

SIXTH AMENDMENT TO MASTER DEED

OF

SEA PINES CONDOMINIUM III

REFERENCE IS MADE to a Master Deed of Sea Pines Condominium III dated June 17, 1977, recorded with Barnstable Deeds Book 2531, page 167, as amended.

Pursuant to the rights reserved by Sponsor as set forth in Sections 1(f) and 12 thereof, and pursuant to the POWER OF ATTORNEY with respect thereto granted by all Unit Owners and Mortgagees, Sponsor, for itself and all Unit Owners, Unit Mortgagees and their heirs, administrators, successors, assigns and legal representatives, hereby AMENDS said Master Deed in the following respects:

1. The following Units are hereby added to the Condominium:

H-10 and H-11.

2. Filed herewith are an amended master site plan entitled "Master Site Plan of Sea Pines Condominium III" and an amended floor plan showing the location of each such Unit and its layout, location, unit number and dimensions, bearing the verified statements of registered land surveyors and architects as described in Sections 2 and 6 of said Master Deed.

3. An amended page one to Schedule A of such Master Deed is attached hereto, setting forth the proportionate interests of

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all Units in Sea Pines Condominium III as hereby amended.

Except as specifically amended herein, all provisions of said Master Deed remain in full force and effect, including without limitation Sponsor's rights and powers to further amend said Master Deed to add other units to the Condominium in accordance with the terms of the Master Deed.

EXECUTED UNDER SEAL this 13 day of *December*, 1978.

CORCORAN, MULLINS, JENNISON, INC.
(Sponsor)

By *Joseph E. Corcoran*
Joseph E. Corcoran, President

By *Gary A. Jennison*
Gary A. Jennison, Vice
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

Dec 13, 1978

Then personally appeared the above-named JOSEPH E. CORCORAN and GARY A. JENNISON, its President and Vice President and Treasurer, respectively, and acknowledged the foregoing instrument to be the free act and deed of CORCORAN, MULLINS, JENNISON, INC.,

Before me,

E. [Signature]
Notary Public

My commission expires: *Nov 23, 1984*



SEA PINES III MASTER DEED

SCHEDULE A

SIXTH AMENDMENT TO PAGE ONE

Unit Name & Number	Unit Model	Approximate Unit Area -Square Feet	Number of Rooms	Units Model Index	Location Factor	Option and Option Index	Fair Value Ratio Index	Proportionate Interest * **
Friendship 1	Ranch Cape	1,000	5	1.000	.45	Garage .035	.485	.020
2	Ranch Cape	1,000	5	1.000	.45	---	.450	.018
3	Extended Cape	1,305	5	1.305	.45	---	.587	.024
4	Extended Cape	1,305	5	1.305	.45	---	.587	.024
5	Ranch Cape	1,000	5	1.000	.45	Garage .035	.485	.020
6	Ranch Cape	1,000	5	1.000	.45	---	.450	.018
7	Ranch Cape	1,000	5	1.000	.45	---	.450	.018
8	Ranch Cape	1,000	5	1.000	.45	Garage .035	.485	.020
9	Ranch Cape	1,000	5	1.000	.45	Garage .035	.485	.020
10	Extended Cape	1,305	5	1.305	.45	Full Basement .035	.622	.025
11	Ranch Cape	1,000	5	1.000	.45	Garage .035	.485	.020

Unit Name & Number	Unit Model	Approximate Unit Model Area -Square Feet	Number of Rooms	Units Model Index	Location Factor	Option and Option Index	Fair Value Ratio Index	Proportionate Interest * **
12	Ranch Cape	1,000	5	1.000	.45	Garage .035	.485	.020
13	Cape	876	4	.876	.45	Garage .035	.430	.017
14	Ranch Cape	1,000	5	1.000	.45	---	.450	.018
15	Ranch Cape	1,000	5	1.000	.45	---	.450	.018
16	Ranch Cape	1,000	5	1.000	.45	---	.450	.018
17	Ranch Cape	1,000	5	1.000	.45	Garage .035	.485	.020
18	Ranch Cape	1,000	5	1.000	.45	Garage .035	.485	.020
19	Salt Box	1,390	6	1.390	.45	Garage .035	.661	.027
20	Ranch Cape	1,000	5	1.000	.45	Garage .035	.485	.020
Hollow 1	Ranch Cape	1,000	5	1.000	.50	Garage .035	.535	.021
2	Ranch Cape	1,000	5	1.000	.50	Garage .035	.535	.021
3	Ranch Cape	1,000	5	1.000	.50	Garage .035	.535	.021

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Unit Name & Number	Unit Model	Approximate Unit Model Area -Square Feet	Number of Rooms	Units Model Index	Location Factor	Option and Option Index	Fair Value Ratio Index	Proportionate Interest * **
4	Ranch Cape	1,000	5	1,000	.50	Garage .035	.535	.021
5	Ranch Cape	1,000	5	1,000	.50	---	.500	.020
6	Ranch Cape	1,000	5	1,000	.50	Garage .035	.535	.021
7	Ranch Cape	1,000	5	1,000	.50	Garage .035	.535	.021
8	Salt Box	1,390	6	1,390	.50	Garage .035	.730	.029
9	Salt Box	1,390	6	1,390	.50	Garage .035	.730	.029
10	Salt Box	1,390	6	1,390	.50	Garage .035	.730	.029
11	Salt Box	1,390	6	1,390	.50	Garage .035	.730	.029
12	Ranch Cape	1,000	5	1,000	.50	Garage .035	.535	.021
Dunesward 5	Garden "R"	1,530	6	1,530	.60	---	.918	.037
6	Garden "L"	1,530	6	1,530	.60	---	.918	.037
7	Brewster "L"	1,200	5	1,200	.65	---	.780	.031
8	Brewster "R"	1,200	5	1,200	.65	---	.780	.031

Unit Name & Number	Unit Model	Approximate Unit Model Area -Square Feet	Number of Rooms	Units Model Index	Location Factor	Option and Option Index	Fair Value Ratio Index	Proportionate Interest * **
9	Garden "R"	1,530	6	1.530	.70	---	1.071	.043
10	Garden "L"	1,530	6	1.530	.70	---	1.071	.043
11	Carriage "R"	1,600	6	1.600	.70	---	1.120	.045
12	Carriage "L"	1,600	6	1.600	.70	---	1.120	.045
							24.895	1.000

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RECORDED JAN 8 1973

*The areas set forth in this Schedule A are of the primary living space (as designed) only. In addition thereto each Unit has included therein a private outside patio and the exclusive right to the use of (i) the parking space(s) described in the Unit Deed, and (ii) any attic to which such Unit is immediately adjacent or has direct access from within such Unit.

**See Explanatory Note.