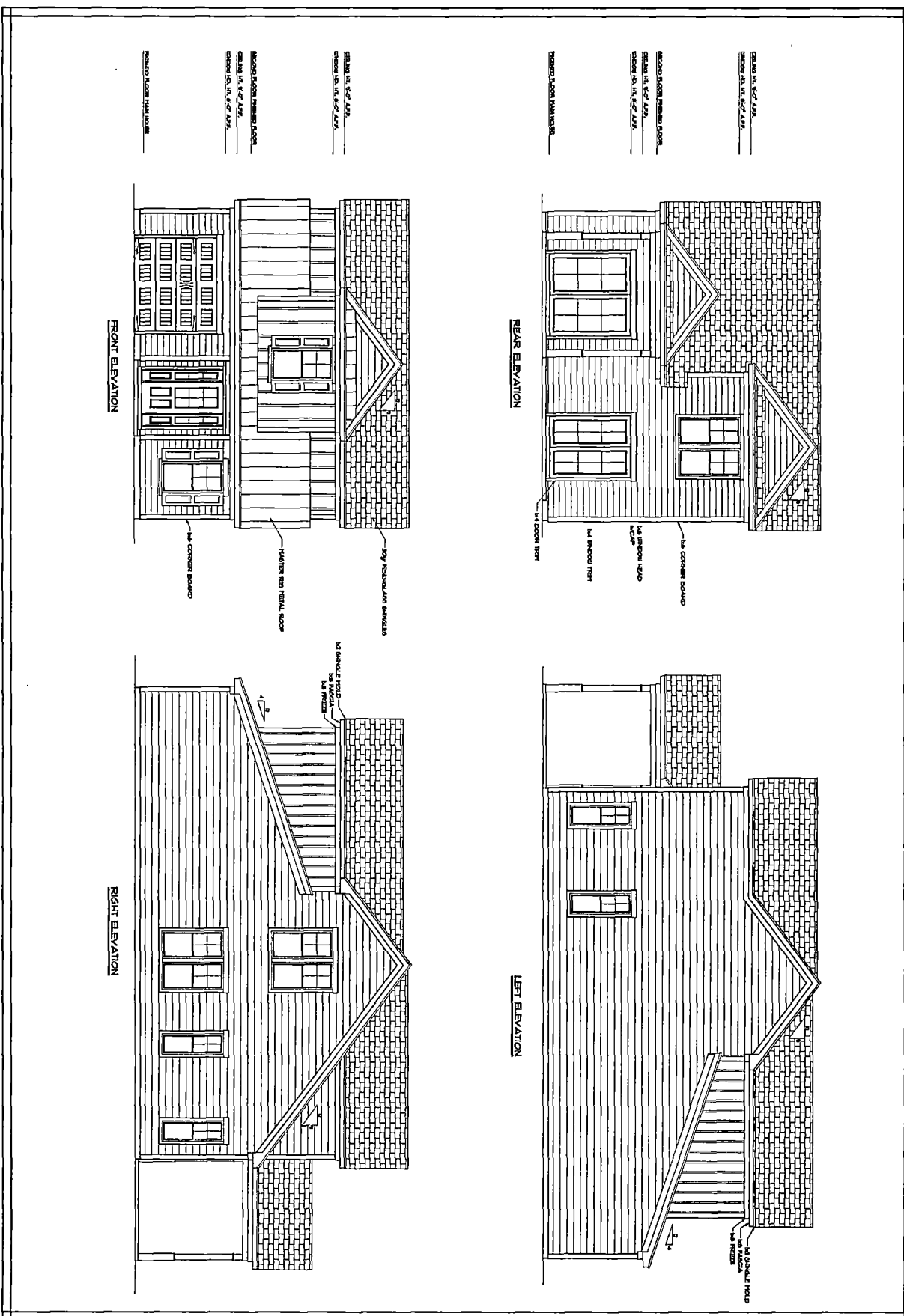
North Beach Builders, LLC.

Two Story Bungalow The Retreat
5322 Sea Coral Way "Unit #20"

SEALED
4/22/16
1/4" = 1'-0"

AL1

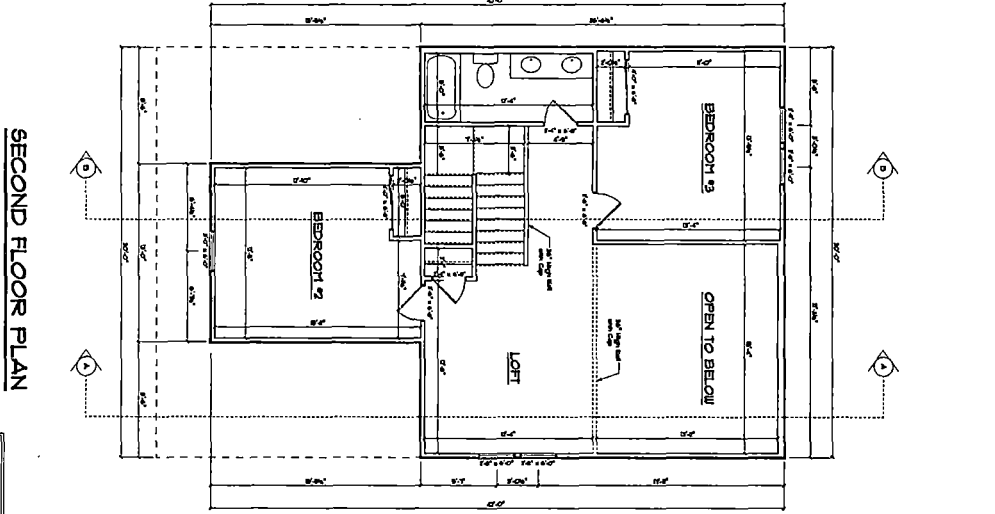
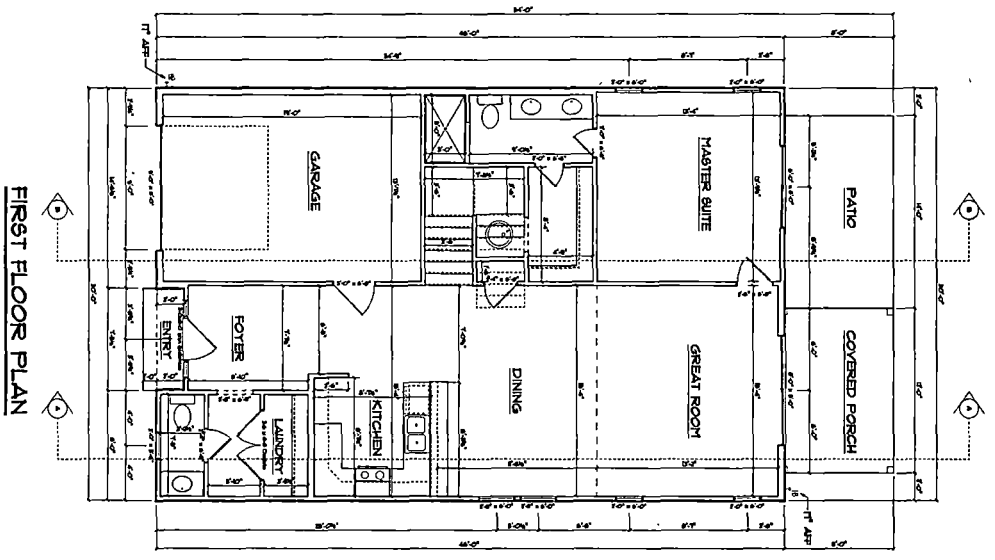




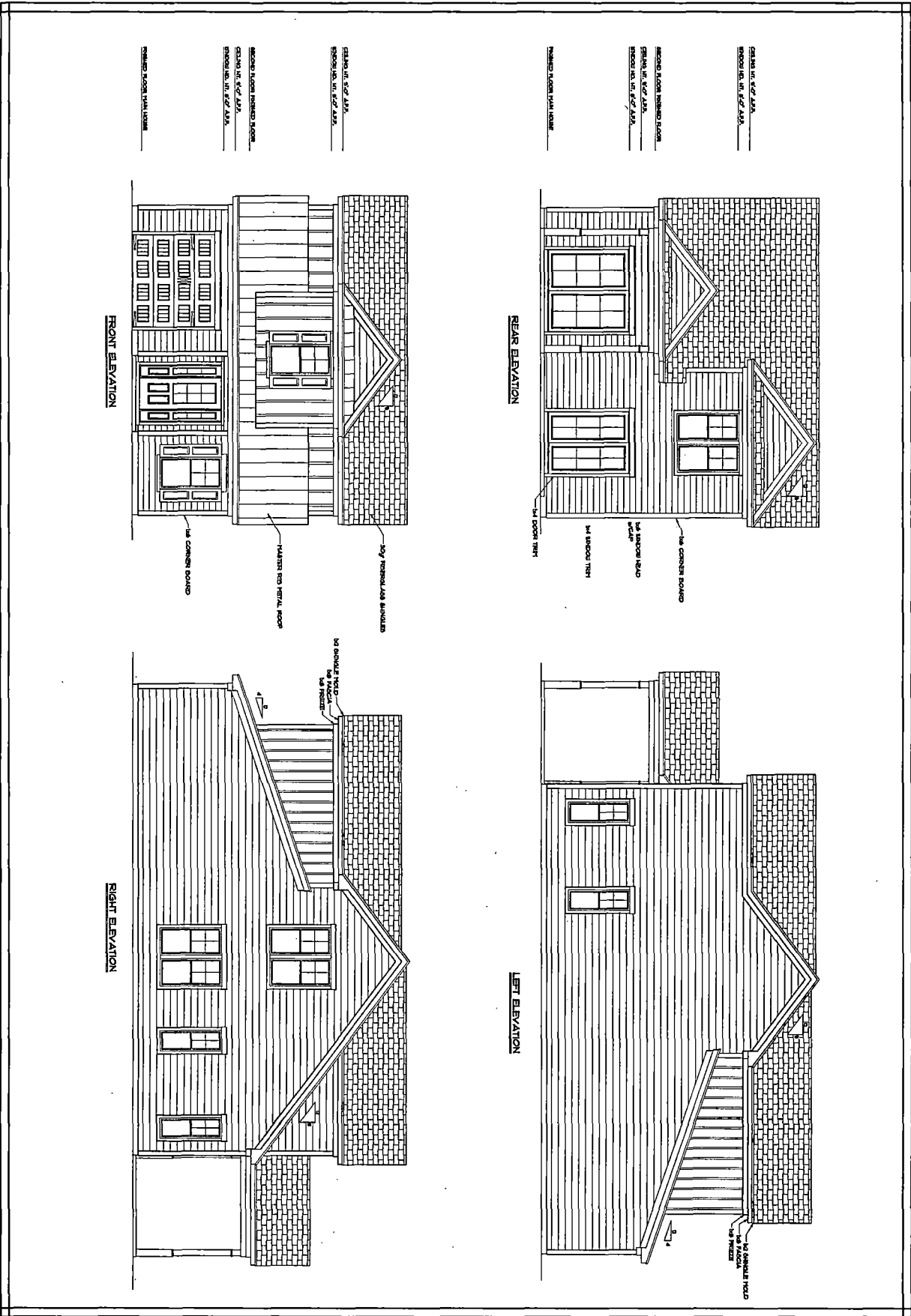
Two Story Bungalow The Retreat
5318 Sea Coral Way "Unit #21"



REVISING	
P.G. 47216 $1/4'' \times 1'' \times O^5$ 1000000	42.1



First Floor Heated	1053 sq. ft.
Second Floor Heated	715 sq. ft.
Total Heated	1768 sq. ft.
Entry Porch	31 sq. ft.
Rear Covered Porch	56 sq. ft.
Patio	112 sq. ft.
Garage	279 sq. ft.



REVISIONS

PG.

4/22/16

1/4\"/>

A2.1

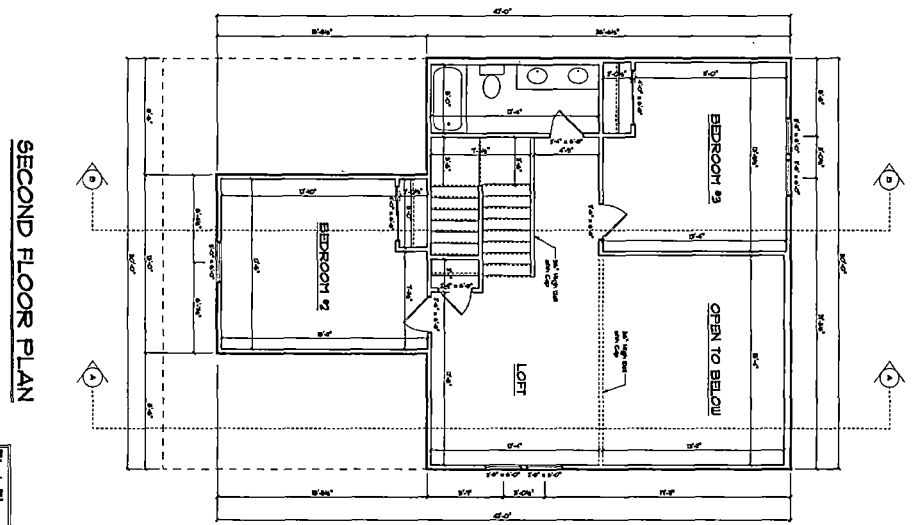
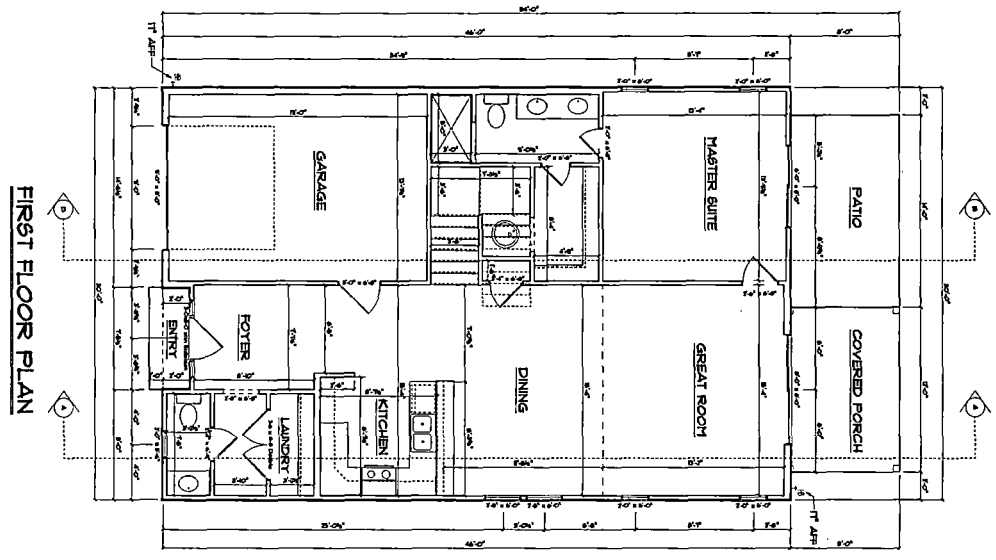
North Beach Hospitality, LLC.

Two Story Bungalow The Retreat

5314 Sea Coral Way "Unit #22"

Scale

Group



First Floor Heated	1053 sq ft.
Second Floor Heated	113 sq ft.
Total Heated	1166 sq ft.
Entry Porch	21 sq ft.
Rear Covered Porch	96 sq ft.
Patio	112 sq ft.
Garage	278 sq ft.

A1.1

North Beach Hospitality, LLC.
Two Story Bungalow The Retreat
5314 Sea Coral Way "Unit #22"



Exhibit "I-4"

ENGINEER'S CERTIFICATE

Pursuant to S.C. Code Ann. § 27-31-110 (1976), I certify the building plans described in the Fifth Supplement to Master Deed for Retreat Bungalows at Barefoot Village Horizontal Property Regime and further referenced and included in Exhibit "H-4" to said Master Deed (Exhibit "H-4" being attached and incorporated fully by reference into the Master Deed) fully depict and graphically show the following within the Retreat Bungalows at Barefoot Village Horizontal Property Regime (i) the location of the buildings and improvements, (ii) the layout, dimensions, location, and area of each Unit, and (iii) the dimension, area, and location, of the General and Limited Common Elements.

ENGINEER:


DDC ENGINEERS, INC.

By: 

Name: James M. Work

Engineer's S.C. License No.: 09160

Myrtle Beach, South Carolina
September 22, 2016


Notary Public, South Carolina
My Commission Expires: July 27, 2017
