STATE OF SOUTH CAROLINA	)	THIRD AMENDMENT OF MASTER
	)	DEED FOR VILLAS AT WOODRUFF
	)	CROSSING CONDOMINIUM HORIZONTAL
COUNTY OF GREENVILLE	)	PROPERTY REGIME
		Recorded in Deed Book 2247 at Page 369

WHEREAS, a Master Deed creating the Villas at Woodruff Crossing Condominium Horizontal Property Regime was recorded on January 17, 2007 in Deed Book 2247 at Page 369 in the Office of the Register of Deeds for Greenville County, South Carolina (the "Master Deed") for that certain property located in Greenville County, South Carolina described therein (the "Condominium Property");

WHEREAS, PHC Communities, LLC is the Declarant of the Master Deed (the "Declarant");

WHEREAS, Article V, Section G of the Master Deed provides that "During the Declarant Control Period, the Declarant, or its successor or assigns, shall be allowed to unilaterally make any amendments to th[e] Master Deed for the benefit and welfare of the Condominium or necessitated by the addition of a Phase Addition or any additional property to the Condominium under this Article. However, this Section G shall not apply to amendments that would materially affect the assessment responsibilities of Unit Owners, unless such amendment relates to the addition of an amenity or added service to the Unit Owners. This amendment right may be exercised, and shall be effective only upon the recordation of an amendment in the Office of the Register of Deeds for Greenville County, which Corrected Master Deed shall specifically reference this document, and the provision impacted. Such amendment need not be certified by the Association.";

WHEREAS, Declarant desires to amend the Master Deed to grant a Mortgagee or grantor of a mortgage or similar security interest on any Unit in the Condominium certain unalienable rights, as described in further detail below;

NOW, THEREFORE, the undersigned does hereby amend the Master Deed as follows:

1. Additional Rights for Mortgagees of Units. The Master Deed is hereby to give the Mortgagee or grantor of a mortgage on any Unit in the Condominium the right to timely written notice of:

A. Any condemnation or casualty loss that affects either a material portion of the Condominium or any Unit thereof securing the mortgage;

B. Any 60 day delinquency in the payment of Assessments or other charges owed by the Owner of any Unit on which it holds the mortgage; or

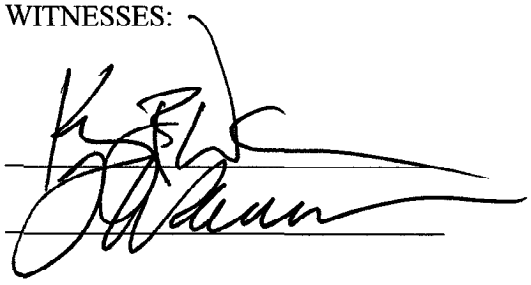
C. Any proposed action that requires the consent of a specified percentage of Mortgagees of Units.

2. Savings Clause. Except as specifically amended herein, the Master Deed shall remain in full force and effect.

2009018842 AMEN/MDEED
2 PGS
Book:DE 2354 Page:1361-1362
March 10, 2009 12:30:37
Rec:$10.00 Cnty Tax:$0.00 State Tax:$0.00
FILED IN GREENVILLE COUNTY,SC

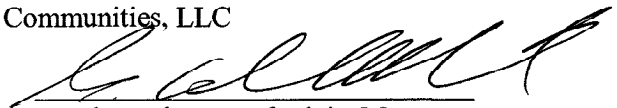
IN WITNESS WHEREOF, the undersigned hereby set its hand to seal this 9th day of March, 2009.

WITNESSES:



THE DECLARANT

PHC Communities, LLC

By: 

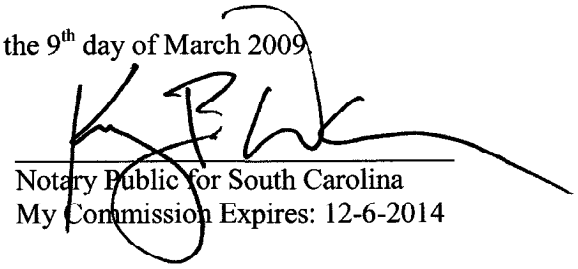
G. Alexander Crawford, its Manager

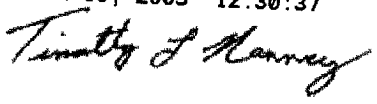
STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

Acknowledgment

I, Keary B. Warner, a Notary Public of the above-stated County and State, do hereby certify that G. Alexander Crawford, Manager of PHC Communities, LLC, a South Carolina limited liability company, personally came before me this day and acknowledged the due execution of the foregoing instrument as his act and deed and as the act and deed of the limited liability company.

Witness my hand and notarial seal, this the 9th day of March 2009.



Notary Public for South Carolina
My Commission Expires: 12-6-2014

FILED FOR RECORD IN GREENVILLE COUNTY,SC ROD
2009018842 Book:DE 2354 Page:1361-1362
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