

FOURTH 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-1 and F-18.

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

SEE PLAN BOOK 321 PAGES 76, 77, 78

all units in Sea Pines Condominiums 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 26<sup>th</sup> day of April, 1978.

CORCORAN, MULLINS, JENNISON, INC.  
(Sponsor)

By Joseph R. Mullins  
Joseph R. Mullins  
Vice President

By Gary A. Jennison  
Gary A. Jennison  
Vice President/Treasurer

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

April 26, 1978.

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

Before me,



E. Grant Taylor  
Notary Public

My commission expires: Nov 23, 1984

SEA PINES III MASTER DEED

SCHEDULE A

FOURTH AMENDMENT TO PAGE ONE

BOOK 2695 PAGE 229

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 * **
Friendship 1	Ranch Cape	1,000	5	1.000	.45	Garage .035	.485	.024
2	Ranch Cape	1,000	5	1.000	.45	---	.450	.022
3	Extended Cape	1,305	5	1.305	.45	---	.587	.028
4	Extended Cape	1,305	5	1.305	.45	---	.587	.028
5	Ranch Cape	1,000	5	1.000	.45	Garage .035	.485	.024
6	Ranch Cape	1,000	5	1.000	.45	---	.450	.022
7	Ranch Cape	1,000	5	1.000	.45	---	.450	.022
8	Ranch Cape	1,000	5	1.000	.45	Garage .035	.485	.024
9	Ranch Cape	1,000	5	1.000	.45	Garage .035	.485	.024
10	Extended Cape	1,305	5	1.305	.45	Full Basement .035	.622	.030
11	Ranch Cape	1,000	5	1.000	.45	Garage .035	.485	.024

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	.024
13	Cape	876	4	.876	.45	Garage .035	.430	.021
14	Ranch Cape	1,000	5	1.000	.45	---	.450	.022
15	Ranch Cape	1,000	5	1.000	.45	---	.450	.022
16	Ranch Cape	1,000	5	1.000	.45	---	.450	.022
17	Ranch Cape	1,000	5	1.000	.45	Garage .035	.485	.024
18	Ranch Cape	1,000	5	1.000	.45	Garage .035	.485	.024
19	Salt Box	1,390	6	1.390	.45	Garage .035	.661	.032
20	Ranch Cape	1,000	5	1.000	.45	Garage .035	.485	.024
1	Ranch Cape	1,000	5	1.000	.50	Garage .035	.535	.026
5	Ranch Cape	1,000	5	1.000	.50	---	.500	.026
6	Ranch Cape	1,000	5	1.000	.50	Garage .035	.535	.026

Hollow

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 *
7	Ranch Cape	1,000	5	1.000	.50	Garage .035	.535	.026
8	Salt Box	1,390	6	1.390	.50	Garage .035	.730	.035
5	Garden	1,530	6	1.530	.60	---	.918	.044
6	Garden	1,530	6	1.530	.60	---	.918	.044
7	Brewster	1,200	5	1.200	.65	---	.780	.038
8	Brewster	1,200	5	1.200	.65	---	.780	.038
9	Garden "R"	1,530	6	1.530	.70	---	1.071	.052
10	Garden "L"	1,530	6	1.530	.70	---	1.071	.052
11	Carriage "R"	1,600	6	1.600	.70	---	1.120	.054
12	Carriage "L"	1,600	6	1.600	.70	---	1.120	.054
							20.565	1.000

RECORDED APR 27 1978

\*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.