

**SEVENTH 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 SEVENTH 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 11th day of May, 2018, 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, 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 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, recorded September 26, 2016 in Deed Book 3951 at Page 1899, 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 Sixth 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 March 30, 2017 in Deed Book 3998 at Page 528, and recorded April 12, 2017 in Deed Book 4001 at Page 2640, 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 1C Property, including Lots 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 69, 70, 71, 72, 73 and 74, 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 1C Property, including Lots 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 69, 70, 71, 72, 73 and 74, 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-5"** which is attached hereto and incorporated herein by reference, for a complete description of the additional property being submitted herein (the "Phase 1C Property").

(2) Property Rights. The Phase 1C 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 IC Property, including Lots 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 69, 70, 71, 72, 73 and 74 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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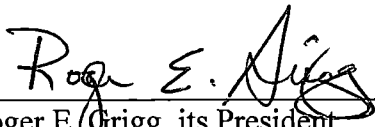
IN WITNESS WHEREOF, Declarant has caused this Declaration and Master Deed to be executed to be effective as of this 11 day of May, 2018.

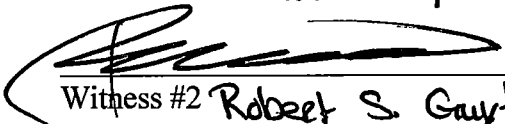
WITNESSES:

DECLARANT:

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


Witness #1 Pamela Smith

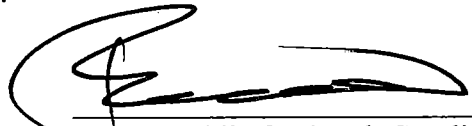
By: 
Roger E. Grigg, its President

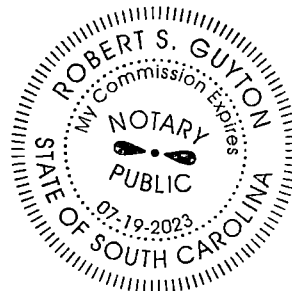

Witness #2 Robert S. Guyton

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 11th day of May, 2018, 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

[Signature]
Witness #1

[Signature]
Witness #2

By: [Signature]
Name: W. WAYNE GAY
Title: SR. Vice President

STATE OF South Carolina)
COUNTY OF Horry)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 11th day of May, ~~2016~~ ²⁰¹⁸, by W. Wayne Gay as SR. Vice Pres. of NBSC, a Division of Synovus Bank as his or her act and deed.

[Signature]
Notary Public for South Carolina
My Commission Expires: 12-20-2016

Teresa Leath

Exhibit "A-5"

Description of Property

ALL AND SINGULAR those certain pieces, parcels or lots of land, and improvements thereon, lying and being in the City of North Myrtle Beach, Horry County, South Carolina being described as **LOT 26, LOT 27, LOT 28, LOT 29, LOT 30, LOT 31, LOT 32, LOT 33, LOT 34, LOT 35, LOT 36, LOT 37, LOT 38, LOT 39, LOT 40, LOT 69, LOT 70, LOT 71, LOT 72, LOT 73 and LOT 74** as shown on that plat entitled **"THE RETREAT @ BAREFOOT VILLAGE – PHASE 1C, CITY OF NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA, FINAL PLAT"**, prepared for BV Retreat Development Co., Inc. & Roger E. Grigg, Pres., by DDC Engineers, Inc., dated January 8, 2018, revised January 12, 2018 and recorded January 29, 2018 in Plat Book 279 at Page 142, in the public records of Horry County, South Carolina, which plat is referenced as forming a part of this description.

SUBJECT TO those certain exceptions set forth in that certain Deed from Atlas SC I SPE, LLC to Leonard, Grigg & Associates, LLC, dated March 29, 2012 and recorded March 29, 2012 in Deed Book 3575 at Page 2748, in the Office of the Register of Deeds for Horry County, South Carolina.

AND SUBJECT TO 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, dated November 1, 2013 and recorded November 8, 2013 in Deed Book 3696 at Page 2532, in the Office of the Register of Deeds for Horry County, South Carolina.

DERIVATION: This being a portion of the property conveyed to BV Retreat Development Co., Inc. by Deed of BV Capital, LLC recorded December 11, 2017 in Deed Book 4066 at Page 774, public records of Horry County, South Carolina.

PIN No.: 359-13-03-0031, 359-13-03-0032, 359-13-03-0033, 359-13-03-0034, 359-13-03-0035, 390-04-02-0033, 359-13-03-0036, 359-13-03-0037, 359-13-03-0038, 359-13-03-0039, 390-04-02-0034, 390-04-02-0035, 390-14-02-0036, 390-04-02-0037, 390-04-02-0038, 359-13-03-0040, 359-13-03-0041, 359-13-03-0042, 359-13-03-0043, 359-13-03-0044 and 359-13-03-0045