

MASTER DEED

for

WOODLAND TERRACE

Horizontal Property Regime

Richland County, Columbia, South Carolina

Woodland Partnership, having its principal office in Columbia, County of Richland, State of South Carolina, hereinafter referred to as "the Grantor", as the sole owner of the land and improvements hereinafter described, does hereby make, declare and publish its intention and desire to submit, and does hereby submit, the lands and buildings hereinbelow described, together with all other improvements thereon, including all easements, rights and appurtenances thereto belonging, to a Horizontal Property Regime (to be known as Woodland Terrace Horizontal Property Regime, hereinafter called "the Regime") in the manner provided for by the South Carolina Horizontal Property Act, as amended, S.C. Code Ann. §§27-31-10 et seq. (1976). In conformity with Sections 27-31-30 and 27-31-100 of said Act, the Grantor sets forth the following particulars:

I

LEGAL DESCRIPTION

The lands (the "Real Property") which are hereby submitted to the Regime are described on Exhibit "A" attached hereto and made a part hereof by reference. The Real Property as so described has an area set forth on said Exhibit "A". Please note that the building which fronts on Beltline Boulevard which was at one time a nursery, is not part of the property.

II

SURVEY AND DESCRIPTION OF IMPROVEMENTS

Incorporated herein by reference is that survey set out in Exhibit "A" and the plot plans designated Exhibit "B" which depict the location of the buildings and other improvements, which plot plans and survey of the buildings show graphically the dimensions, area and location of each Apartment and of the General Common Elements affording access to each Apartment. Each Apartment is identified thereon by specific number and no Apartment bears the same designation as any other Apartment.

III

APARTMENTS AND GENERAL AND LIMITED COMMON ELEMENTS

The Regime consists of Apartments and General and Limited Common Elements, as said terms are hereinafter defined.

Apartments, as the term is used herein, shall mean and comprise the one hundred seventy-five (175) separate and numbered Apartments which are designated in Exhibits "A" and "B" to this Master Deed, including but not limited to the space, partition walls, fixtures and appliances therein, excluding, however, all spaces and improvements lying beneath the undecorated and/or unfinished inner surfaces of the perimeter walls and floors, and above the undecorated and/or unfinished inner surfaces of the ceilings of each Apartment, and further excluding all spaces and improvements lying beneath the undecorated and/or unfinished inner surface of all interior loadbearing columns, and further excluding all pipes, ducts, wires, conduits and other facilities running through any interior wall or partition for the furnishing of utility services to Apartments and Limited and General Common Elements. The general description and number of each Apartment, expressing its area, general location and any other data necessary for its identification, appear in Exhibit "B" and the survey of the property. The Apartments include living room, kitchen area, with appliances therein, bathrooms, bedrooms, and closets.

Said apartments are located within thirty-eight (38) buildings on the real property set out in Exhibit "A" to this Master Deed. Each is more clearly shown on the referenced plat and plot plans. The following units are located in the following buildings:

BUILDING NO. 1:

Apartment 1-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 1-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 1-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 1-D This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 2:

Apartment 2-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 2-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 3:

Apartment 3-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 3-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 3-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 4:

Apartment 4-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 4-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 4-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 4-D This being a two story apartment unit consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 4-E This being a two story apartment unit consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 4-F This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 4-G This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 4-H This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 5:

Apartment 5-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 5-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 5-C This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 5-D This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 5-E This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 5-F This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 6:

Apartment 6-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 6-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 6-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 6-D This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 7:

Apartment 7-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 7-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 7-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 7-D This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 7-E This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 7-F This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 7-G This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 7-H This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 8:

Apartment 8-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 8-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 8-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 8-D This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 9:

Apartment 9-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 9-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 9-C This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 9-D This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 9-E This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 9-F This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 10:

Apartment 10-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 10-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 10-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 10-D This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 11:

Apartment 11-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 11-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 11-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 11-D This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 11-E This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 11-F This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 11-G This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 11-H This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 12:

Apartment 12-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 12-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 13:

Apartment 13-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 13-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 13-C This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 13-D This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 13-E This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 13-F This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 14:

Apartment 14-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 14-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 14-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 14-D This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 14-E This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 14-F This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 14-G This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 14-H This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 15:

Apartment 15-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 15-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 15-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 16:

Apartment 16-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 16-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 17:

Apartment 17-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 17-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 17-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 18:

Apartment 18-A This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 18-B This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

BUILDING NO. 19:

Apartment 19-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 19-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 19-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 19-D This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 20:

Apartment 20-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 20-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 20-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 21:

Apartment 21-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 21-B This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 21-C This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 21-D This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 22:

Apartment 22-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 22-B This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 22-C This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 22-D This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 23:

Apartment 23-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 23-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 23-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 23-D This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 23-E This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 23-F This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 23-G This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 23-H This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 24:

Apartment 24-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 24-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 24-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 24-D This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 24-E This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 24-F This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 24-G This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 24-H This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 25:

Apartment 25-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 25-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 25-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 26:

Apartment 26-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 26-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 26-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 26-D This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 27:

Apartment 27-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 27-B This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 27-C This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 27-D This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 28:

Apartment 28-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 28-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 28-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 28-D This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 29:

Apartment 29-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 29-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 30:

Apartment 30-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 30-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 30-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 31:

Apartment 31-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 31-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 31-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 31-D This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 31-E This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 31-F This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 31-G This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 31-H This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 32:

Apartment 32-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 32-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 32-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 32-D This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 32-E This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 32-F This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 33:

Apartment 33-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 33-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 33-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 33-D This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 33-E This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 33-F This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 33-G This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 33-H This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 34:

Apartment 34-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 34-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 35:

Apartment 35-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 35-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 35-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 35-D This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 35-E This being a two story apartment consisting of a living area, dining area, kitchen and a walk-in closet under the stairs on the ground floor with two bedrooms, a bath and two closets on the second floor.

Apartment 35-F This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 35-G This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 35-H This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 36:

Apartment 36-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 36-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 36-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 36-D This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 37:

Apartment 37-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 37-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 37-C This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

BUILDING NO. 38:

Apartment 38-A This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

Apartment 38-B This apartment contains a living room, two bedrooms, a kitchen, three closets, and one bath all on the ground floor.

General common elements means and includes:

(1) The land on which the buildings stand, more fully described above, together with all of the other real property described on Exhibit "A";

(2) The foundations, main walls, roofs, halls, lobbies, stairways, and entrance and exit or communication ways;

(3) The roofs, yards, gardens, shrubs, trash chutes, exterior lights, fire alarms, fire hoses, signs, storm drainage system, and dryer exhausts, except as otherwise provided or stipulated;

(4) The compartments or installations of central services such as power, light, telephone, television, gas, cold and hot water, refrigeration, reservoirs, water tanks and pumps, and the like;

(5) The parking areas, roads and all appurtenances thereto;

(6) In general, all devices or installations existing for common use;

(7) All other elements of the property rationally of common use or necessary to its existence, upkeep and safety;

(8) The common area contains such areas as are shown on the exhibits.

Limited Common Elements means and includes:

(1) Any attic, shutters, awnings, window boxes, doorsteps, stoops, porches, balconies, patios, entrance ways and all exterior doors and windows or other fixtures designed to serve one or more but less than all Apartments, are limited common elements allocated exclusively to such Apartment or Apartments.

(2) If any chute, flue, duct, wire, conduit, bearing wall, bearing column, or any other fixture lies partially within and partially outside the designated boundaries of an Apartment, any portion serving only that Apartment is a limited common element allocated solely to that Apartment. Insofar as possible, the limited common elements are shown graphically and described in detail in words and figures in the plat and plot plans.

(3) Although the air-conditioning and heating units are located, in part, in the General Common Elements, maintaining them is an individual unit owner's responsibility.

IV

OWNERSHIP OF APARTMENTS AND APPURTENANT INTEREST IN GENERAL COMMON ELEMENTS

Once the Real Property and Common Elements are submitted to the Regime, an Apartment in the Regime may be individually conveyed and encumbered and may be the subject of ownership, possession or sale and of all types of juridic acts inter vivos or mortis causa, as if it were sole and entirely independent of the other Apartments in the Regime of which it forms a part, and the corresponding individual titles and interests shall be recordable. However, Woodland Partnership reserves, unconditionally, the right to sell apartments only in blocks which constitute the essential sale of an entire building.

may be held and owned by more than one person as tenants in common or ownership.

An Apartment owner shall have the exclusive ownership of his Apartment and shall have a common right to a share, with the other co-owners, in the common elements of the Regime, equivalent to the percentage representing the value of the individual Apartment, with relation to the value of the whole Regime. This percentage is set forth on Exhibit "C" attached hereto and made a part hereof by reference, shall have a permanent character, and shall not be altered without the acquiescence of the co-owners representing all the Apartments of the Regime.

The basic value, which shall be fixed for the sole purpose of this Master Deed and irrespectively of the actual value, shall not prevent each co-owner from fixing a different circumstantial value to his Apartment in all types of acts and contracts.

V

**RESTRICTION AGAINST FURTHER SUBDIVIDING
OF APARTMENTS AND SEPARATE CONVEYANCE
OF APPURTENANT COMMON ELEMENTS, ETC.**

No Apartment may be divided or subdivided into a smaller Apartment; nor shall any Apartment, or portion thereof, be added to or incorporated into any other Apartment. The undivided interest in the General and Limited Common Elements declared to be an appurtenance to each Apartment shall not be conveyed, devised, encumbered or otherwise dealt with separately from said Apartment and the undivided interest in General and Limited Common Elements appurtenant to each Apartment shall be deemed conveyed, devised, encumbered or otherwise included with the Apartment even though such undivided interest is not expressly mentioned or described in the instrument conveying, devising, encumbering, or otherwise dealing with such Apartment. Any conveyance, mortgage, or other instrument which purports to affect the conveyance, devise or encumbrance, or which purports to grant any right, interest or lien in, to, or upon, an Apartment, shall be null, void and of no effect unless the same purports to convey, devise, encumber or otherwise trade or deal with the entire Apartment. Any instrument conveying, devising, encumbering or otherwise dealing with any Apartment which described said Apartment by the Apartment Number assigned thereto in Exhibit "B" and paragraph III above without limitation or exception, shall be deemed and construed to affect the entire Apartment and its appurtenant undivided interest in the General and Limited Common Elements. Nothing herein contained shall be construed as limiting or preventing ownership of any Apartment and its appurtenant undivided interest in the General and Limited Common Elements by more than one person or entity as tenants in common, joint tenants, or any other recognized form of real property ownership or prevent any owner from time-sharing the ownership of the Apartment in accordance with the laws of the State of South Carolina

VI

**HORIZONTAL PROPERTY REGIME
SUBJECT TO RESTRICTIONS, ETC.**

Each and every Apartment and the General and Limited Common Elements shall be, and the same are hereby declared to be, subject to the restrictions, easements, conditions and covenants prescribed and established herein, governing the use of said Apartment and General and Limited Common Elements, and setting forth the obligations and responsibilities incident to ownership of each Apartment and its appurtenant undivided interest in the General and Common Elements and said Apartments and General and Limited Common Elements are further declared to be subject to the restrictions, easements, conditions, and limitations now of record affecting the land and improvements of the Apartment.

VII

**PERPETUAL NON-EXCLUSIVE EASEMENT
IN GENERAL COMMON ELEMENTS**

The General Common Elements shall be, and the same are hereby declared to be subject to a perpetual non-exclusive easement in favor of all of the co-owners of Apartments in the Horizontal Property Regime for their use and the use of their immediate families, guests, and invitees, for all proper and normal purposes, and for the furnishing of services and facilities for which the same are reasonable intended, or the enjoyment of said co-owners of Apartments. Notwithstanding anything above provided in this article, The Woodland Terrace Condominium Association, Inc. (a South Carolina non-

profit corporation, hereinafter called "the Association"), shall have the right to establish the rules and regulations pursuant to which the co-owner or co-owners of any Apartment may be entitled to the exclusive use of any parking space or spaces.

VIII

PERPETUAL EXCLUSIVE EASEMENT TO USE
LIMITED COMMON ELEMENTS

Each co-owner shall have the exclusive right to use the Limited Common Elements allocated to such co-owners Apartment for his use and the use of his immediate families, guests, and invitees, for all proper and normal purposes. Such right to use shall be a perpetual exclusive easement in favor of such co-owner.

IX

EASEMENT FOR UNINTENTIONAL
AND NON-NEGLIGENT ENCROACHMENTS

In the event that any portion of the General and Limited Common Elements now or hereafter encroaches upon any Apartment, or vice versa, or in the event that any portion of one Apartment now or hereafter encroaches upon another Apartment, a valid easement for the encroachment and for the maintenance of the same, so long as it stands, does and shall exist.

X

RESTRAINT UPON SEPARATION AND PARTITION
OF GENERAL AND LIMITED COMMON ELEMENTS

The Common elements, both general and limited, shall remain undivided and shall not be the object of an action for partition or division of the co-ownership. Any covenant to the contrary shall be void.

All of the co-owners or the sole owner of the Regime may waive the Regime and regroup or merge the records of the individual apartments with the Real Property, provided that the individual apartments are unencumbered, or if encumbered, that the creditors in whose behalf the encumbrances are recorded agree to accept as security the undivided portions of the property owned by the debtors.

Subject to the other provisions of this Article X, unless all of the first mortgagees (based upon one vote for each first mortgage owned), and owners (other than the Grantor) of the Apartments have given their prior written approval, the Association or Regime shall not be entitled to:

- (a) by act of omission, seek to abandon or terminate the Regime or legal status of the project as a condominium;
- (b) change the prorata interest or obligations of any Apartment for the purpose of: (i) levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards, or (ii) determining the pro rata share of ownership of each Apartment in the General and Limited Common Elements;
- (c) partition or subdivide any Apartment;
- (d) by act or omission, seek to abandon, partition, subdivide, encumber, sell or transfer the common elements, [The granting of easements for public utilities or for other public purposes consistent with the intended use of the common elements by the Regime or Association shall not be deemed a transfer within the meaning of this subparagraph (d)];
- (e) fail to keep in force those certain insurance coverages set out in Article

XXIV Paragraph H or their equivalent.

(f) in addition to the foregoing requirements the consent of the co-owners of Apartments to which at least sixty-seven percent (67%) of the votes in the Owners Association are allocated and the approval of eligible holders holding mortgages on Apartments which have at least fifty-one percent (51%) of the votes of Apartments subject to eligible holder mortgages, shall be required to add or amend any material provisions of the Master Deed, By-Laws, Articles of Incorporation, or other constituent

documents of the Regime, which establish, provide for, govern or regulate any of the following:

- (1) voting;
 - (2) assessments, assessment liens or subordination of such liens;
 - (3) reserves for maintenance, repairs and replacement of common area (or Apartments if applicable);
 - (4) right to use of the common area;
 - (5) responsibility or maintenance and repair of the several portions of the Regime;
 - (6) expansion or contraction of the Regime or the addition, annexation or withdrawal of property to or from the Regime;
 - (7) boundaries of any Apartments;
 - (8) the interests in the General or Limited common area;
 - (9) convertibility of Apartments into common areas or of common areas into Apartments;
 - (10) leasing of Apartments;
 - (11) imposition of any right of first refusal or similar restriction on the right of an Apartment owner to sell, transfer or otherwise convey his or her Apartment;
 - (12) any provisions which are for the express benefit of mortgage holders, eligible mortgage holders or eligible insurers or guarantors of first mortgages on Apartments as those words are defined in the FNMA Conventional Home Mortgage Selling Contract Supplement or any additions or replacements thereof.
- (g) the co-owners representing two-thirds of the total value of the property shall be required to modify the system of administration of the Association.

The provisions set forth in this subparagraph (f) shall not apply to amendments to the constituent documents or termination of the Condominium Regime made as a result of destruction, damage or condemnation pursuant to the provisions of this Master Deed or the constituent documents.

XI

RIGHT OF ELIGIBLE MORTGAGE HOLDERS AND
ELIGIBLE INSURERS OR GUARANTORS

1. Notice of Action: Upon written request to the Association, identifying the name and address of the holder, insurer or guarantor and the Apartment number or address, any such eligible mortgage holder or eligible insurer or guarantor will be entitled to timely written notice of:

- (a) Any condemnation loss or any casualty loss which affects a material portion of the Regime or any Apartment on which there is a first mortgage held, insured, or guaranteed by such eligible mortgage holder or eligible insurer or guarantor, as applicable;
- (b) Any delinquency in the payment of assessments or charges owed by a co-owner of a Apartment subject to a first mortgage held, insured or guaranteed by such eligible holder or eligible insurer or guarantor, which remains uncured for a period of sixty (60) days;
- (c) Any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association;
- (d) Any proposed action which would require the consent of a specified percentage of eligible mortgage holders as specified in this Master Deed.

2. Other Provisions for Eligible Mortgage Holders: To the extent permitted by applicable law, eligible mortgage holders shall also be afforded the following rights:

(a) Any restoration or repair of the Regime, after a partial condemnation or damage due to an insurable hazard, shall be performed substantially in accordance with the declaration (Master Deed) and the original plans and specifications, unless other action is approved by eligible holders holding mortgages on Apartments which have at least fifty-one percent (51%) of the votes of Apartments subject to eligible holder mortgages;

(b) Any election to terminate the legal status of the Regime after substantial destruction or a substantial taking in condemnation of the Regime property must require the approval of eligible holders holding mortgages on Apartments which have at least fifty-one percent (51%) of the votes of Apartments subject to eligible holder mortgages;

(c) Unless the formula for reallocation of interests in the common areas after a partial condemnation or partial destruction of a condominium project (Regime) is fixed in advance by the constituent documents or by applicable law, no reallocation of interests in the common areas resulting from a partial condemnation or partial destruction of such a Regime may be effected without the prior approval of eligible holders holding mortgages on all remaining Apartments whether existing in whole or in part, and which have at least fifty-one percent (51%) of the votes of such remaining Apartments subject to eligible holder mortgages;

(d) When professional management has been previously required by any eligible mortgage holder or eligible insurer or guarantor, whether such entity became an eligible mortgage holder or eligible insurer or guarantor at that time or later, any decision to establish self management by the Association shall require the prior consent of co-owners of Apartments to which at least sixty-seven percent (67%) of the votes in the Association are allocated and the approval of eligible holders holding mortgages on Apartments which have at least fifty-one percent (51%) of the votes of Apartments subject to eligible holder mortgages.

3. An addition or amendment to this Master Deed, By-Laws, or other exhibits shall not be considered material if it is for the purpose of correcting technical errors, or for clarification only. An eligible mortgage holder who receives a written request to approve additions or amendments who does not deliver or post to the requesting party a negative response within thirty (30) days shall be deemed to have approved such request

XII

PERCENTAGE OF UNDIVIDED INTEREST IN GENERAL COMMON ELEMENTS APPURTENANT TO EACH APARTMENT

The undivided interest in General and Limited Common Elements appurtenant to each Apartment is that percentage of undivided interest which is set forth and assigned to each Apartment in that certain schedule which is annexed hereto and expressly made a part hereof as Exhibit "C".

XIII

RESIDENTIAL USE RESTRICTION APPLICABLE TO APARTMENTS

Each Apartment is hereby restricted to residential use by the co-owner or co-owners thereof, their immediate families, guests, tenants, lessees, licensees and invitees; provided, however, that so long as the Grantor shall retain any interest in the Regime, it may utilize an Apartment or Apartments of its choice owned by Grantor from time to time, for a sales office, model, or other usage for the purpose of selling Apartments in said Regime including the placing of sales signs on the premises. Grantor may assign this commercial usage right to such other persons or entities as it may choose; provided, however, that when all Apartments have been sold, this right of commercial usage shall immediately cease. No "For Sale" signs or the like shall be permitted on any General and Limited Common Element or any Apartment so as to be visible from any General or Limited Common Element or public street or area. Nothing herein shall prevent the Association from leasing portions of the Common Elements to management companies for use as an office, model or other purpose connected with the management of the Regime or to grant, licenses and easements over the common areas for utilities, roads, and other purposes reasonably necessary or usable for the proper maintenance and operation of the Regime.

XIV

USE OF GENERAL COMMON ELEMENTS
SUBJECT TO RULES OF ASSOCIATION

The use of General Common Elements by the co-owner or co-owners of all Apartments, and all other parties authorized to use the same, shall be at all times subject to such reasonable rules and regulations as may be prescribed and established governing such use, or which may hereafter be prescribed and established by the Association.

XV

HORIZONTAL PROPERTY REGIME TO BE USED FOR
LAWFUL PURPOSES, RESTRICTION AGAINST NUISANCES, ETC.

No immoral, improper, offensive or unlawful use shall be made of any Apartment or of the General and Limited Common Elements, nor any part thereof, and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction over the Regime shall be observed. No co-owner of any Apartment shall permit or suffer any thing to be done or kept in his Apartment, or on the General or Limited Common Elements, which will increase the rate of insurance on the Regime, or which will obstruct or interfere with the rights of other occupants of the building or annoy them by unreasonable noises, nor shall any such co-owner undertake any use or practice which shall create and constitute a nuisance to any other co-owner of an Apartment, or which interferes with the peaceful possession and proper use of any other Apartment or the General or Limited Common Elements.

XVI

RIGHT OF ENTRY INTO APARTMENTS IN EMERGENCIES

In case of any emergency originating in or threatening any Apartment, regardless of whether the co-owner is present at the time of such emergency, the Board of Directors of the Association or any other person or firm authorized by it, or the building superintendent or managing agent, shall have the right to enter such Apartment for the purpose of remedying or abating the cause of such emergency, and such right of entry shall be immediate, and to facilitate entry in the event of any such emergency, the co-owner of each Apartment if required by the Association, shall deposit under the control of the Association a key to such Apartment.

XVII

RIGHT OF ENTRY FOR MAINTENANCE
OF GENERAL COMMON ELEMENTS

Whenever it is necessary to enter any Apartment for the purpose of performing any maintenance, alteration or repair to any portion of the General Common Elements, the co-owner of each Apartment shall permit other co-owners or their representatives, or the duly constituted and authorized agent of the Association, to enter such Apartment, provided that such entry shall be made only at reasonable times and with reasonable advance notice.

XVIII

LIMITATION UPON RIGHT OF CO-OWNERS
TO ALTER AND MODIFY APARTMENTS

No co-owner of an Apartment shall permit there to be made any structural modification or alterations therein without first obtaining the written consent of the Association, which consent may be withheld in the event that a majority of the Board of Directors of said Association determine, in their sole discretion, that such structural modifications or alterations would affect or in any manner endanger the building in part or in its entirety. If the modification or alteration desired by the co-owner of any Apartment involves the removal of any permanent interior partition, the Association shall have the right to permit such removal so long as the permanent interior partition to be removed is not a load-bearing partition, and so long as the removal thereof would in no manner affect or interfere with the provision of utility services constituting General or Limited Common Elements located therein. No co-owner shall cause any improvements or changes to be made on the exterior of the building, including painting or other decoration, or the installation of electrical wiring, television antenna, machines or air conditioning

units which may protrude through the walls or roof of the building, or in any manner change the appearance of any portion of the building not within the walls of such Apartment, nor shall storm panels or awnings be affixed, without the written consent of the Association being first obtained.

XIX

RIGHT OF THE ASSOCIATION TO ALTER AND IMPROVE
GENERAL AND LIMITED COMMON ELEMENTS AND ASSESSMENT THEREFOR

The Association shall have the right to make or cause to be made such alterations, modifications and improvements to the General and Limited Common Elements, provided such alterations, modifications or improvements are first approved in writing by the Board of Directors of the Association and also by the co-owners of sixty-seven percent (67%) or more of the Apartments in the entire Regime; and the cost of such alterations, modifications or improvements shall be assessed as common expenses and collected from the co-owners of all Apartments according to their percentage of ownership of the General and Limited Common Elements.

XX

MAINTENANCE AND REPAIR BY CO-OWNERS OF APARTMENTS

Every co-owner must perform promptly all maintenance and repair work within his Apartment which, if omitted, would adversely affect the Regime in its entirety or in a part belonging to other co-owners, being expressly responsible for the damages and liability which his failure to do so may engender. The co-owner of each Apartment shall be liable and responsible for the Maintenance, repair and replacement, as the case may be, of all air conditioning and heating equipment, hot water heaters, stoves, refrigerators, garbage disposals, dishwashers, fans, or other appliances or equipment, including any fixtures and/or their connections or receptacles required to provide water, light, power, telephone, television, sewerage and sanitary service to his Apartment and which may now or hereafter be situated in his Apartment including, toilets, laboratories, sinks, tubs and showers. Such co-owner shall further be responsible and liable for maintenance, repair, and replacement of any and all window glass, glass doors, walls, ceiling and floor surfaces or coverings, painting, decorating and furnishings, and all other accessories which such co-owner may desire to place or maintain in his Apartment. Whenever the maintenance, repair and replacement of any items for which the co-owner of an Apartment is obligated to maintain, repair or replace at his own expense is occasioned by any loss or damage which may be covered by any insurance maintained in force by Association, the proceeds of the insurance received by Association, or the Insurance Trustee hereinafter designated, shall be used for the purpose of making such maintenance, repair and replacement as shall, by reason of the applicability of any deductibility provision of such insurance, exceed the amount of the insurance proceeds applicable to such maintenance, repair or replacement. Reference is made to S.C. Code Ann. §27-31-250 (1976), which code section is controlling of insurance proceeds use when said code section is applicable by its terms.

*Shawn
All Regime*

XXI

MAINTENANCE AND REPAIR OF GENERAL
AND LIMITED COMMON ELEMENTS BY THE ASSOCIATION

The Association, at its expense, shall be responsible for the maintenance, repair and replacement of all of the General and Limited Common Elements, including those portions thereof which contribute to the support of the building, and all conduits, ducts, plumbing, wiring and other facilities located in the General or Limited Common Elements for the furnishing of utility services to the Apartments and said General and Limited Common Elements, and should any incidental damage be caused to any Apartment by virtue of any work which may be done or caused to be done by the Association in the maintenance, repair, or replacement of any General or Limited Common Elements, the Association shall, at its expense, repair such incidental damage.

XXII

PERSONAL LIABILITY AND RISK OF LOSS OF CO-OWNER
OF APARTMENT AND SEPARATE INSURANCE COVERAGE, ETC.

The co-owner of each Apartment may, at his own expense, obtain insurance coverage for loss of or damage to any furniture, furnishings, personal effects and other personal

property belonging to such co-owner and may, at his own expense and option, obtain insurance coverage against personal liability or injury to the person or property of another while within such co-owner's Apartment or upon the General or Limited Common Elements. All such insurance obtained by the co-owner of each Apartment shall, where available, provide that the insurer waives its right of subrogation as to any claims against other co-owners of Apartments, the Association, and the respective servants, agents and guests of said other co-owners and the Association. Risk of loss of or damage to any furniture, furnishings, personal effects and other personal property (other than such furniture, furnishings and personal property constituting a portion of the General or Limited Common Elements or insured by the Association) belonging to or carried on the person of the co-owner of or in, to or upon General or Limited Common Elements shall be borne by the co-owner of each such Apartment. All furniture, furnishings and personal property constituting a portion of the General or Limited Common Elements and held for the joint use and benefit of all co-owners of all Apartments shall be covered by such insurance as shall be maintained in force and effect by Association as hereinafter provided. The co-owner of an Apartment shall have no personal liability for any damages caused by the Association or in connection with the use of the General or Limited Common Elements. The co-owner of an Apartment shall be liable for injuries or damage resulting from an accident in his own Apartment, to the same extent and degree that the co-owner of a house would be liable for an accident occurring within the house.

XXIII

CONDEMNATION

A. Apartments Acquired. If an Apartment is acquired by eminent domain, or if part of an Apartment is acquired by eminent domain leaving the Apartment owner with a remnant which may not practically or lawfully be used for any purpose permitted by this Master Deed, the award must compensate the Apartment owner for his Apartment and its General and Limited Common Element interest, whether or not any General or Limited Common Element interest is acquired. Upon acquisition, unless the decree otherwise provides, that Apartment's entire General and Limited Common Element interest, votes in the Association and common expense liability are automatically reallocated to the remaining Apartments in proportion to the respective interests, votes, and the Association shall promptly prepare, execute, and record an amendment to this Master Deed reflecting the reallocations. Any remnant of an Apartment remaining after part of an Apartment is taken under this subsection is thereafter a General and Limited Common Element.

B. Part of Apartment Acquired. Except as provided above, if part of an Apartment is acquired by eminent domain, the award must compensate the Apartment owner for the reduction of value of the Apartment and its common element interest. Upon acquisition, (1) that Apartment's Limited and General Common Element percentage interest, votes in the Association, and common expense liability are reduced in proportion to the reduction in size of the Apartment, and (2) the portion of Limited and General Common Element interest, votes and common expense liability divested from the partially acquired Apartment are automatically reallocated to that Apartment and the remaining Apartments in the percentages set out in Schedule "C".

XXIV

INSURANCE

A. Hazard Insurance. The Association shall insure all Apartments and all General and Limited Common Elements against all hazards and risks normally covered by a standard hazard policy including fire and lightning, the hazards and risks covered by "extended coverage", vandalism and malicious mischief, windstorm and hail policies and all other coverage commonly required by lending institutions in the area, including flood insurance where applicable. Such insurance shall cover only the Apartments and General and Limited Common Elements. No insurance of the contents of the Apartment (other than the fixtures originally installed therein by Grantor and being a part of such Apartment) shall be provided by the Association. The hazard insurance obtained by the Association may provide that any amount not to exceed one thousand (\$1,000.00) Dollars shall be deductible from any indemnity payable on account of a single loss, but any such deductible portion shall be borne by the Association as a Common Expense regardless of the number of co-owners directly affected by the loss.

B. Liability Insurance. The Association shall also obtain premises liability insurance on all Apartments and General and Limited Common Elements and the policy shall provide for a single limit indemnity of not less than one million (\$1,000,000.00) Dollars and cover bodily and personal injury and property damage. Such liability insurance shall cover claims of one or more co-owners against one or more co-owners as well as claims of third parties against one or more co-owners. The Association shall not be required however, to obtain public liability insurance covering accidents occurring within the limits of an Apartment or off the Regime Property. If available at a reasonable cost, the Association shall cause to be included within the policy of liability insurance, premises medical payment coverage.

C. General Provisions. All insurance obtained on the Apartments and General and Limited Common Elements by the Association shall be written in the name of the Board of Directors as trustees for the Owners, and the cost of such insurance shall be a common expense. Each hazard insurance policy must be written by a hazard insurance carrier which has a current rating by Best's Insurance Reports of B/VI or better. Hazard insurance policies are also acceptable from an insurance carrier which has a financial rating by Best's Insurance Reports of Class V, provided it has a general policy holder's rating of at least A(+). Each insurer and any reinsurer must be specifically licensed or authorized by law to transact business within the State where the Mortgaged Premises are located. Policy contracts shall provide that no assessment may be made against FHLMC or FNMA, and that any assessment made against others may not become a lien on the Mortgaged Premises superior to the first mortgage. No such insurance shall be permitted to expire except upon resolution of sixty-seven percent (67%) of the co-owners to that effect and all mortgagees. Duplicate originals of all policies of hazard insurance obtained on the Property by the Board of Directors, together with proof of payment of the premiums thereon, shall be delivered upon request to any co-owner of any person holding a security interest in an Apartment.

D. Hazard Policy Provisions. All policies of hazard insurance on the Apartments and General and Limited Common Elements obtained by the Board of Directors shall provide as follows:

1. The indemnity payable on account of any damage to or destruction of the Apartments or General and Limited Common Elements shall be payable to any persons holding security interests in any damaged Apartments as their interests may appear;
2. The policy shall not be cancelled without thirty (30) days' prior written notice to the Board of Directors and to every holder of a security interest in any Apartment who is named in the policy or an endorsement thereto;
3. No co-owner shall be prohibited from insuring his own Apartment for his own benefit;
4. No insurance obtained by a co-owner on his own Apartment shall be brought into contribution with the insurance obtained by the Board of Directors;
5. If the Board of Directors determines that it is possible to obtain such a provision, no right to subrogation shall exist against any owner or members of his household or his social guests;
6. The insurer shall not be entitled to reconstruct in lieu of paying the indemnity in cash if the owners determine in the manner provided in the Master Deed not to repair or restore the damaged property; and
7. The policy shall not be cancelled on account of the actions of one or more, of the co-owners.

If a policy of insurance containing all of the foregoing provisions cannot be obtained at a reasonable cost, one or more of such provisions may be waived by resolution of a sixty-seven percentage (67%) of the co-owners and fifty-one percent (51%) of the mortgagees of Apartments.

E. Claims. The Board of Directors of the Association shall have exclusive authority to negotiate and settle on behalf of the owners all claims arising under policies of hazard insurance obtained on the Property by the Board of Directors except to the extent institutional mortgagees are granted such rights by co-owners. In the event of

damage to or destruction of any portion of the Apartments or General or Limited Common Elements, the Board of Directors shall promptly file claim for any indemnity due under any such policies. The Board of Directors shall simultaneously notify the holders of any security interests in the Property who may be entitled to participate in such claim of the filing of same.

F. Insurance Proceeds. The net proceeds received by the Board of Directors from any indemnity paid under a policy of hazard insurance obtained on the Property by the Board of Directors shall promptly be paid by the Board of Directors to an Insurance Trustee as trustee or the co-owners as hereinafter provided. The Insurance Trustee shall be a state or federally chartered bank or savings and loan association selected by the Board of Directors and having trust powers and capital and surplus of five million (\$5,000,000.00) Dollars or more. The Insurance Trustee shall hold the insurance proceeds in trust and disburse said proceeds, after deduction of all reasonable fees and expenses of the Insurance Trustee, as follows:

1. If the co-owners determine in the manner provided in the Master Deed not to reconstruct the damaged property, the Insurance Trustee shall distribute the insurance proceeds among all the owners and/or mortgagees with liens upon the Apartments, as their respective interests may appear, in proportion to their respective undivided interests in the portion or portions of the property damaged or destroyed.

2. If the Board of Directors is required to provide for the reconstruction of the damaged property, the Insurance Trustee shall disburse the insurance proceeds to the person or persons employed by the Board of Directors to effect such reconstruction in accordance with written authorizations submitted to the Insurance Trustee by the architect supervising the reconstruction or by the Board of Directors. Any portion of the insurance proceeds remaining after all the costs of reconstructing the Property have been paid shall be disbursed to the co-owners and their mortgagees in proportion to their interests in the portion or portions of the property repaired or restored.

In making disbursements of the insurance proceeds, the Insurance Trustee shall be entitled to rely without further inquiry upon the written authorization submitted as provided above or upon any written certification of facts submitted to the Insurance Trustee by the Board of Directors as hereinafter provided. The Insurance Trustee shall in no event be responsible for obtaining insurance on the Property, paying the premiums on any such insurance or filing claims for any payments due under any such insurance.

G. Insurance by Owners. Each co-owner shall be responsible for obtaining such amounts of the following types of insurance as he deems necessary or desirable:

1. Hazard insurance on his dwelling for his own benefit;
2. Hazard insurance on the contents of his dwelling and on improvements made to his dwelling; and
3. Liability insurance covering accidents occurring within the boundaries of his dwelling.

Any owner who obtains hazard insurance on his dwelling for his own benefit shall within thirty (30) days of obtaining the same deliver to the Board of Directors a copy of the policy of insurance, if the Board so demands.

H. Special Insurance Provision. This Horizontal Property Regime constitutes a nonconforming use under the zoning ordinance and subdivision regulations of Richland County due to insufficient street width, lack of off-street parking, and failure of the structures to comply with current building codes. Additionally, buildings 11, 12, and 35 are within the 100 year flood plain; and buildings 8, 9, 10 and 34 are in the flood way. Woodland Partnership has obtained certain insurance coverages which attempt but are not warranted to guard against loss occasioned by the above. Copies of these policies are contained in the special insurance portfolio (a copy of which will be provided any co-owner or mortgagee upon request) which is now maintained by Woodland Partnership and which will be delivered to the Association upon its formation. These coverages must be continuously maintained by the Regime and Association unless unanimous consent of all co-owners and mortgagees is obtained to the contrary. Woodland Partnership makes **NO WARRANTY** as to the continuing availability or future cost of these coverages, or as to their sufficiency to insure against the consequences of those matters set forth herein.

XXV

APPORTIONMENT OF TAX OR SPECIAL ASSESSMENT
IF LEVIED AND ASSESSED AGAINST THE REGIME AS A WHOLE

In the event that any taxing authority having jurisdiction over the Regime shall levy or assess any tax or special assessment against the Regime as a whole, as opposed to levying and assessing such tax or special assessment against each Apartment and its appurtenant undivided interest in General and Limited Common Elements as now provided by law, then such tax or special assessment so levied shall be paid as a common expense by the Association, and any taxes or special assessments which are to be levied shall be included wherever possible, in the estimated annual budget of Association, or shall be separately levied and collected as an assessment by the Association, against all of the co-owners of Apartments and said Apartments if not included in said annual budget. The amount of any tax or special assessment paid or to be paid by Association in the event that such tax or special assessment is levied against the Regime, as a whole, instead of against each separate Apartment and its appurtenant undivided interest in General and Limited Common Elements shall be apportioned among the co-owners of all Apartments so that the amount of such tax or special assessment so paid or to be paid by the Association and attributable to and to be paid by the co-owner or co-owners of each Apartment shall be that portion of such total tax or special assessment which bears the same ratio to said total tax or special assessment as the undivided interest in General and Limited Common Elements appurtenant to each Apartment bears to the total undivided interest in General and Limited Common Elements appurtenant to all Apartments. In the event that any tax or special assessment shall be levied against the Regime in its entirety, without apportionment by the taxing authority of the Regime and appurtenant undivided interests in General and Limited Common Elements, then the assessment by Association which shall include the proportionate share of such tax or special assessment attributable to each Apartment and its appurtenant undivided interest in General and Limited Common Elements, shall separately specify and identify the amount of such assessment attributable to such tax or special assessments, and the amount of such tax or special assessment so designated shall be and constitute a lien prior to all mortgages and encumbrances upon any Apartment and its appurtenant undivided interest in General and Limited Common Elements, regardless of the date of the attachment and/or recording of such mortgage or encumbrance, to the same extent as though such tax or special assessment had been separately levied by the taxing authority upon each Apartment and its appurtenant undivided interest in General and Limited Common Elements.

XVI

AMENDMENT OF MASTER DEED

Subject to the provisions of Article X of this Master Deed, and excepting the continuing of those insurance coverages or their equivalent set forth in Article XXIV Paragraph H (modification of which shall require unanimous consent by all co-owners and mortgagees) neither this Master Deed nor any of its provisions shall be revoked or amended without the acquiescence of the co-owners owning at least two-thirds of the Apartments and at least two-thirds of the total interest in the General and Limited Common Elements and the record holders of encumbrances affecting at least two-thirds of the Apartment and at least two-thirds of the total interest in the General and Limited Common Elements, except that the system of administration as set forth in the Articles of Incorporation and By-Laws may be amended and modified from time to time in accordance with the provisions of the South Carolina Horizontal Property Act and other applicable provisions of the Code of Laws of South Carolina, the Articles of Incorporation and By-Laws of the Association. Any such amendment or revocation shall be executed and subscribed with the same formalities required in South Carolina for the making of deeds, and recorded in the public records of Richland County.

Without limiting the foregoing, the Grantor shall have the power, but not the obligation, acting alone, at any time (and from time to time) so long as the Grantor owns at least one Apartment in the Regime to amend the Master Deed to cause the same to conform to the requirements of the Code of Laws of South Carolina, the Federal National Mortgage Association and/or the Federal Home Loan Mortgage Corporation, as set forth, respectively, in "FNMA Conventional Home Mortgage Selling Contract Supplement" and "Seller's Guide Conventional Mortgages", as the same may be amended from time to time.

REMEDIES IN EVENT OF DEFAULT

The co-owner or co-owners of each Apartment shall be governed by and shall comply with the provisions of this Master Deed, and the Articles of Incorporation and the By-Laws of the Association and its rules and regulations as any of the same are now constituted or as they may be adopted and/or amended from time to time. A default by the co-owner or co-owners of any Apartment shall entitle the Association or the co-owner or co-owners of other Apartment or Apartments to the following relief:

A. Failure to comply with any of the terms of this Master Deed or other restrictions and regulations contained in the Articles of Incorporation, By-Laws of the Association, or its rules and regulations, or decisions made pursuant thereto, shall be grounds for relief which may include without intending to limit the same, an action to recover sums due for damages, injunctive relief, foreclosure of lien or any combination thereof and which relief may be sought by Association, or if appropriate, by an aggrieved co-owner of an Apartment or both;

B. The co-owner or co-owners of each Apartment shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his act, neglect or carelessness, or by that of any member of his family, or his or their guests, employees, agents or lessees, but only to the extent that such expense is not met by the proceeds of insurance carried by Association. Such liability shall include any increase in fire insurance rates occasioned by use, misuse, occupancy or abandonment of an Apartment or its appurtenances. Nothing herein contained, however, shall be construed so as to modify any waiver by insurance companies of rights of subrogation.

C. In any proceeding arising because of an alleged default by the co-owner of any Apartment, the Association, if successful, shall be entitled to recover the costs of the proceedings, and such reasonable attorney's fees as may be determined by the Court, but in no event shall the co-owner of any Apartment be entitled to such attorney's fees.

D. The failure of the Association or of the co-owner of an Apartment to enforce any right, provision, covenant, or condition which may be granted by this Master Deed or other above mentioned documents shall not constitute a waiver of the right of the Association or of the co-owner of an Apartment to enforce such right, provision, covenant or condition in the future.

E. All rights, remedies and privileges granted to Association or the co-owner or co-owners of an Apartment pursuant to any terms, provisions, covenants or conditions of this Master Deed or other above mentioned documents, shall be deemed to be cumulative and the exercise of any one or more shall not be deemed to constitute an election of remedies nor shall it preclude the party thus exercising the same from exercising such other and additional right, remedies, or privileges as may be available to such party at law or in equity.

F. The failure of the Grantor, or the lender to enforce any right, privilege, covenant or condition which may be granted to them, or either of them, by this Master Deed or other above mentioned document shall not constitute waiver of the right of either of said partes to thereafter enforce such right, provision, covenant or condition in the future.

USE OF ACQUISITION OF INTEREST IN THE
REGIME TO RENDER USER OR ACQUIRER SUBJECT
TO PROVISIONS OF MASTER DEED, RULES AND REGULATIONS

All present or future co-owners, tenants, or any other person who might use the facilities of the Regime in any manner, are subject to the provisions of this Master Deed and all documents appurtenant thereto and incorporated herewith, and the mere acquisition of rental of any Apartment, or the mere act of occupancy of any Apartment, shall signify that the provisions of this Master Deed are accepted and ratified in all respects.

XXIX

COUNCIL OF CO-OWNERS ASSOCIATION,
CONTROL OF BOARD OF DIRECTORS

Subject to the remainder of this paragraph, the Grantor may appoint and remove two (2) members of the Board of Directors of The Woodland Terrace Condominium Association, Inc. of the Co-Owners ("Board") for a period not exceeding three (3) years from the date of the first conveyance of any Apartment to a person other than the Grantor. In any event, the period of Grantor control terminates no later than one hundred twenty (120) days after conveyance of seventy percent (70%) of the Apartments to Apartment owners other than the Grantor. The Grantor may voluntarily surrender the right to appoint and remove members of the Board before termination of that time period.

Whenever Grantor shall be entitled to designate and select any person or persons to serve on any Board of Directors of Association the manner in which such person or persons shall be designated shall be as provided in the Articles of Incorporation and/or By-Laws of the Association, and Grantor shall have the right to remove any person or persons selected by it to act and serve on said Board of Directors and to replace such person or persons with another person or other persons to act and serve in the place of any director or directors so removed from the remainder of the unexpired term of any director or directors so removed. Any director designated and selected by Grantor need not be a resident in the Regime. Anything to the contrary notwithstanding, the power in the Grantor to designate directors shall terminate on March 17, 1985.

Any representative of Grantor serving on the Board of Directors of the Association shall not be required to disqualify himself upon any vote upon any management contract or other matter between Grantor and Association where the said Grantor may have a pecuniary or other interest. Similarly, Grantor as a member of the Association, shall not be required to disqualify itself in any vote which may come before the membership of the Association upon any management contract or other matter between Grantor and Association where Grantor may have a pecuniary or other interest.

All rights, duties and obligations of the Grantor herein may be experienced or performed by the Grantor, its successors and assigns.

XXX

ANNUAL REPORTS TO BE PROVIDED TO LENDER

So long as any institutional lender is the co-owner or holder of a mortgage encumbering an Apartment in the Regime, the Association shall furnish said lender upon request with at least one copy of the annual financial statement and report of the Association audited satisfactorily to lender and setting forth such details as the said lender may reasonable require, including a detailed statement of annual carrying charges or income collected, and operating expense, such financial statement and report to be furnished within ninety (90) days following the end of each fiscal year.

Such statement shall be prepared in accordance with generally accepted accounting principles and shall contain the certificate of the accountant or accounting firm to that effect. Further, the accountant or accounting firm shall include as a special item(s) any information to which a reasonable man would attach importance in the management of his own financial affairs, should said information not appear readily from the face of the statement.

The Owners Association shall make available to Apartment owners, and lenders, and to holders, insurers or guarantors of any first mortgage, current copies of the Master Deed, By-Laws, other rules concerning the project and the books, records and financial statements of the Association. "Available" means available for inspection, upon request, during normal business hours or under other reasonable circumstances.

Any holder, insurer or guarantor of a first mortgage shall be entitled, upon written request, to an audited financial statement of the immediately preceding fiscal year, free of charge to the party so requesting.

Any financial statement requested pursuant to this section shall be furnished within a reasonable time following such request.

XXXI

SEVERABILITY

In the event that any of the terms, provisions or covenants of this Master Deed are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify or impair in any manner whatsoever any of the other terms, provisions or covenants hereof or the remaining portions of any terms, provisions, or covenants held to be partially invalid or unenforceable.

XXXII

MASTER DEED BINDING UPON GRANTOR, ITS SUCCESSOR AND ASSIGNS, AND SUBSEQUENT CO-OWNERS

The restrictions and burdens imposed by the covenants of this Master Deed are intended to and shall constitute covenants running with the land, and shall constitute an equitable servitude upon each Apartment and its appurtenant undivided interest in General and Limited Common Elements and this Master Deed shall be binding upon Grantor, its successors and assigns, and upon all parties who may subsequently become co-owners of Apartments in the Regime, and their respective heirs, legal representatives, successors and assigns.

XXXIII

DEFINITIONS

The definitions contained in S. C. Code Ann., §27-31-10 (1976), are hereby incorporated herein and made a part hereof by reference.

XXXIV

MISCELLANEOUS

Attached hereto as Exhibit "D" and made a part hereof by reference is the Architect's Certificate required by S. C. Code Ann., §27-31-110 (1976).

Attached hereto as an Appendix and made a part hereof by reference is a copy of the By-Laws of the Association, as required by S. C. Code Ann., §27-31-150 (1976).

IN WITNESS WHEREOF, the Grantor has executed this Master Deed this 31st day of March, 1983.

Signed, sealed and delivered in the presence of:

James M. Woodling

Carl H. ...

WOODLAND PARTNERSHIP (SEAL)

BY: James Bland Quantz (SEAL)
James Bland Quantz, Its Partner

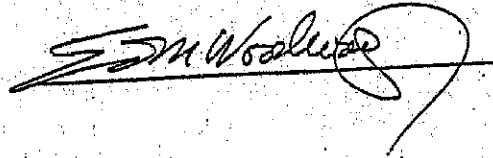
BY: Harry L. Mashburn (SEAL)
Harry L. Mashburn, Its Partner

THE FIRST SERVICE CORPORATION OF S.C.,
ITS PARTNER

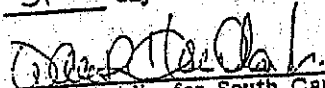
BY: Parker Renaud (SEAL)
Parker Renaud, Assistant Vice-President

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND) PROBATE

PERSONALLY APPEARED before me the undersigned witness who, being duly sworn, deposes and says that (s)he saw Woodland Partnership by its Partners, James Bland Quantz, Harry L. Mashburn and Parker Renaud, Assistant Vice-President of The First Service Corporation of S.C., sign, seal and deliver the within Master Deed and that (s)he with the other witness whose name is subscribed above witnessed the execution thereof.



SWORN to before me this
31st day of March, 1983.

 (L.S.)
Notary Public for South Carolina

My Commission Expires: 7-21-87

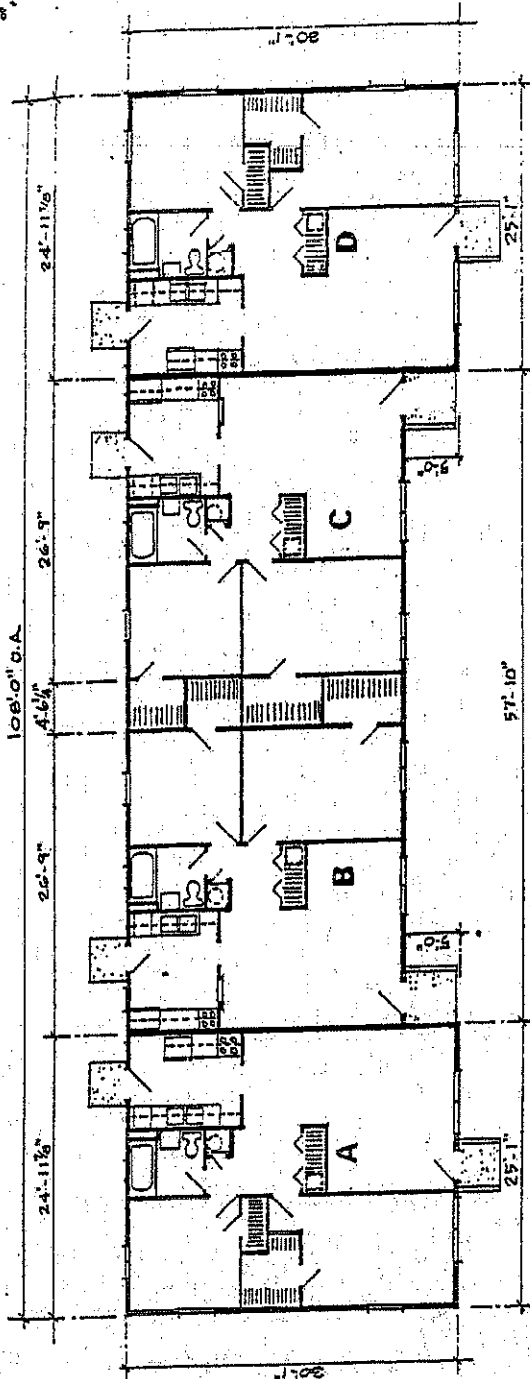
EXHIBIT "A"

All that piece, parcel or tract of land, together with all improvements thereon, situate, lying and being on the Eastern side of Belt Line Boulevard, just South of the intersection of Belt Line Boulevard and Rosewood Drive, near the Southeastern limits of the City of Columbia, in the County of Richland, in the State of South Carolina; said tract of land being a portion of that which is more particularly shown and delineated on a plat of property of Woodland Terrace, prepared by Barber, Keels & Associates, Engineers, January 26, 1949; said plat being recorded in the Office of the Clerk of Court for Richland County in Plat Book N at page 36; said tract having the following courses and distances, to wit: BEGINNING at an iron on the Eastern side of Belt Line Boulevard, said iron being at the Northwesternmost corner of said tract herein described, said iron being 311.35 from Beechiff Drive and running thence North Eighty-two degrees one minute (82 01') East for a distance of One Hundred Five and Fourteen Hundredths (105.14) feet to an iron; thence turning and running North Eight degrees Thirty-Four minutes (8 34') West for a distance of Sixty-Nine and Sixty-Six Hundredths (69.66) feet to an iron; thence turning and running North Eighty-One degrees Thirty-Five minutes (81 35') East for a distance of Thirty-One and Thirty-Nine Hundredths (31.39) feet to an iron; thence turning and running North Eight degrees Thirty-One minutes (8 31') West for a distance of Sixty-Two and Six Hundredths (62.6) feet to an iron; thence turning and running South Eighty-Six degrees Thirty minutes (86 30') East for a distance of One Thousand Five Hundred Eighty-Two and 8 tenths (1,582.8) feet to an iron; thence turning and following the old run of Gill's Creek for a distance of approximately Five Hundred Eighty-Five (585') feet, more or less, to an iron (as shown on said plat above mentioned); thence turning and running South Eighty-Eight degrees Fifty-Three minutes (88 53') West for a distance of One Thousand Six Hundred Eighty-Nine (1,689') feet to an iron on the Eastern side of Belt Line Boulevard; thence turning and running along the Eastern boundary of Belt Line Boulevard North Eight degrees (8 00') West for a distance of Four Hundred Fifty-Three and Thirty-Five tenths (453.35) feet to the point of beginning; said tract being bounded on the North by property now or formerly of Harper, formerly Shand; on the East by the old run of Gill's Creek; on the South by property now or formerly of Watson, formerly Carn and on the West by Belt Line Boulevard; excepting therefrom, the sewer easement granted by the Carolina Research and Development Foundation to the City of Columbia on or about June 11, 1971.

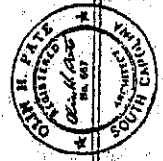
Together with all buildings, improvements, appurtenances, additions, substitutions and replacements thereunto attached or belonging.

Said tract with the improvements thereon being submitted to this Horizontal Property Regime, is more fully described on a plat prepared for this Horizontal Property Regime by Enwright Surveying Inc. dated June 11, 1982 and recorded in Plat Book _____ at Page _____; reference is expressly made thereto for a complete and accurate description of the metes, bounds, courses and distances of said tract.

This being a portion of that property conveyed to the Grantor by Deed of Carolina Research and Development Foundation dated June 28, 1982 and recorded in Deed Book _____ at Page _____. LESS AND EXCEPTING THEREFROM, all of that certain piece, parcel or lot of land with the one (1) story wood frame building thereon (now or formerly the day care facility) more fully shown as a parcel containing .406 acres on a plat prepared for Woodland Terrace Partnership by William Wingfield RLS, dated February 23, 1983 and recorded in Plat Book _____ at Page _____.



FLOOR PLAN



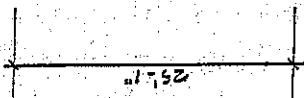
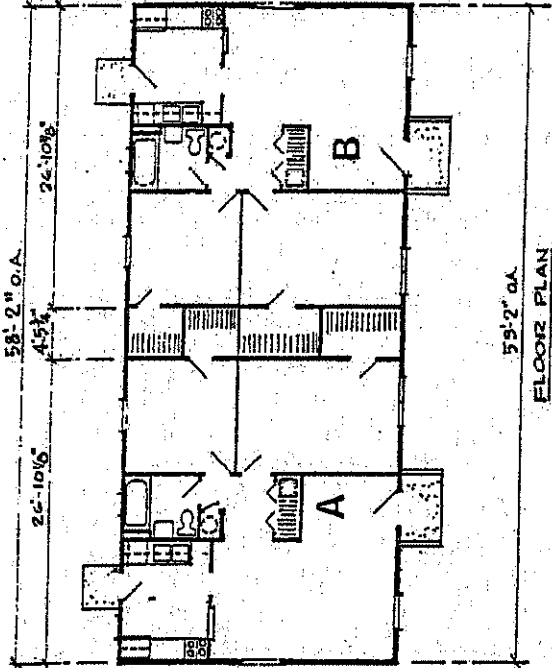
CONSULTANT
OLIN H. PATE, SR., ARCHITECT
 COLUMBIA, SC.

DEVELOPED BY
 WOODLAND TERRACE PARTNERSHIP
 1401

PROJECT
WOODLAND TERRACE
 COLUMBIA, SOUTH CAROLINA

DATE
 3-30-83

BUILDING NO. **1**



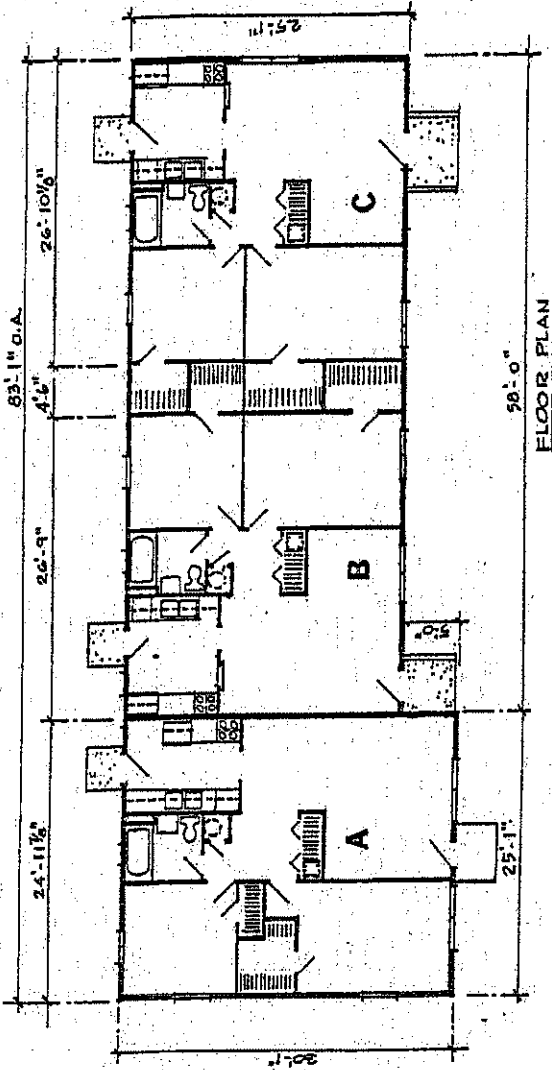
BUILDING NO. 2

DATE 3-30-83

PROJECT WOODLAND TERRACE COLUMBIA, SOUTH CAROLINA

CONSULTANT OLIN H. PATE, SR., ARCHITECT COLUMBIA, S.C.

DEVELOPED BY WOODLAND TERRACE PARTNERSHIP 1500 HAMPTON ST. COLUMBIA, SC 29201



FLOOR PLAN



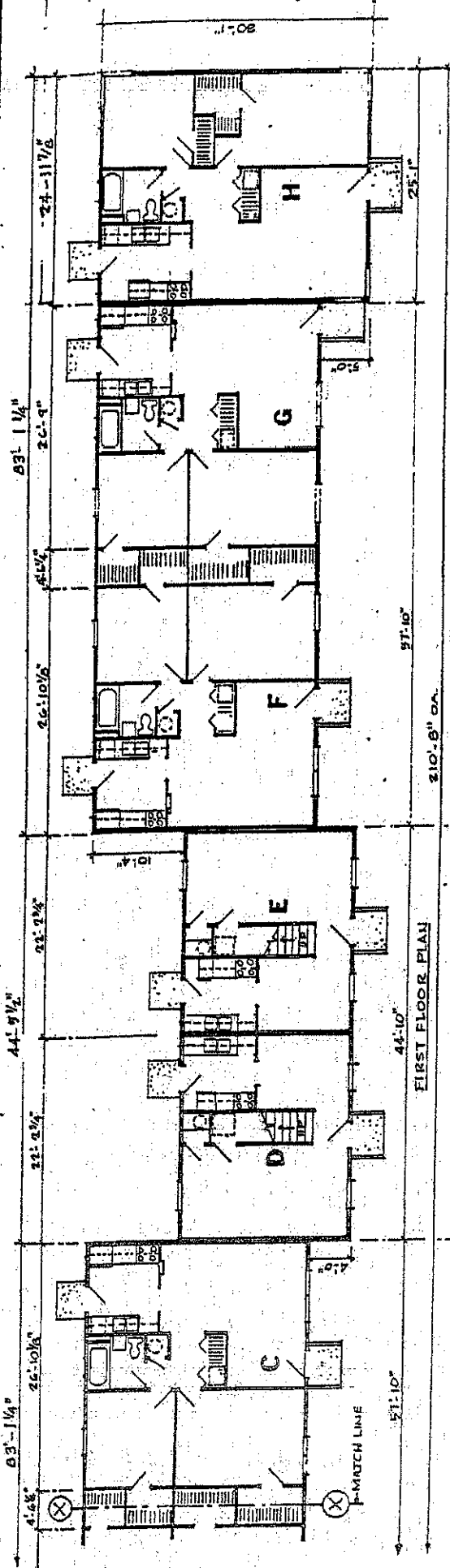
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DATE 3-30-83

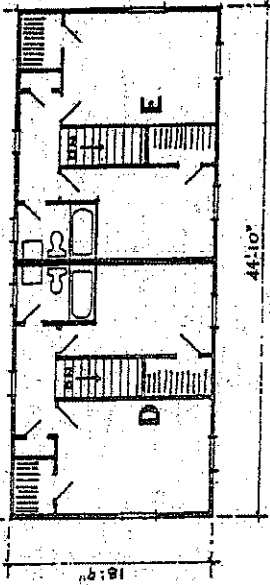
PROJECT
WOODLAND TERRACE
COLUMBIA, SOUTH CAROLINA

CONSULTANT
OLIN H. PATE, SR., ARCHITECT
COLUMBIA, S.C.

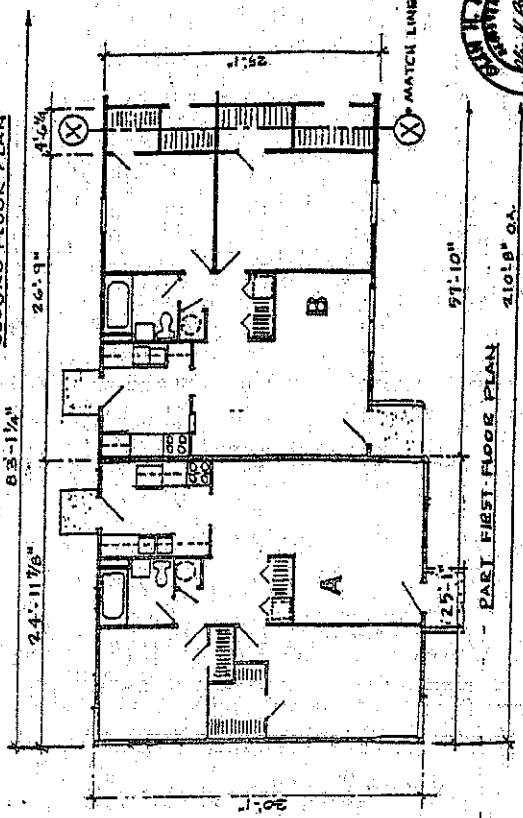
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COLUMBIA, S.C. 29201



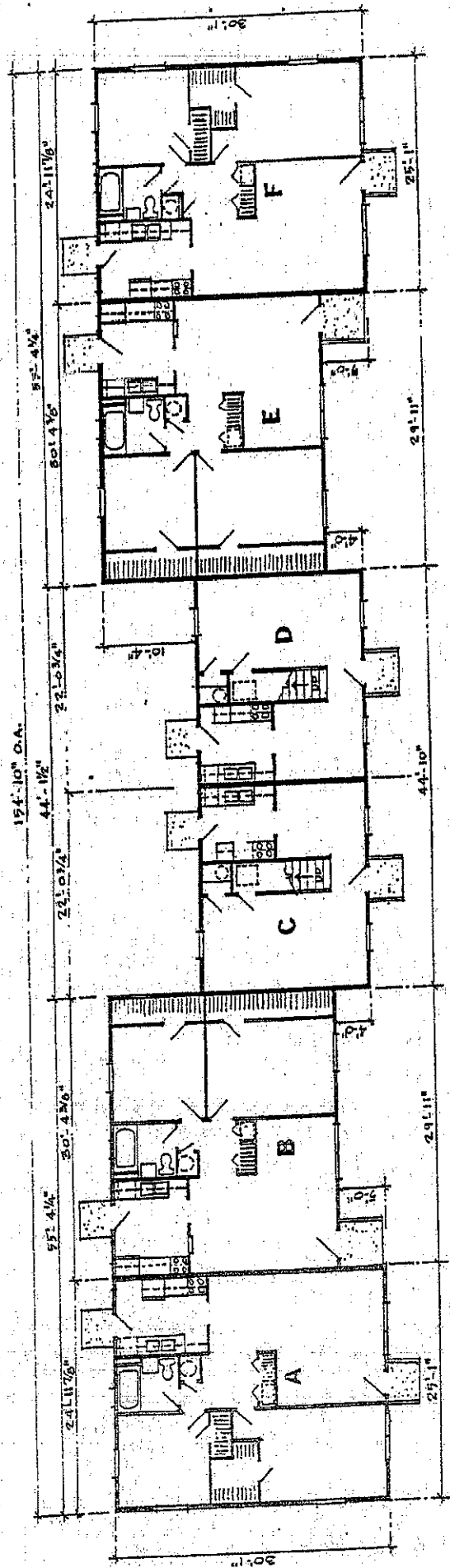
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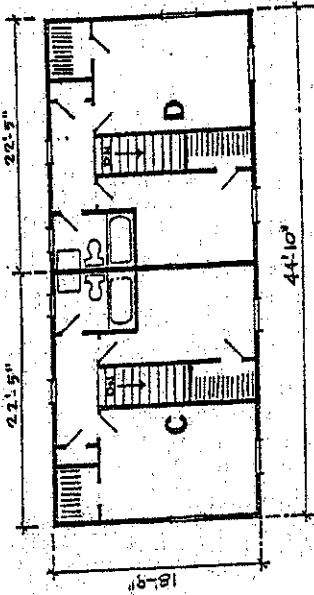
SECOND FLOOR PLAN



PART FIRST FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

D 643 PAGE 823

D 643 PAGE 823



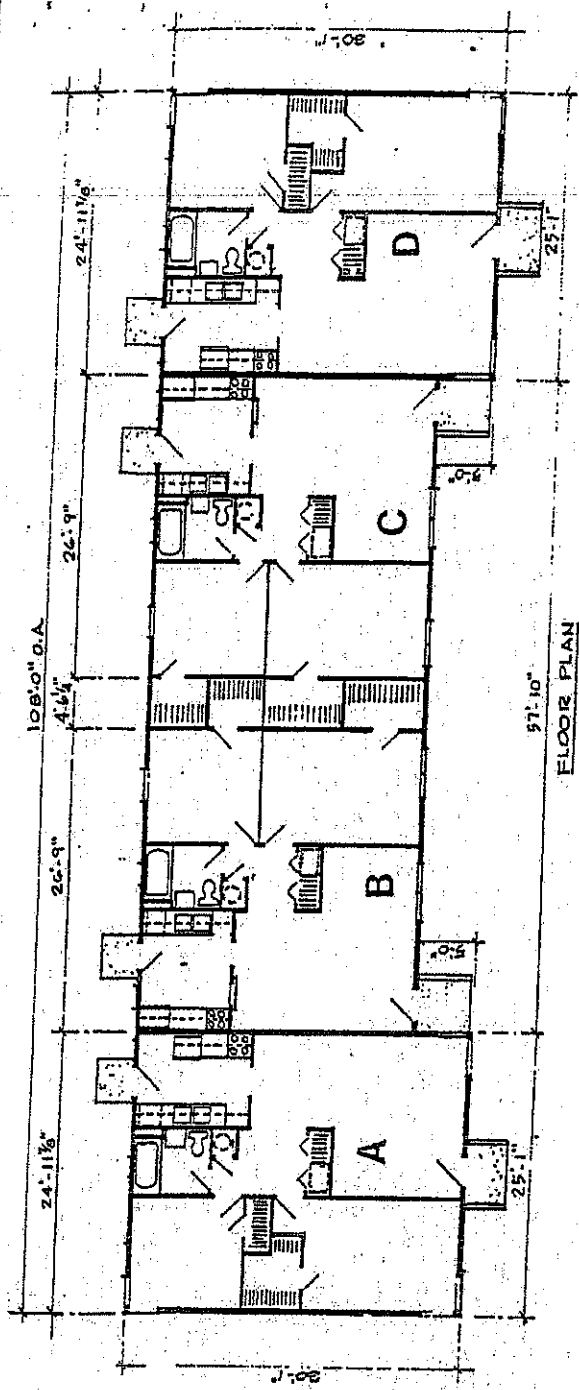
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WOODLAND TERRACE PARTNERSHIP
1906 HAMPTON ST.
COLUMBIA, SC 29201

CONSULTANT
OLIN H. PATE, SR., ARCHITECT
COLUMBIA, SC.

PROJECT
WOODLAND TERRACE
COLUMBIA, SOUTH CAROLINA

DATE
3-30-83

BUILDING NO. **5**



FLOOR PLAN

LD 643 PAGE 824



CONSULTANT
OLIN H. PATE, SR., ARCHITECT
 COLUMBIA, S.C.

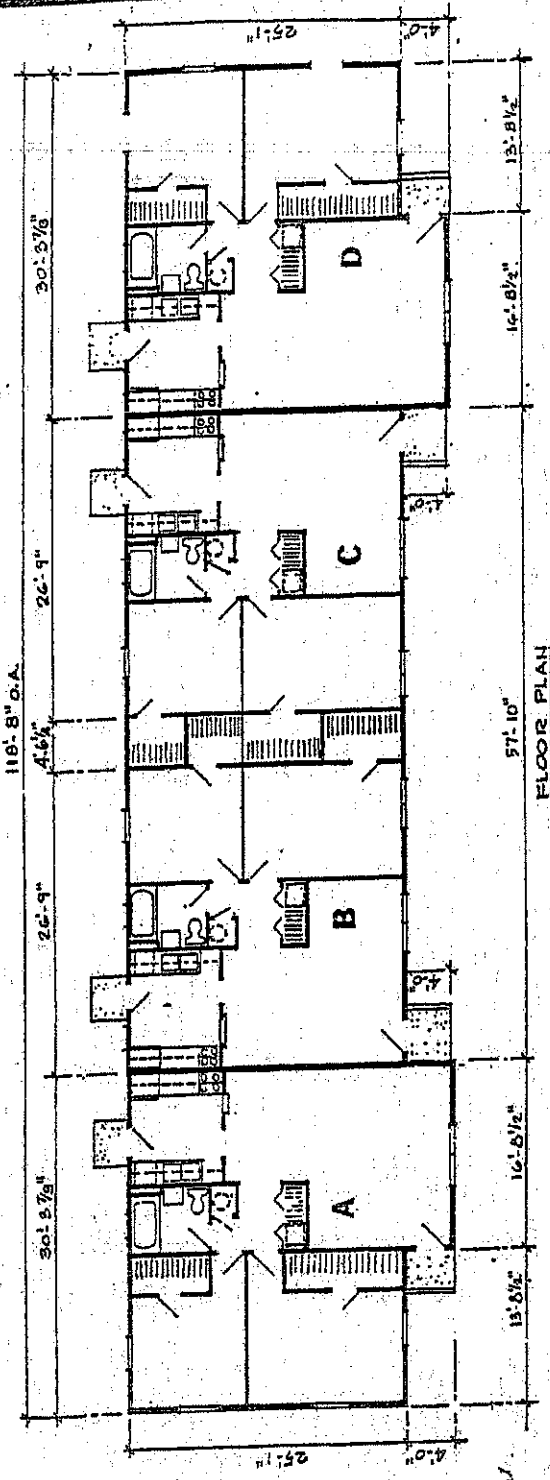
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PROJECT
WOODLAND TERRACE
 COLUMBIA, SOUTH CAROLINA

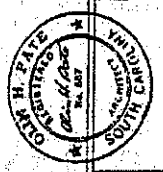
DATE
 3-30-83

BUILDING NO. **6**

LD 643 PAGE 824



FLOOR PLAN



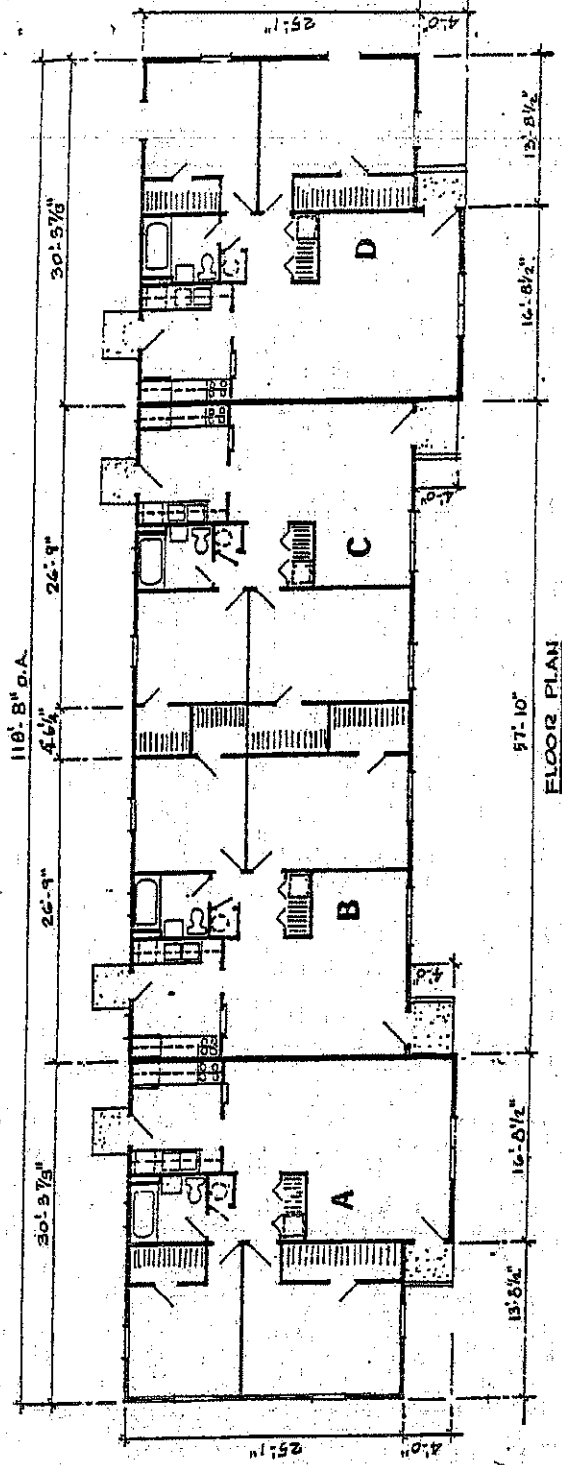
BUILDING NO. 8

DATE 3-30-83

PROJECT WOODLAND TERRACE COLUMBIA, SOUTH CAROLINA

CONSULTANT OLIN H. PATE, SR., ARCHITECT COLUMBIA, S.C.

DEVELOPED BY WOODLAND TERRACE PARTNERSHIP 1700 HAMPTON ST. COLUMBIA, S.C. 29201



FLOOR PLAN



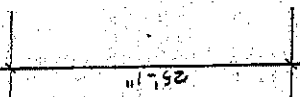
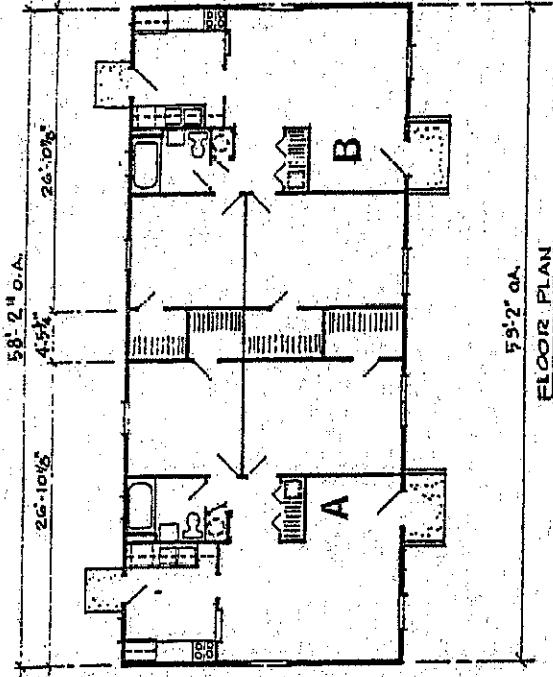
CONSULTANT
OLIN H. PATE, SR., ARCHITECT
 COLUMBIA, S.C.

DEVELOPED BY
WOODLAND TERRACE PARTNERSHIP
 1700 HAMPDEN ST.
 COLUMBIA, S.C. 29201

PROJECT
WOODLAND TERRACE
 COLUMBIA, SOUTH CAROLINA

DATE
 3-30-83

BUILDING NO. 10



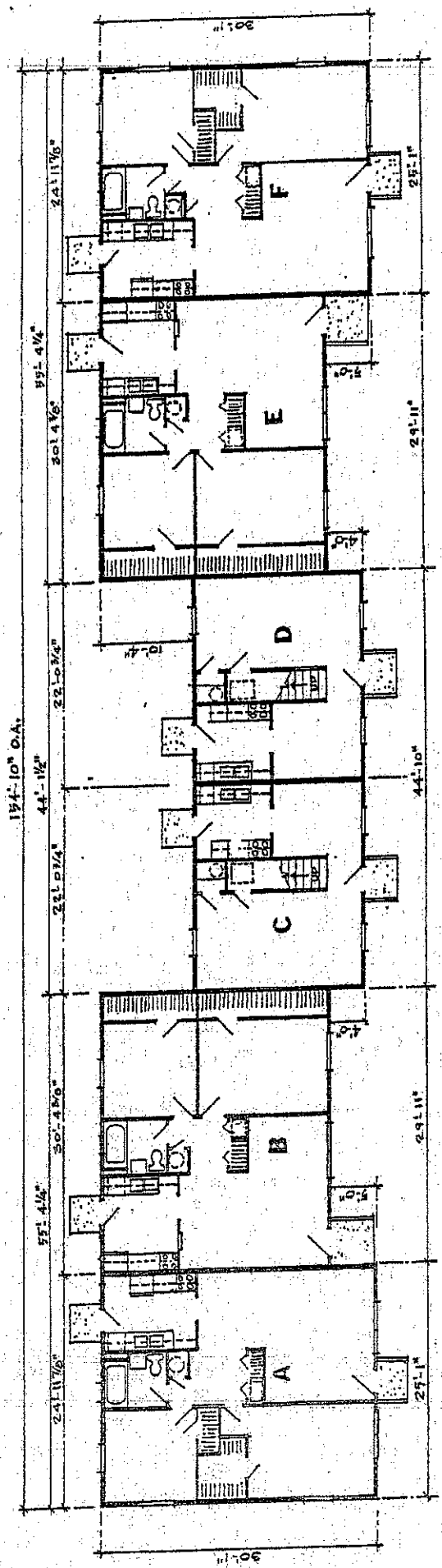
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WOODLAND TERRACE
 COLUMBIA, SOUTH CAROLINA

BUILDING NO. 12

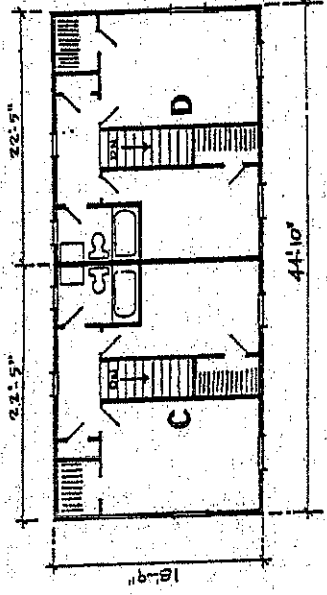
DATE
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CONSULTANT
OLIN H. PATE, SR., ARCHITECT
 COLUMBIA, S.C.

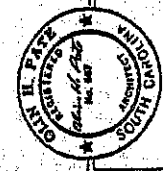
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 COLUMBIA, S.C. 29201



FIRST FLOOR PLAN



SECOND FLOOR PLAN



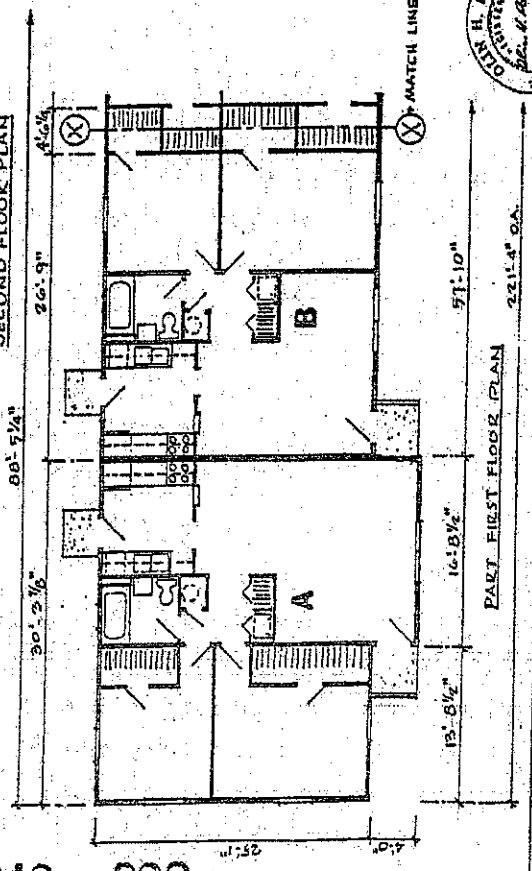
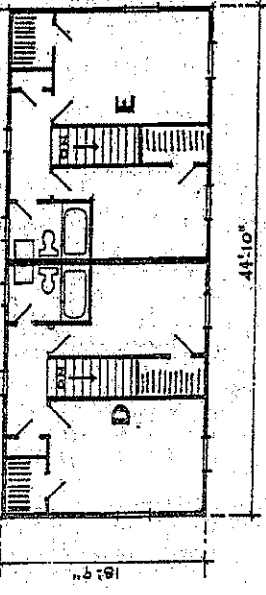
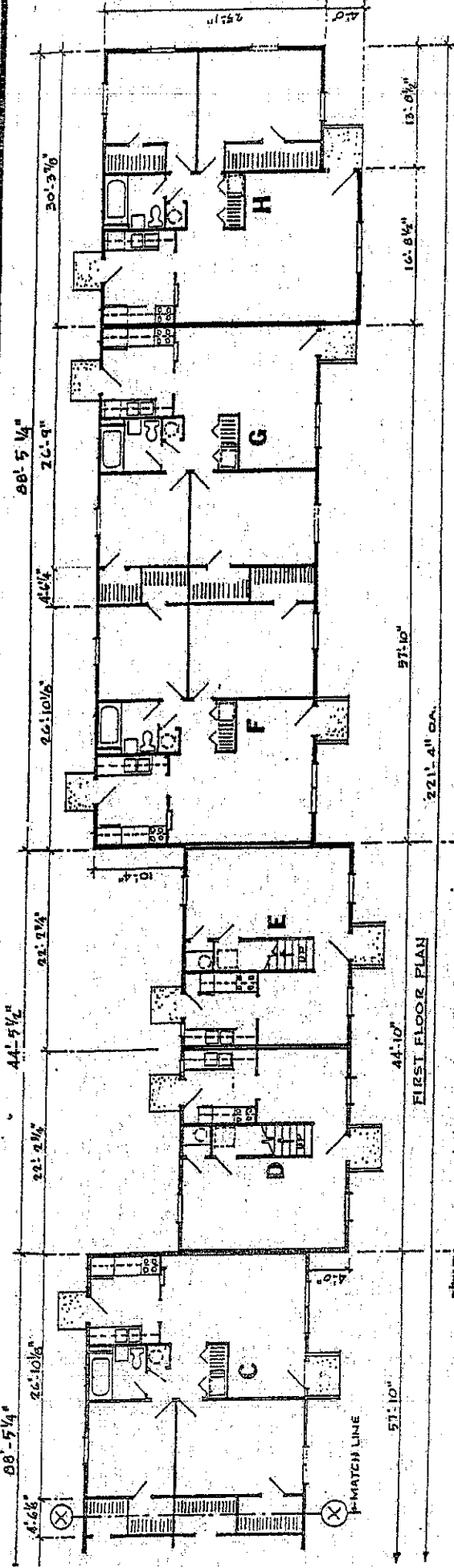
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3-30-83

PROJECT
WOODLAND TERRACE
COLUMBIA, SOUTH CAROLINA

CONSULTANT
OLIN H. PATE, SR., ARCHITECT
COLUMBIA, SC.

DEVELOPED BY
WOODLAND TERRACE PARTNERSHIP
1508 HAMPTON ST.
COLUMBIA, S.C. 29201

BUILDING NO. 13



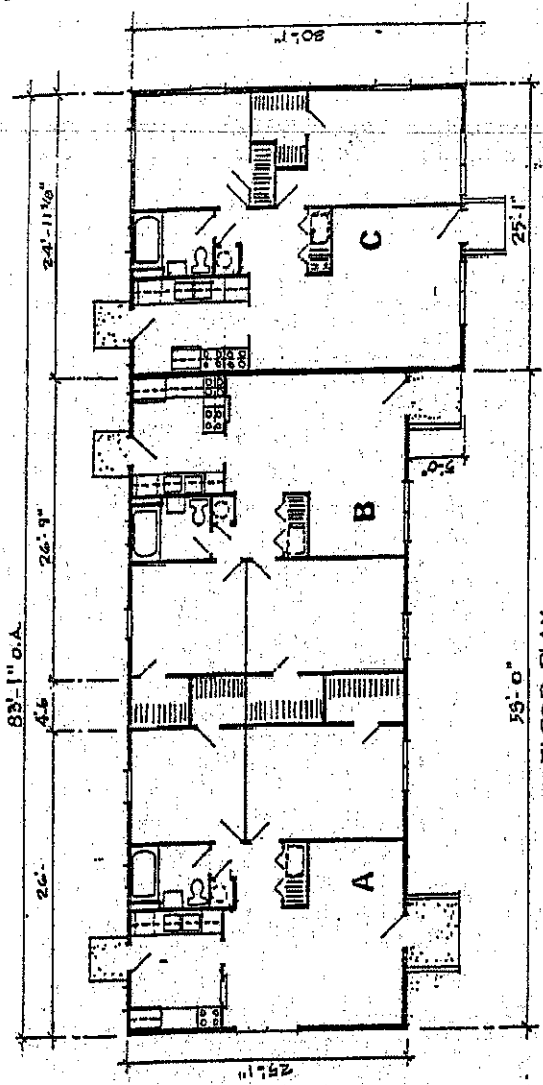
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WOODLAND TERRACE PARTNERSHIP
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COLUMBIA, SC. 29201

CONSULTANT
OLIN H. PATE, SR., ARCHITECT
COLUMBIA, S.C.

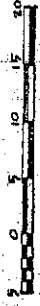
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WOODLAND TERRACE
COLUMBIA, SOUTH CAROLINA

DATE
3-30-83

BUILDING NO. **14**



FLOOR PLAN



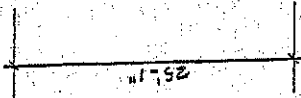
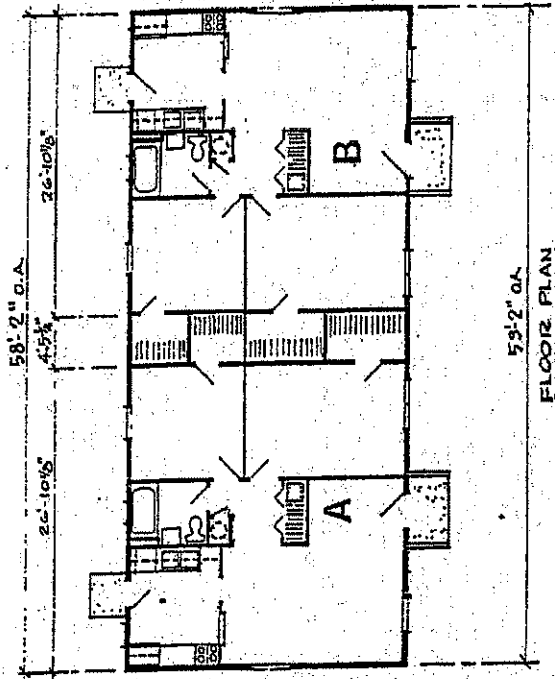
CONSULTANT
OLIN H. PATE, SR., ARCHITECT
 COLUMBIA, S.C.

DEVELOPED BY
 WOODLAND TERRACE PARTNERSHIP
 1900 HAMPTON ST.
 COLUMBIA, S.C. 29201

PROJECT
WOODLAND TERRACE
 COLUMBIA, SOUTH CAROLINA

DATE
 3-30-83

BUILDING NO. 15



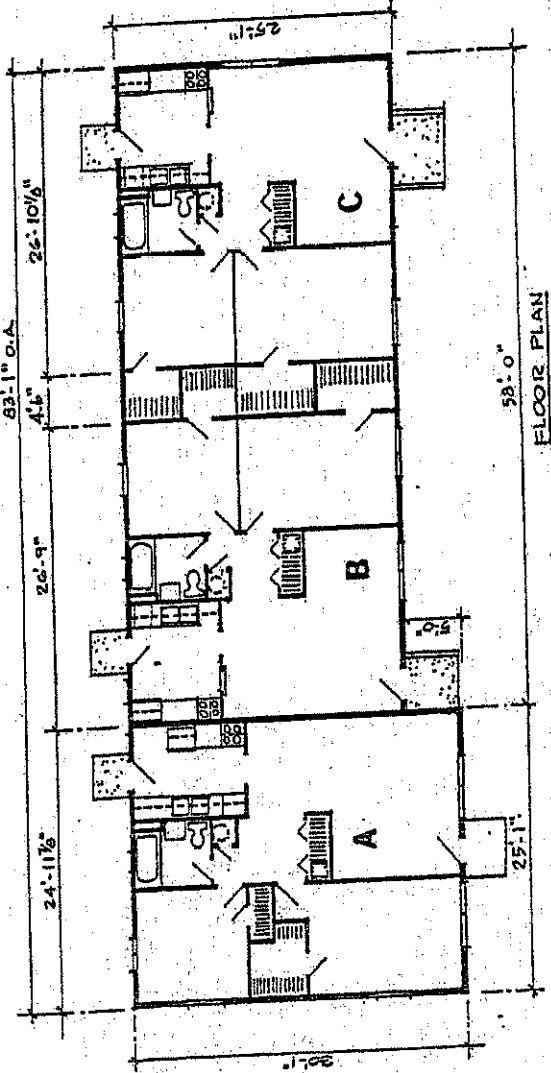
BUILDING NO. 16

DATE
3-30-83

PROJECT
WOODLAND TERRACE
COLUMBIA, SOUTH CAROLINA

CONSULTANT
OLIN H. PATE, SR., ARCHITECT
COLUMBIA, S.C.

DEVELOPED BY
WOODLAND TERRACE PARTNERSHIP
1900 HAMPTON ST.
COLUMBIA, S.C. 29201



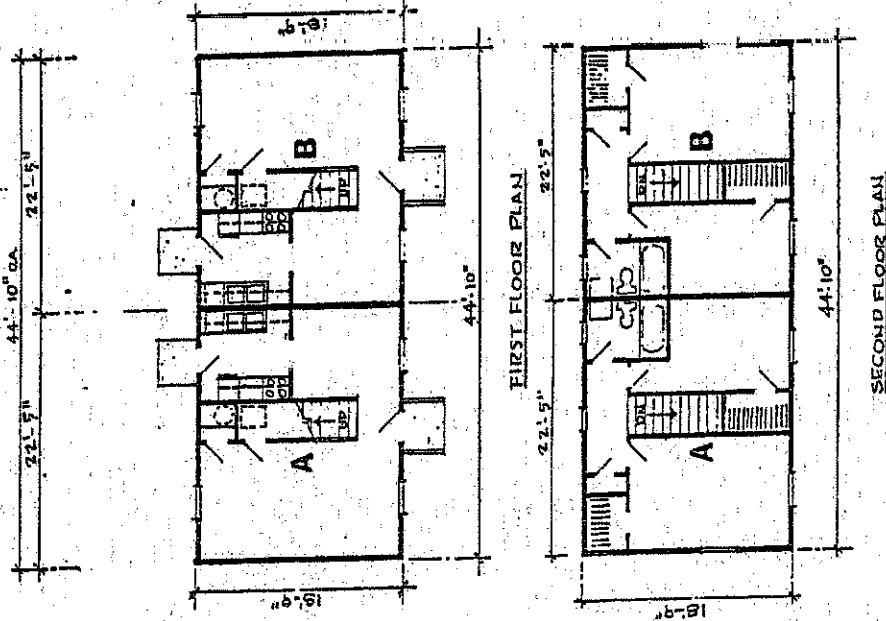
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DATE 3-30-83

PROJECT WOODLAND TERRACE
COLUMBIA, SOUTH CAROLINA

CONSULTANT
OLIN H. PATE, SR., ARCHITECT
COLUMBIA, S.C.

DEVELOPED BY
WOODLAND TERRACE PARTNERSHIP
1900 HAMPTON ST.
COLUMBIA, S.C. 29201



BUILDING NO 18

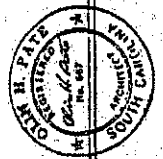
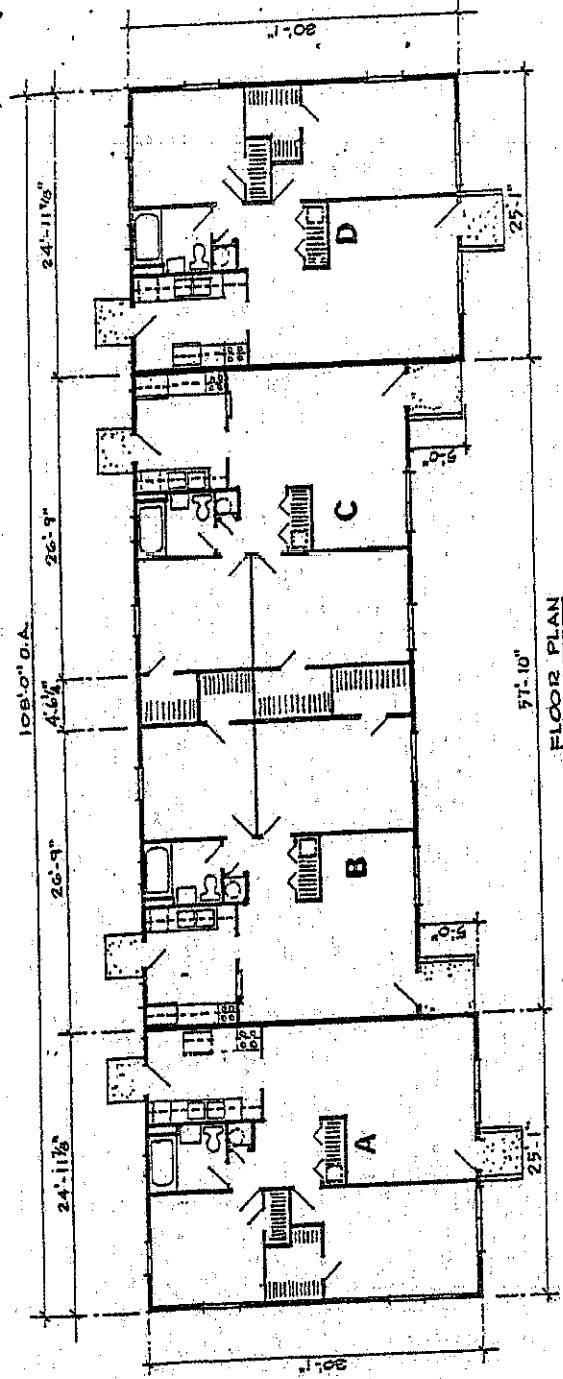
DATE 3-30-83

PROJECT WOODLAND TERRACE COLUMBIA, SOUTH CAROLINA



CONSULTANT OLIN H. PATE, SR., ARCHITECT COLUMBIA, SC.

DEVELOPED BY WOODLAND TERRACE PARTNERSHIP 1906 HAMPTON ST. COLUMBIA, SC. 29201



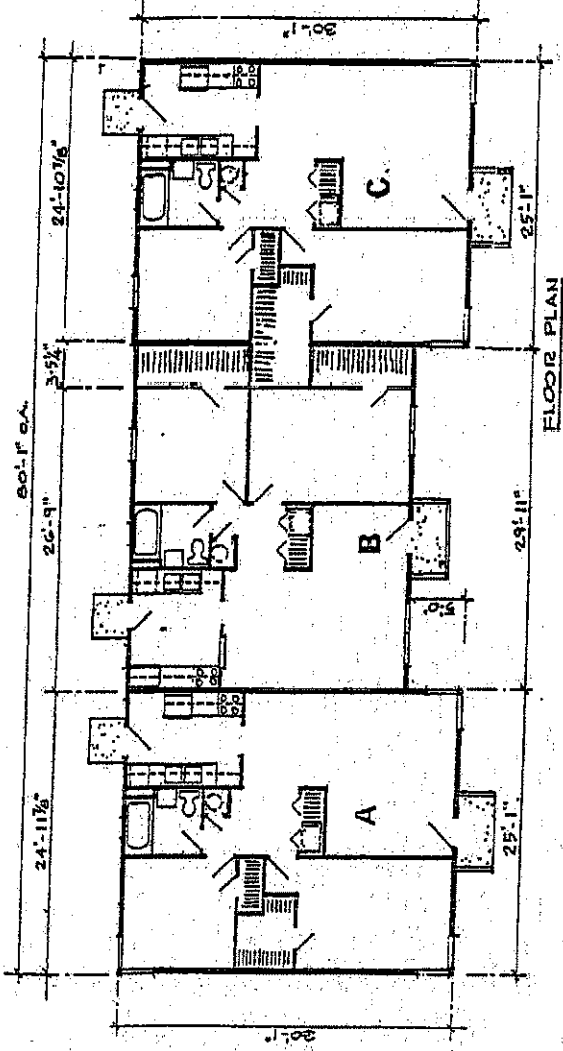
CONSULTANT
OLIN H. PATE, SR., ARCHITECT
COLUMBIA, S.C.

DEVELOPED BY
WOODLAND-TERRACE PARTNERSHIP
1900 HAMPTON ST.
COLUMBIA, S.C. 29201

PROJECT
WOODLAND TERRACE
COLUMBIA, SOUTH CAROLINA

DATE
3-30-83

BUILDING NO. **19**



FLOOR PLAN



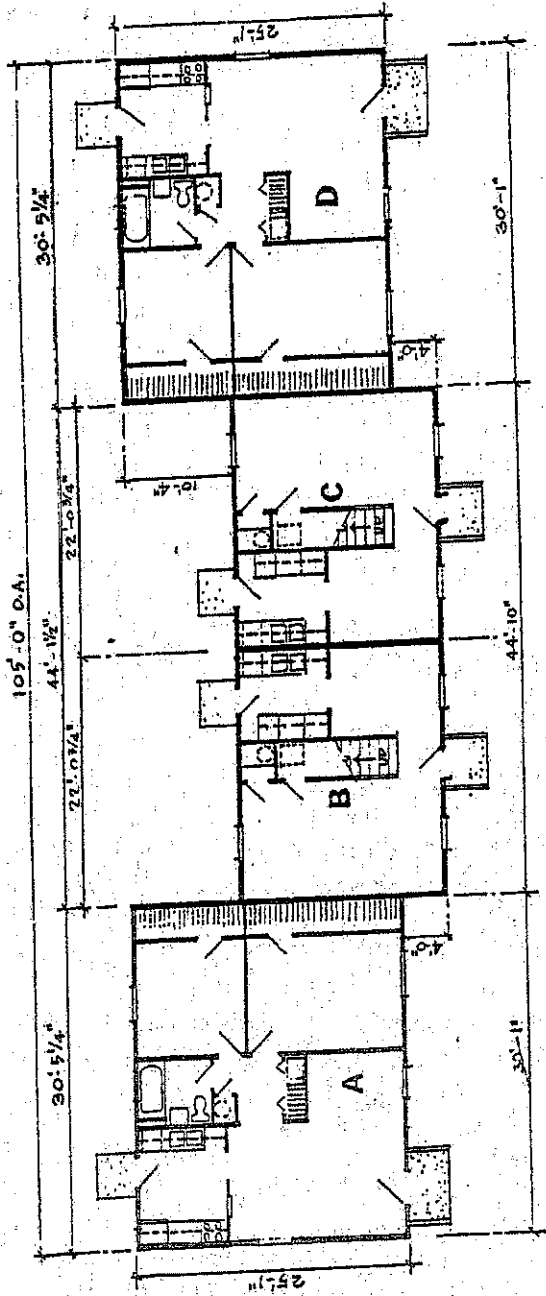
BUILDING NO. 20

DATE 3-30-83

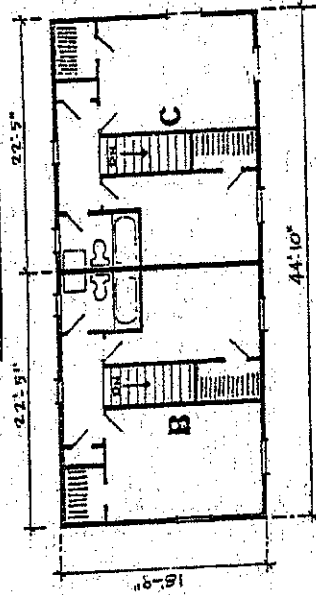
PROJECT WOODLAND TERRACE COLUMBIA, SOUTH CAROLINA

CONSULTANT OLIN H. PATE, SP. ARCHITECT COLUMBIA, S.C.

DEVELOPED BY WOODLAND TERRACE PARTNERSHIP 1900 HAMPTON ST. COLUMBIA, S.C. 29201



FIRST FLOOR PLAN



SECOND FLOOR PLAN



BUILDING NO. 21

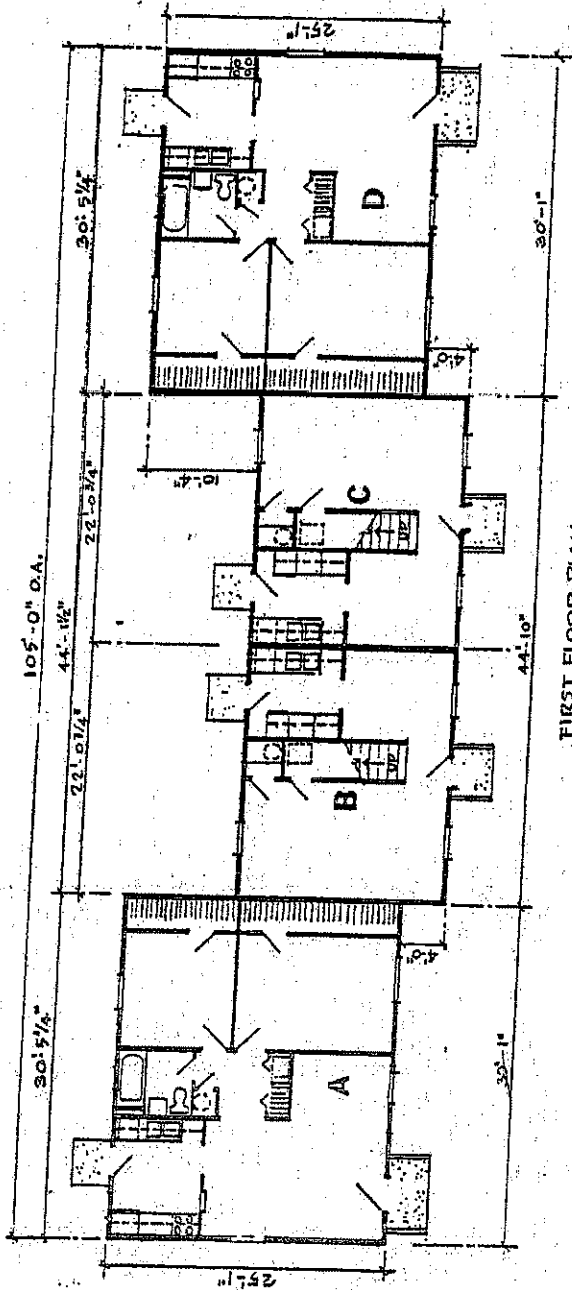
DATE
3-30-83

PROJECT
WOODLAND TERRACE
COLUMBIA, SOUTH CAROLINA

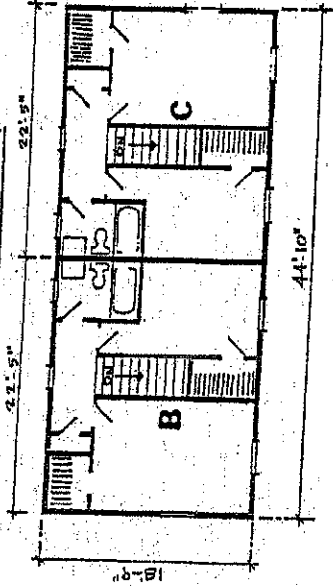
CONSULTANT
OLIN H. PATE, SR., ARCHITECT
COLUMBIA, SC.

DEVELOPED BY
WOODLAND TERRACE PARTNERSHIP
1900 HAMPTON ST.
COLUMBIA, S.C. 29201

ED 643 PAGE 840



FIRST FLOOR PLAN



SECOND FLOOR PLAN



CONSULTANT
OLIN H. PATE, SR., ARCHITECT
 COLUMBIA, S.C.

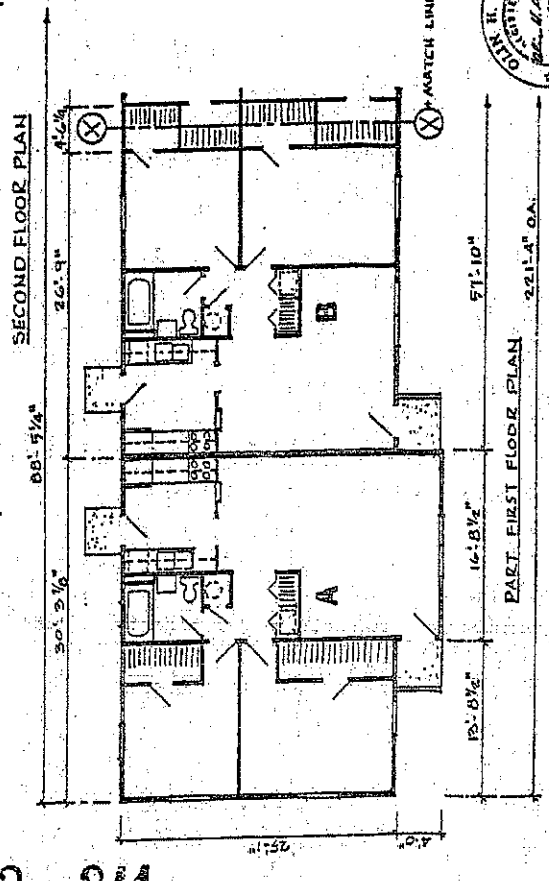
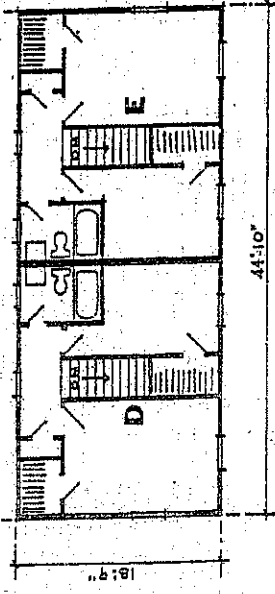
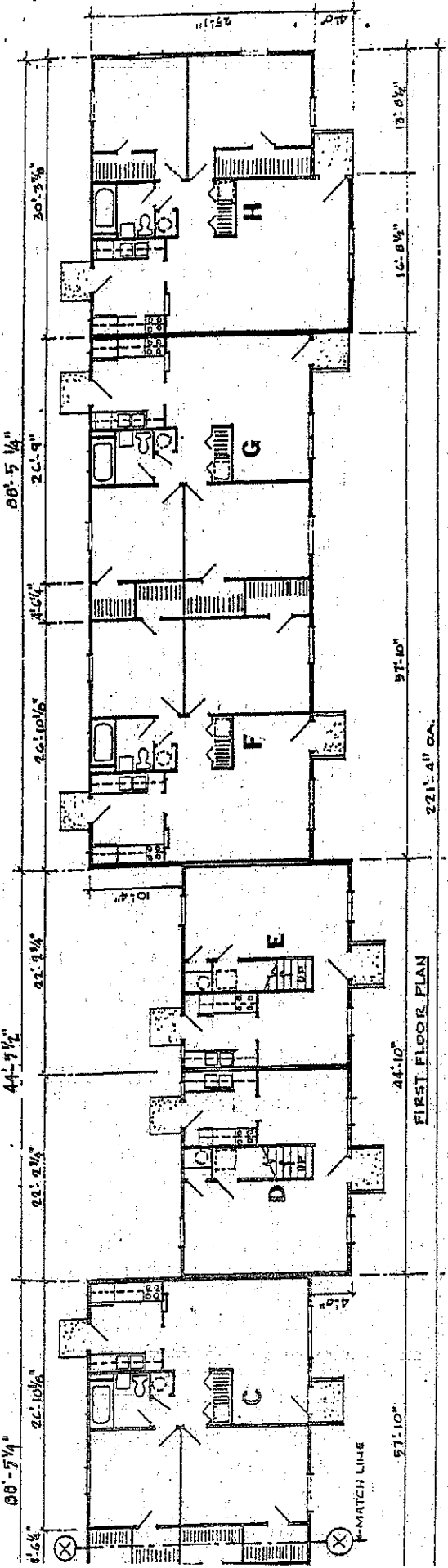
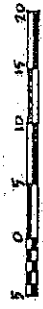
DEVELOPED BY
 WOODLAND TERRACE PARTNERSHIP
 1906 HAMPTON ST.
 COLUMBIA, S.C. 29201

PROJECT
WOODLAND TERRACE
 COLUMBIA, SOUTH CAROLINA

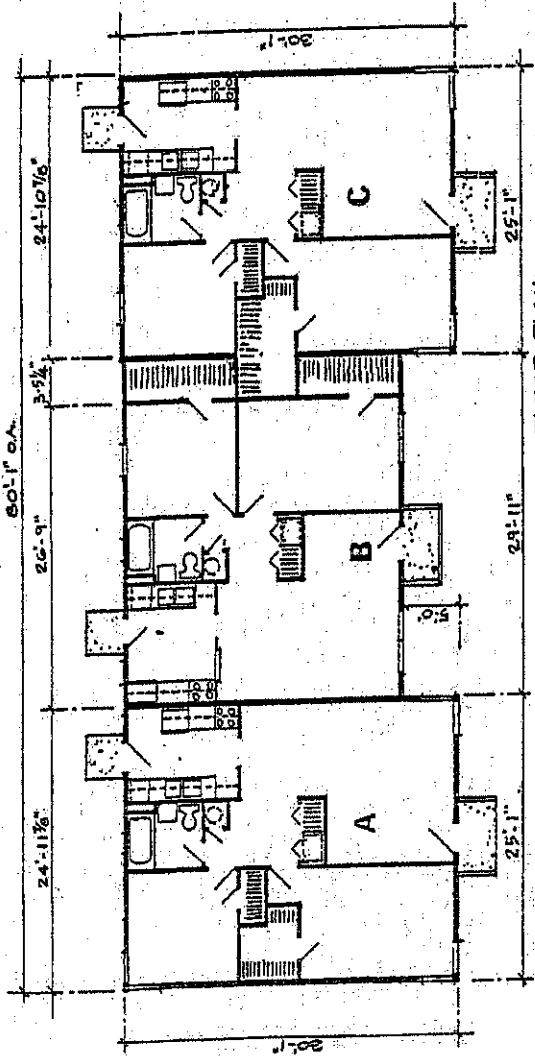
DATE
 3-30-83

BUILDING NO. 22

ED 643 PAGE 840



DEVELOPED BY WOODLAND TERRACE PARTNERSHIP 1500 HAMPTON ST COLUMBIA, SC, 29201	CONSULTANT OLIN H. PATE, SR., ARCHITECT COLUMBIA, SC.	PROJECT WOODLAND TERRACE COLUMBIA, SOUTH CAROLINA	DATE 3-30-83	BUILDING NO. 23
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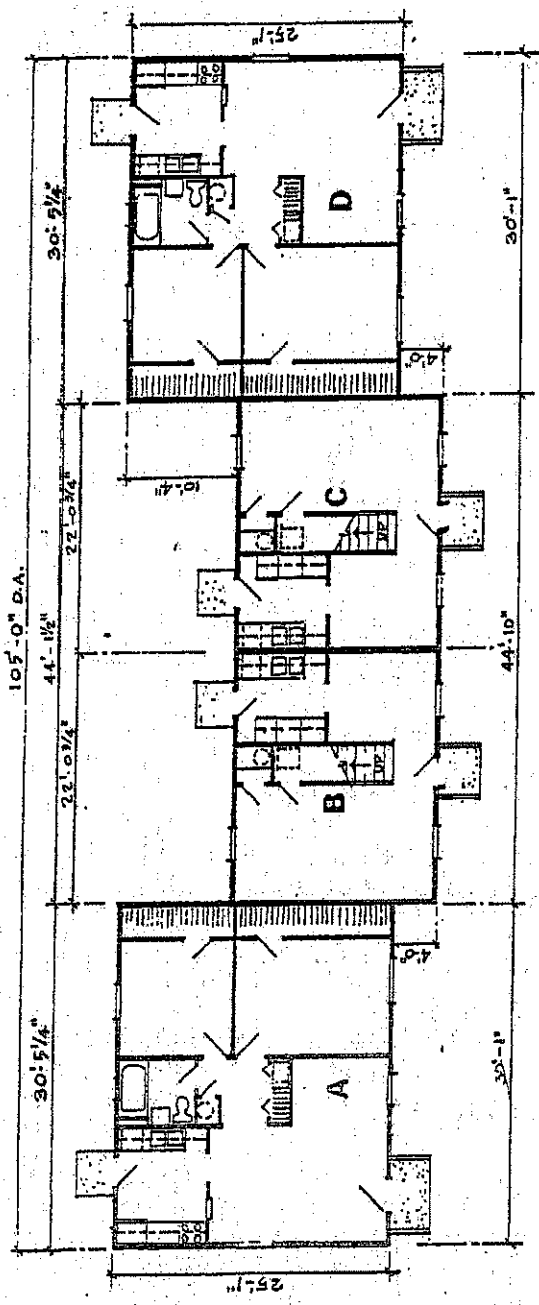
BUILDING NO. 25

DATE 3-30-83

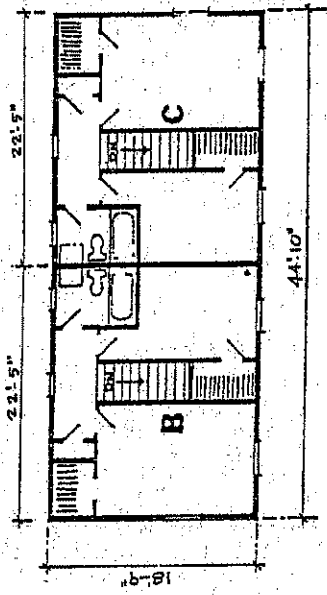
PROJECT
WOODLAND TERRACE
COLUMBIA, SOUTH CAROLINA

CONSULTANT
OLIN H. PATE, SR., ARCHITECT
COLUMBIA, S.C.

DEVELOPED BY
WOODLAND TERRACE PARTNERSHIP
1900 HAMPTON ST.
COLUMBIA, S.C. 29201



FIRST FLOOR PLAN



SECOND FLOOR PLAN



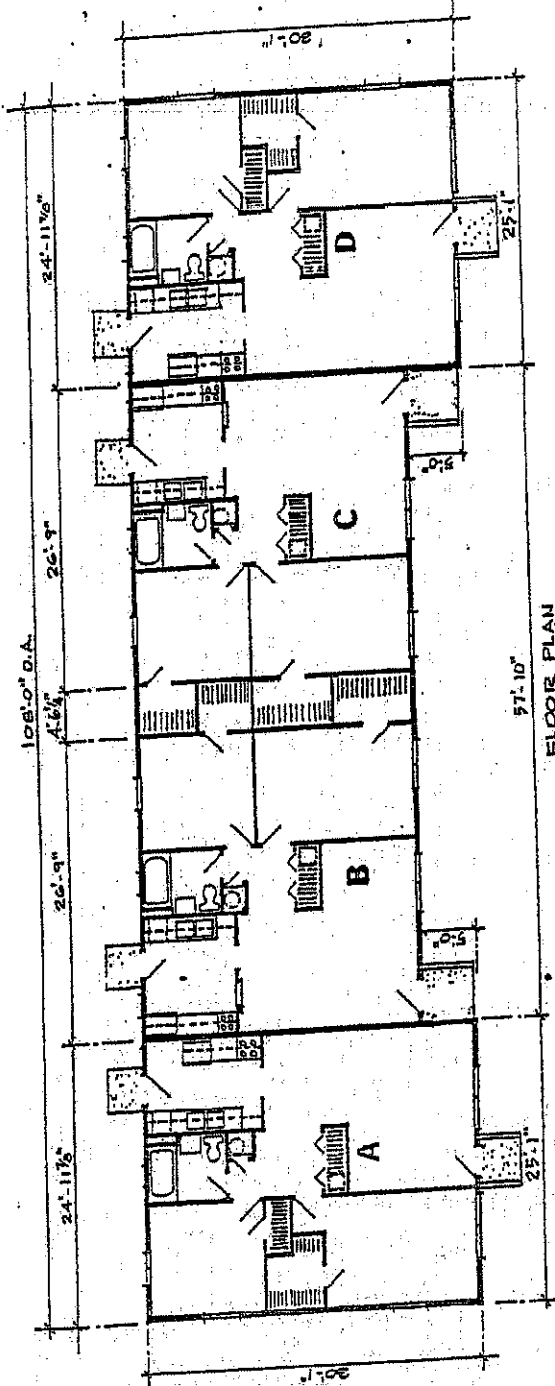
CONSULTANT
OLIN H. DATE, SR., ARCHITECT
 COLUMBIA, SC.

DEVELOPED BY
 WOODLAND TERRACE PARTNERSHIP
 1708 HAMPTON ST.
 COLUMBIA, S.C. 29201

PROJECT
WOODLAND TERRACE
 COLUMBIA, SOUTH CAROLINA

DATE
 3-30-83

BUILDING NO. 27



FLOOR PLAN

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BUILDING NO. 28

DATE 3-30-83

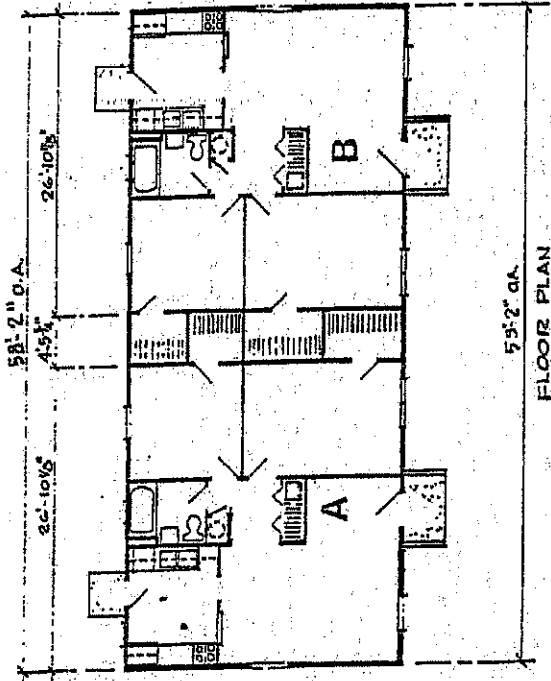
PROJECT
WOODLAND TERRACE
COLUMBIA, SOUTH CAROLINA

CONSULTANT
OLIN H. PATE, SR., ARCHITECT
COLUMBIA, SC.

DEVELOPED BY
WOODLAND TERRACE PARTNERSHIP
1500 HAMPTON ST.
COLUMBIA, SC. 29201

E D 643 PAGE 845

ED 643 PAGE 847



BUILDING NO. 29

DATE 3-30-83

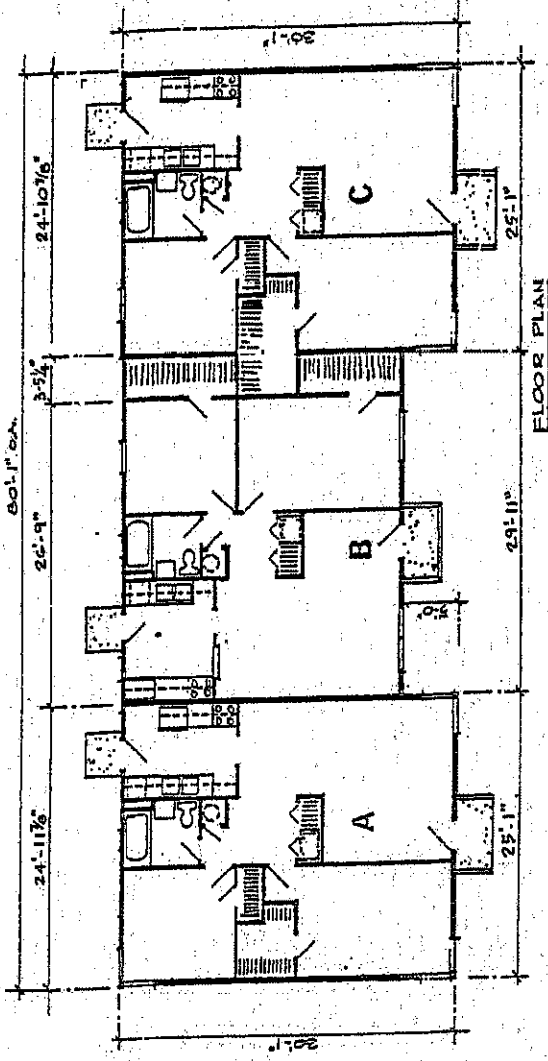
PROJECT WOODLAND TERRACE COLUMBIA, SOUTH CAROLINA



CONSULTANT OLIN H. PATE, SR., ARCHITECT COLUMBIA, S.C.

DEVELOPED BY WOODLAND TERRACE PARTNERSHIP 1900 HAMPTON ST COLUMBIA, S.C. 29201

ED 643 PAGE 847



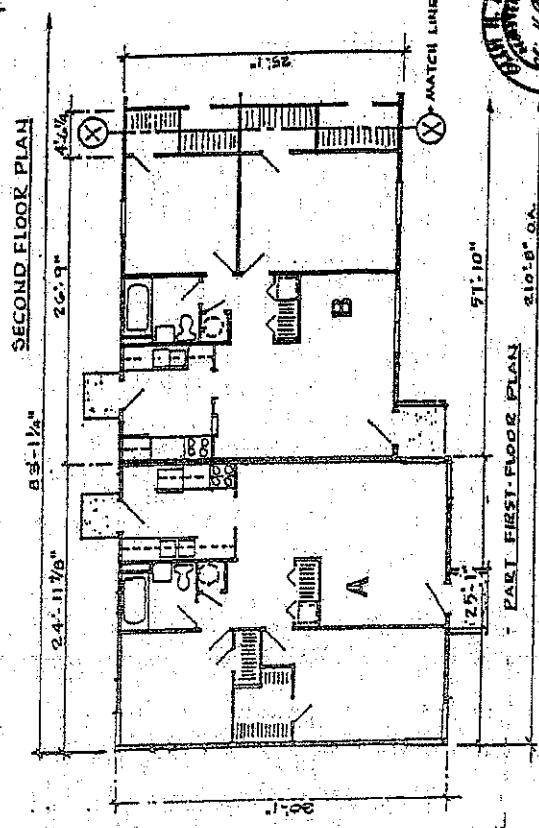
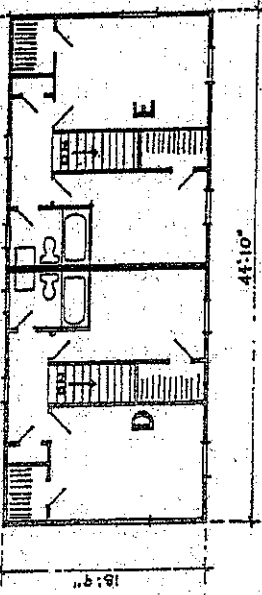
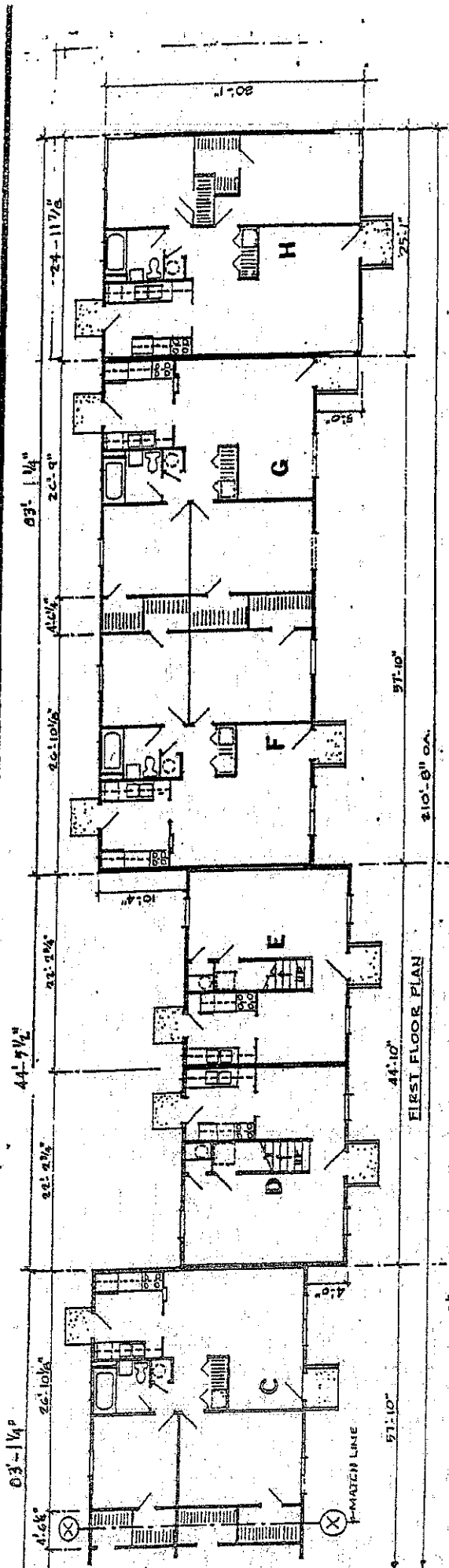
DEVELOPED BY
WOODLAND TERRACE PARTNERS ESHIP
1100 HAMPTON ST.
COLUMBIA, SC 29401

CONSULTANT
OLIN H. PATE, SR., ARCHITECT
COLUMBIA, SC.

PROJECT
WOODLAND TERRACE
COLUMBIA, SOUTH CAROLINA

DATE
3-30-83

BUILDING NO. 30



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FD 643 PAGE 849



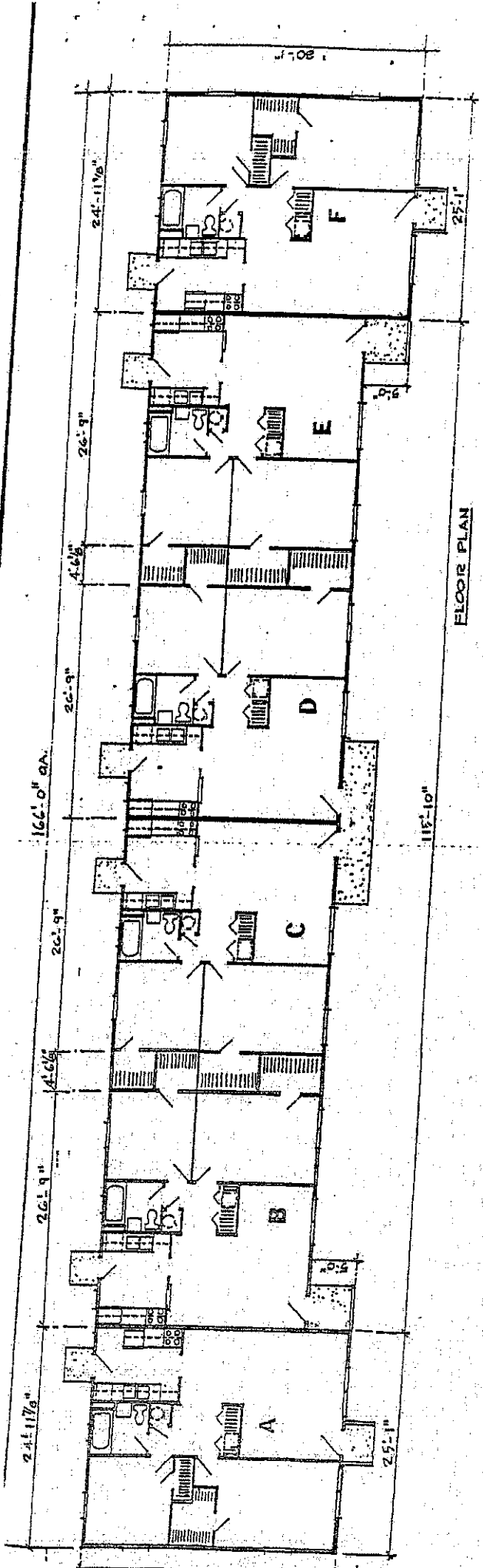
DEVELOPED BY
WOODLAND TERRACE PARTNERSHIP
1500 HAMPTON ST.
COLUMBIA, SC. 29201

CONSULTANT
OLIN H. PATE, SR., ARCHITECT
COLUMBIA, SC.

PROJECT
WOODLAND TERRACE
COLUMBIA, SOUTH CAROLINA

DATE
3-30-83

BUILDING NO. 31



BUILDING NO. 32

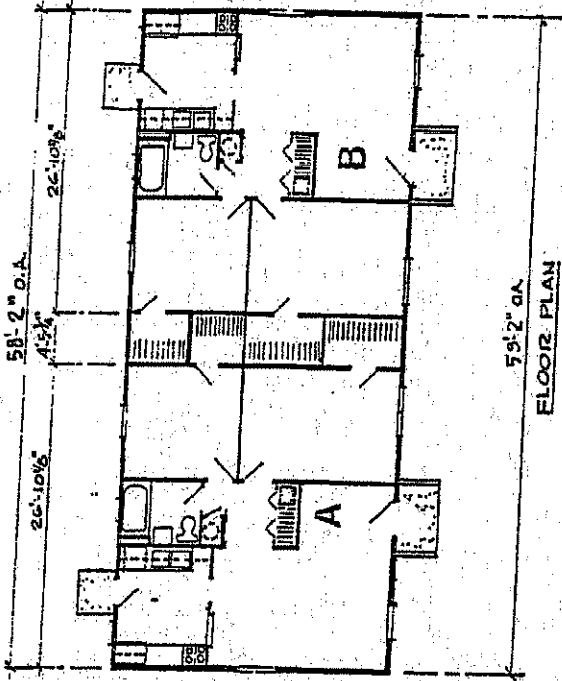
DATE
3-30-83

PROJECT
WOODLAND TERRACE
COLUMBIA, SOUTH CAROLINA



CONSULTANT
OLIN H. PATE, SR., ARCHITECT
COLUMBIA, S.C.

DEVELOPED BY
WOODLAND TERRACE PARTNERSHIP
1700 HAMPTON ST.
COLUMBIA, S.C. 29201



DEVELOPED BY
WOODLAND TERRACE PARTNERSHIP
1700 HAMPTON ST.
COLUMBIA, SC 29201

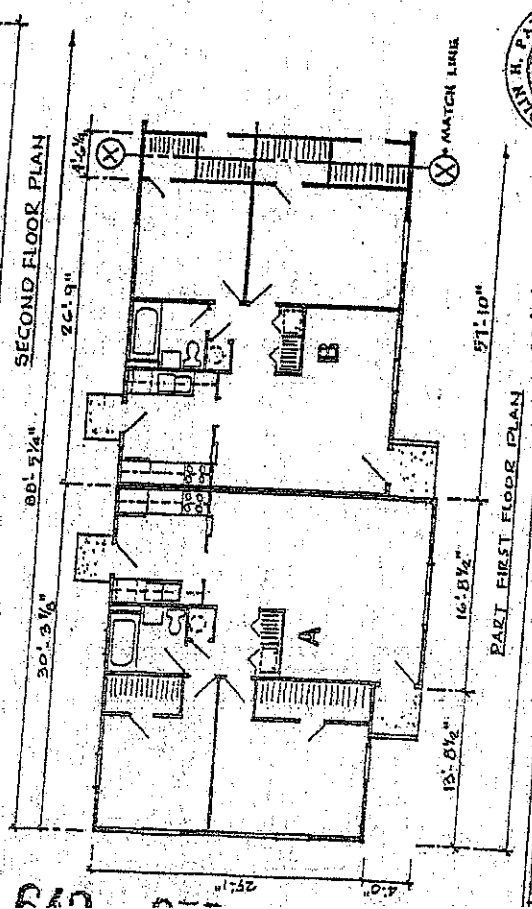
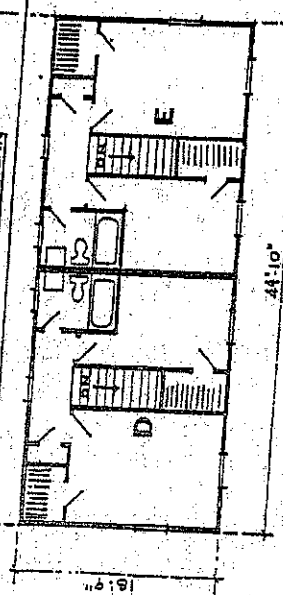
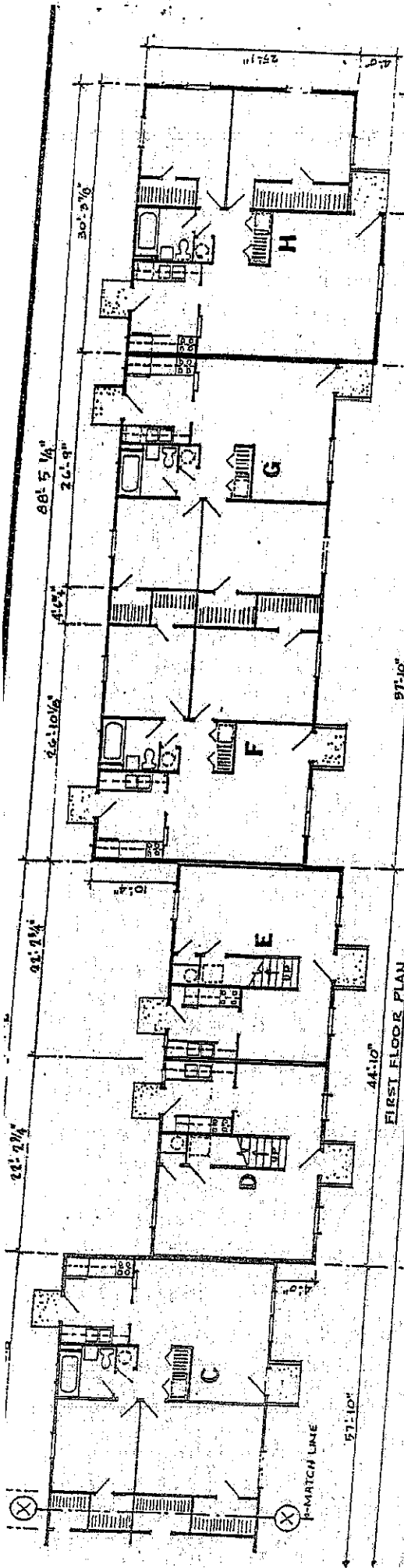
CONSULTANT
OLIN H. PATE, SR., ARCHITECT
COLUMBIA, SC

PROJECT
WOODLAND TERRACE
COLUMBIA, SOUTH CAROLINA

DATE
3-30-83

BUILDING NO. **34**

IN THE CITY OF COLUMBIA, SOUTH CAROLINA, I, THE ARCHITECT, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE CITY ENGINEER FOR RECORD.



D 643 PAGE 853



CONSULTANT
OLIN H. PATE, SR., ARCHITECT
 COLUMBIA, SC.

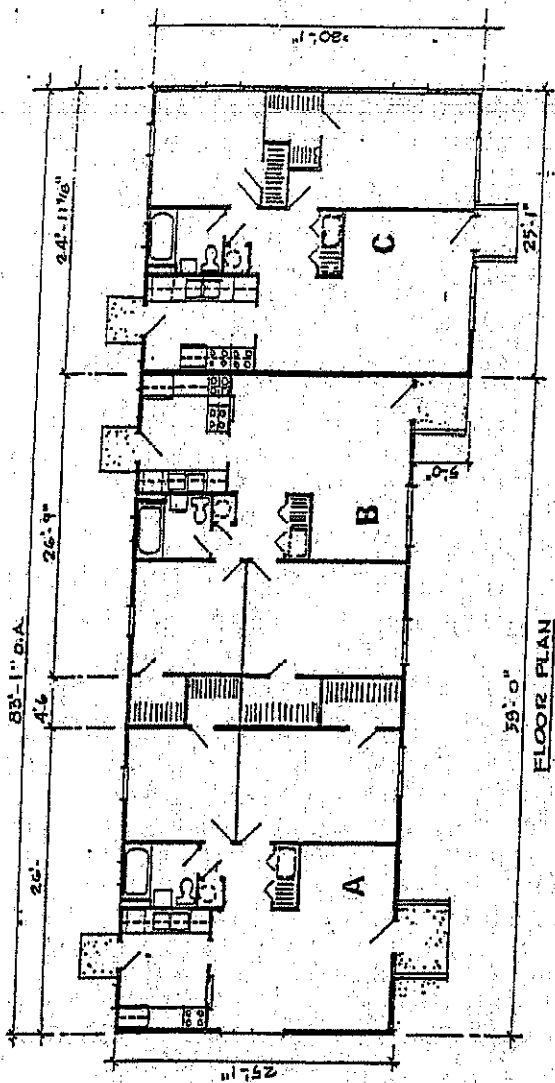
PREPARED BY
 WOODLAND TERRACE PARTNERSHIP
 1500 HAMPTON ST.
 COLUMBIA, SC. 29401

PROJECT
WOODLAND TERRACE
 COLUMBIA, SOUTH CAROLINA

DATE
 3-30-83

BUILDING NO. **35**

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BUILDING NO. 37

DATE 3-30-83

PROJECT WOODLAND TERRACE COLUMBIA, SOUTH CAROLINA



CONSULTANT OLIN H. PATE, SR., ARCHITECT COLUMBIA, S.C.

DEVELOPED BY WOODLAND TERRACE PARTNERSHIP 1500 HAMPTON ST. COLUMBIA, S.C. 29201

ED 643 PAGE 855

EXHIBIT "C"
Page 1 of 3

ED 843 INC 857

WOODLAND TERRACE
OWNERSHIP PERCENTAGES

UNIT #	SQ FT (EST)	PERCENTAGE	BASIC VALUE
1A	750	.0056272087	31500
1B	723	.0054246292	31500
1C	723	.0054246292	31500
1D	750	.0056272087	31500
2A	723	.0054246292	31500
2B	723	.0054246292	31500
3A	750	.0056272087	31500
3B	723	.0054246292	31500
3C	723	.0054246292	31500
4A	750	.0056272087	31500
4B	723	.0054246292	31500
4C	723	.0054246292	31500
4D	723	.0054246292	31500
4E	840	.0063024737	31500
4F	840	.0063024737	31500
4G	723	.0054246292	31500
4H	723	.0054246292	31500
5A	750	.0056272087	31500
5B	723	.0054246292	31500
5C	840	.0063024737	31500
5D	840	.0063024737	31500
5E	723	.0054246292	31500
5F	750	.0056272087	31500
6A	750	.0056272087	31500
6B	723	.0054246292	31500
6C	723	.0054246292	31500
6D	750	.0056272087	31500
7A	750	.0056272087	31500
7B	723	.0054246292	31500
7C	723	.0054246292	31500
7D	840	.0063024737	31500
7E	840	.0063024737	31500
7F	723	.0054246292	31500
7G	723	.0054246292	31500
7H	750	.0056272087	31500
8A	884	.0066326033	31500
8B	723	.0054246292	31500
8C	723	.0054246292	31500
8D	884	.0066326033	31500
9A	750	.0056272087	31500
9B	723	.0054246292	31500
9C	840	.0063024737	31500
9D	840	.0063024737	31500
9E	723	.0054246292	31500
9F	750	.0056272087	31500
10A	884	.0066326033	31500
10B	723	.0054246292	31500
10C	723	.0054246292	31500
10D	884	.0066326033	31500
11A	750	.0056272087	31500
11B	723	.0054246292	31500
11C	723	.0054246292	31500
11D	840	.0063024737	31500
11E	840	.0063024737	31500
11F	723	.0054246292	31500
11G	723	.0054246292	31500
11H	750	.0056272087	31500

EXHIBIT "C"

Page 2 of 3

WOODLAND TERRACE
OWNERSHIP PERCENTAGES

FD 642 ~~111~~ 858

UNIT #	SQ FT (EST)	PERCENTAGE	BASIC VALUE
12A	723	.0054246292	31500
12B	723	.0054246292	31500
13A	750	.0056272087	31500
13B	723	.0054246292	31500
13C	840	.0063024737	31500
13D	840	.0063024737	31500
13E	723	.0054246292	31500
13F	750	.0056272087	31500
14A	884	.0066326033	31500
14B	723	.0054246292	31500
14C	723	.0054246292	31500
14D	840	.0063024737	31500
14E	840	.0063024737	31500
14F	723	.0054246292	31500
14G	723	.0054246292	31500
14H	884	.0066326033	31500
15A	723	.0054246292	31500
15B	723	.0054246292	31500
15C	750	.0056272087	31500
16A	723	.0054246292	31500
16B	723	.0054246292	31500
17A	750	.0056272087	31500
17B	723	.0054246292	31500
17C	723	.0054246292	31500
18A	840	.0063024737	31500
18B	840	.0063024737	31500
19A	750	.0056272087	31500
19B	723	.0054246292	31500
19C	723	.0054246292	31500
19D	750	.0056272087	31500
20A	750	.0056272087	31500
20B	723	.0054246292	31500
20C	750	.0056272087	31500
21A	723	.0054246292	31500
21B	840	.0063024737	31500
21C	840	.0063024737	31500
21D	723	.0054246292	31500
22A	723	.0054246292	31500
22B	840	.0063024737	31500
22C	840	.0063024737	31500
22D	723	.0054246292	31500
23A	884	.0066326033	31500
23B	723	.0054246292	31500
23C	723	.0054246292	31500
23D	840	.0063024737	31500
23E	840	.0063024737	31500
23F	723	.0054246292	31500
23G	723	.0054246292	31500
23H	884	.0066326033	31500
24A	750	.0056272087	31500
24B	723	.0054246292	31500
24C	723	.0054246292	31500
24D	840	.0063024737	31500
24E	840	.0063024737	31500
24F	723	.0054246292	31500
24G	723	.0054246292	31500
24H	750	.0056272087	31500
25A	750	.0056272087	31500
25B	723	.0054246292	31500
25C	750	.0056272087	31500

EXHIBIT "C"

Page 3 of 3

FD 843-859

WOODLAND TERRACE
OWNERSHIP PERCENTAGES

UNIT #	SQ FT (EST)	PERCENTAGE	FABRIC VALUE
26A	750	.0054246292	31500
26B	723	.0054246292	31500
26C	723	.0054246292	31500
26D	750	.0054246292	31500
27A	723	.0054246292	31500
27B	840	.0063024737	31500
27C	840	.0063024737	31500
27D	723	.0054246292	31500
28A	750	.0054246292	31500
28B	723	.0054246292	31500
28C	723	.0054246292	31500
28D	750	.0054246292	31500
29A	750	.0054246292	31500
29B	723	.0054246292	31500
30A	750	.0054246292	31500
30B	723	.0054246292	31500
30C	750	.0054246292	31500
31A	750	.0054246292	31500
31B	723	.0054246292	31500
31C	723	.0054246292	31500
31D	840	.0063024737	31500
31E	840	.0063024737	31500
31F	723	.0054246292	31500
31G	723	.0054246292	31500
31H	750	.0054246292	31500
32A	750	.0054246292	31500
32B	723	.0054246292	31500
32C	723	.0054246292	31500
32D	723	.0054246292	31500
32E	723	.0054246292	31500
32F	750	.0054246292	31500
33A	884	.0066326033	31500
33B	723	.0054246292	31500
33C	723	.0054246292	31500
33D	840	.0063024737	31500
33E	840	.0063024737	31500
33F	723	.0054246292	31500
33G	723	.0054246292	31500
33H	884	.0066326033	31500
34A	723	.0054246292	31500
34B	723	.0054246292	31500
35A	884	.0066326033	31500
35B	723	.0054246292	31500
35C	723	.0054246292	31500
35D	840	.0063024737	31500
35E	840	.0063024737	31500
35F	723	.0054246292	31500
35G	723	.0054246292	31500
36A	884	.0066326033	31500
36B	750	.0054246292	31500
36C	723	.0054246292	31500
36D	750	.0054246292	31500
37A	723	.0054246292	31500
37B	723	.0054246292	31500
37C	750	.0054246292	31500
38A	723	.0054246292	31500
38B	723	.0054246292	31500

FD 843-859