

D 539 PAGE 657

EXHIBIT "G"  
2000 WATERMARK HORIZONTAL PROPERTY REGIME  
CHARTER  
OF  
2000 WATERMARK ASSOCIATION, INC.

D 539 PAGE 657



EXHIBIT "G"  
2000 WATERMARK HORIZONTAL PROPERTY REGIME  
CHARTER  
OF  
2000 WATERMARK ASSOCIATION, INC.

The undersigned hereby associate themselves for the purpose of forming a non-profit corporation under the laws of the State of South Carolina, and certify as follows:

ARTICLE I - NAME

The name of the corporation shall be 2000 WATERMARK ASSOCIATION, INC. For convenience, the corporation shall herein be referred to as the "Association".

ARTICLE II - PURPOSE

The Association is organized for the purpose of providing a form of administration for 2000 WATERMARK, a Horizontal Property Regime (hereinafter called "Regime" or "Condominium"), established by Broad River, Inc., a Florida corporation (hereinafter called "Grantor") authorized to do business in the State of South Carolina, pursuant to the Horizontal Property Act of South Carolina (hereinafter called the "Act") on lands lying and being on the waters of the Broad River, in the City of Columbia, Richland County, South Carolina, being more particularly described in the Master Deed establishing the Regime.

ARTICLE III - POWERS

The powers of the Association shall include the following provisions:

1. The Association shall have all of the common law and statutory powers of a non-profit corporation which are not in conflict with the laws of South Carolina or the terms of this Charter.



2. All of the powers and duties prescribed for the Council of Co-Owners set forth in the Act, and all such other powers and duties reasonably necessary to operate the Condominium pursuant to the Master Deed, the By-Laws, this Charter shall be exercised exclusively by the Board of Directors, its agent, contractor, or employees, subject only to approval by the Co-Owners when such is specifically required, including but not limited to the following:

(a) To review and collect assessments against members as Co-Owners to defray the costs, expenses and losses of the Condominium.

(b) To use the proceeds of assessments in the exercise of its powers and duties.

(c) To maintain, repair, replace, improve and operate the Condominium property.

(d) To purchase insurance upon the Condominium property and insurance for the protection of the Association and the Co-Owners.

(e) To reconstruct improvements after casualty.

(f) To make and amend reasonable regulations respecting the use of the Condominium property provided, however, that all such regulations and amendments to the Master Deed, By-Laws, and this Charter thereto shall be approved by members owning at least 66-2/3% of the Common Elements of the Condominium before such shall become effective.

(g) To enforce by legal means the provisions of the Act, the Master Deed and the regulations promulgated thereunder for the use of the Condominium property.

(h) To contract for the management of the Condominium and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the Master Deed to have approval of the Board of Directors of the Association or of the Co-Owners.

(i) To employ personnel to perform the services required for proper operation of the Condominium and to terminate such employment.



(j) To place and foreclose any lien for unpaid assessments in like manner as any mortgagee of real property, as provided in the By-Laws.

3. All funds and the titles of all properties, if any, acquired by the Association and the proceeds thereof shall be held for the Co-Owner in accordance with the provisions of the Act and the Master Deed and Exhibit thereto.

4. The Association will not take steps which will serve to facilitate the transaction of specific business by its members or promote the private interest of any Co-Owner, or engage in any activity which would constitute a regular business of a kind ordinarily carried on for profit, and no part of the net earnings of the Association shall inure to the benefit of any private individual. In the event of the liquidation or dissolution of the Association, whether voluntary or involuntary, no Co-Owner shall be entitled to any distribution or division of its remaining property or its proceeds, and the balance of all money and other property received by the corporation from any source, after the payment of all debts and obligations of the Association, shall be used or distributed exclusively for such purposes as those set forth herein.

5. That the Association holds, or desires to hold, property in common for social and fraternal purposes and is not organized for the purpose of profit or gain to the Co-Owners, otherwise than is above stated; and that three (3) days notice in The State, a newspaper of general circulation published in the County of Richland, South Carolina, has been given that this Charter would be filed.

ARTICLE IV - MEMBERS

The qualification of members, the manner of their admission and voting by Co-Owners shall be as follows:

1. The Co-Owner of each of the Townhouse Dwellings in the Condominium shall be a member of the Association and no other persons or entities shall be entitled to membership. The Association shall have only as many memberships as there are Townhouse Dwellings, as defined



in the Master Deed, with each member having a vote equal to the percentage of his/her right to share in the Common Elements of the Condominium as set forth in the Master Deed and in accordance with the Act. Voting rights will be exercised in the manner provided by the By-Laws of the Association.

2. Change of membership in the Association shall be established by the recording in the Register Mense Conveyance Office for Richland County, South Carolina, of a deed or other instrument establishing a change of record title to a Townhouse Dwelling in the Condominium and the delivery to the Association of a certified copy of such instrument, the new Co-Owner designated by such instrument thereby becoming a Member of the Association. The membership of the prior Co-Owner shall be thereby terminated.

ARTICLE V - DIRECTORS

1. The affairs of the Association will be managed by a Board consisting of the number of Directors determined by the By-Laws, but not less than three Directors, and in the absence of such determination shall consist of three Directors.

2. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided in the By-Laws.

3. The first election of Directors shall not be held until after all of the Townhouse Dwellings of the Condominium have been sold by the Grantor or until Grantor elects to terminate its control of the Condominium, whichever shall first occur. The Directors herein named shall serve until the first election of Directors, and any vacancies in their number occurring before the first election shall be filled by the remaining Directors.

4. The names and addresses of the members of the first Board



of Directors, who shall hold office until their successors are elected and have qualified, or until renewed, are as follows:

<u>NAMES</u>	<u>ADDRESS</u>
William A. Carter	2085 Watermark Place, Columbia, South Carolina
Roy M. Whitehead	728 Sandpiper Way, N. Palm Beach, Florida
John P. Mudd	1211 Hardee Road, Coral Gables, Florida

ARTICLE VI - OFFICERS

The affairs of the Association shall be administered by the officers designated in the By-Laws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association, which officers shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

President	William A. Carter
Vice President	Roy M. Whitehead
Secretary/Treasurer	John P. Mudd

ARTICLE VII - INDEMNIFICATION

The Association shall indemnify every officer and director of the Board of Directors against any and all expenses, including counsel fees, reasonably incurred by or imposed upon any officer or director in connection with any action, suit or other proceeding (including settlement of any suit or proceeding if approved by the then Board of Directors of the Association) to which he may be made a party by reason of being or having been an officer or director at the time such expenses are incurred. The officers and directors of the Association shall not be liable to the Co-Owners for any mistake of judgment, negligence, or otherwise, except for their own individual willful misconduct or bad faith. The officers and directors of the Association shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such officers or directors may also be



owners of Townhouse Dwellings) and the Association shall indemnify and forever hold each such officer and director free and harmless against any and all liabilities to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer or director of the Association or former officer or director of the Association may be entitled.

ARTICLE VIII - BY-LAWS

The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended, or rescinded in the manner provided in the By-Laws.

ARTICLE IX - TERM

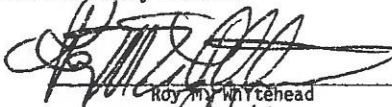
The term of the Association shall be perpetual.

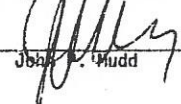
ARTICLE X - INCORPORATORS

The undersigned Petitioners, being two or more of the officers or agents of 2000 WATERMARK ASSOCIATION, INC., declare that they were authorized and directed to apply for incorporation in the manner and for the purposes as stated hereinabove.

<u>NAMES</u>	<u>ADDRESSES</u>
Roy M. Whitehead	728 Sandpiper Way, N, Palm Beach, Florida
John P. Mudd	1211 Hardee Road, Coral Gables, Florida

WHEREFORE, your Petitioners pray that the Secretary of State do issue to the aforesaid 2000 Watermark Association, Inc., a charter with all rights, powers, privileges and immunities, and subject to all the limitations conferred by Chapters 12 and 13, Title 12, 1952 Code of Laws of South Carolina, and acts amendatory thereto.

  
 Roy M. Whitehead

  
 John P. Mudd

March 22, 1979

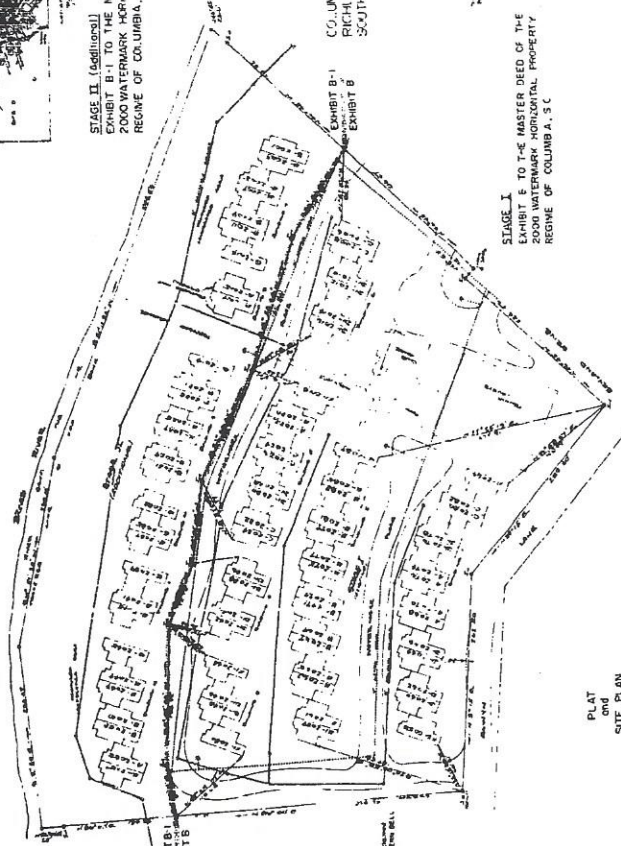






STAGE II (continued)  
EXHIBIT B-1 TO THE MASTER DEED OF THE  
2000 WATERMARK HORIZONTAL PROPERTY  
REGIME OF COLUMBIA, S.C.

COLUMBIA  
RICHLAND COUNTY  
SOUTH CAROLINA



STAGE I  
EXHIBIT B TO THE MASTER DEED OF THE  
2000 WATERMARK HORIZONTAL PROPERTY  
REGIME OF COLUMBIA, S.C.

LEGEND  
1 8' SANITARY SEWER  
2 6" WATER MAIN  
3 FIREWALL  
4 FIRE WETRANSIT

PLAT  
and  
SITE PLAN  
of

TWO STAGES OF LAND LOCATED IN THE COUNTY OF COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA, BEING A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C. AS APPROVED BY THE BOARD OF APPLICANTS BEING A TOWNHOUSE DOLLING COMPLEX KNOWN AS 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C. AND BEING SUBMITTED FOR CONTINENTAL MORTGAGE INVESTORS, STAGE I CONTAINS 666 ACRES, STAGE II CONTAINS 3.97 ACRES

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND ACCURATE SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ACTS OF THE LEGISLATURE OF THE STATE OF SOUTH CAROLINA, AND THAT THE BOARD OF APPLICANTS HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ACTS OF THE LEGISLATURE OF THE STATE OF SOUTH CAROLINA.

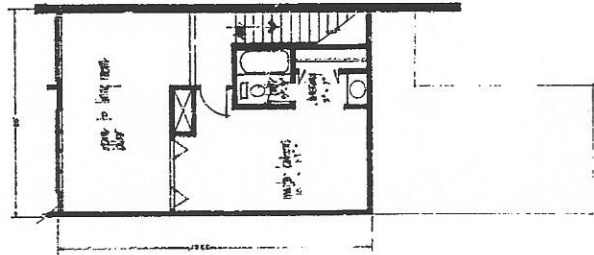
SUMMARY OF EXHIBITS

- I EXHIBIT A, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- II EXHIBIT B, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- III EXHIBIT C, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- IV EXHIBIT D, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- V EXHIBIT E, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- VI EXHIBIT F, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- VII EXHIBIT G, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- VIII EXHIBIT H, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- IX EXHIBIT I, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- X EXHIBIT J, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- XI EXHIBIT K, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- XII EXHIBIT L, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- XIII EXHIBIT M, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- XIV EXHIBIT N, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- XV EXHIBIT O, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- XVI EXHIBIT P, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- XVII EXHIBIT Q, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- XVIII EXHIBIT R, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- XIX EXHIBIT S, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- XX EXHIBIT T, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- XXI EXHIBIT U, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- XXII EXHIBIT V, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- XXIII EXHIBIT W, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- XXIV EXHIBIT X, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- XXV EXHIBIT Y, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.
- XXVI EXHIBIT Z, SHOWN AS A NARRATIVE DESCRIPTION OF PROPERTY MAPS ONLY AND NOT A PLAT, IS A PORTION OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.

SUMMARY OF UNITS

UNITS	LEVEL	APPROXIMATE BASIS NUMBER
A	3	2
B	3	2
C	3	2
D	3	2
E	3	2
F	3	2
G	3	2
H	3	2
I	3	2
J	3	2
K	3	2
L	3	2
M	3	2
N	3	2
O	3	2
P	3	2
Q	3	2
R	3	2
S	3	2
T	3	2
U	3	2
V	3	2
W	3	2
X	3	2
Y	3	2
Z	3	2
AA	3	2
AB	3	2
AC	3	2
AD	3	2
AE	3	2
AF	3	2
AG	3	2
AH	3	2
AI	3	2
AJ	3	2
AK	3	2
AL	3	2
AM	3	2
AN	3	2
AO	3	2
AP	3	2
AQ	3	2
AR	3	2
AS	3	2
AT	3	2
AU	3	2
AV	3	2
AW	3	2
AX	3	2
AY	3	2
AZ	3	2
BA	3	2
BB	3	2
BC	3	2
BD	3	2
BE	3	2
BF	3	2
BG	3	2
BH	3	2
BI	3	2
BJ	3	2
BK	3	2
BL	3	2
BM	3	2
BN	3	2
BO	3	2
BP	3	2
BQ	3	2
BR	3	2
BS	3	2
BT	3	2
BU	3	2
BV	3	2
BW	3	2
BX	3	2
BY	3	2
BZ	3	2
CA	3	2
CB	3	2
CC	3	2
CD	3	2
CE	3	2
CF	3	2
CG	3	2
CH	3	2
CI	3	2
CJ	3	2
CK	3	2
CL	3	2
CM	3	2
CN	3	2
CO	3	2
CP	3	2
CQ	3	2
CR	3	2
CS	3	2
CT	3	2
CU	3	2
CV	3	2
CW	3	2
CX	3	2
CY	3	2
CZ	3	2
DA	3	2
DB	3	2
DC	3	2
DD	3	2
DE	3	2
DF	3	2
DG	3	2
DH	3	2
DI	3	2
DJ	3	2
DK	3	2
DL	3	2
DM	3	2
DN	3	2
DO	3	2
DP	3	2
DQ	3	2
DR	3	2
DS	3	2
DT	3	2
DU	3	2
DV	3	2
DW	3	2
DX	3	2
DY	3	2
DZ	3	2
EA	3	2
EB	3	2
EC	3	2
ED	3	2
EE	3	2
EF	3	2
EG	3	2
EH	3	2
EI	3	2
EJ	3	2
EK	3	2
EL	3	2
EM	3	2
EN	3	2
EO	3	2
EP	3	2
EQ	3	2
ER	3	2
ES	3	2
ET	3	2
EU	3	2
EV	3	2
EW	3	2
EX	3	2
EY	3	2
EZ	3	2
FA	3	2
FB	3	2
FC	3	2
FD	3	2
FE	3	2
FF	3	2
FG	3	2
FH	3	2
FI	3	2
FJ	3	2
FK	3	2
FL	3	2
FM	3	2
FN	3	2
FO	3	2
FP	3	2
FQ	3	2
FR	3	2
FS	3	2
FT	3	2
FU	3	2
FV	3	2
FW	3	2
FX	3	2
FY	3	2
FZ	3	2
GA	3	2
GB	3	2
GC	3	2
GD	3	2
GE	3	2
GF	3	2
GG	3	2
GH	3	2
GI	3	2
GJ	3	2
GK	3	2
GL	3	2
GM	3	2
GN	3	2
GO	3	2
GP	3	2
GQ	3	2
GR	3	2
GS	3	2
GT	3	2
GU	3	2
GV	3	2
GW	3	2
GX	3	2
GY	3	2
GA	3	2
GB	3	2
GC	3	2
GD	3	2
GE	3	2
GF	3	2
GG	3	2
GH	3	2
GI	3	2
GJ	3	2
GK	3	2
GL	3	2
GM	3	2
GN	3	2
GO	3	2
GP	3	2
GQ	3	2
GR	3	2
GS	3	2
GT	3	2
GU	3	2
GV	3	2
GW	3	2
GX	3	2
GY	3	2
GA	3	2
GB	3	2
GC	3	2
GD	3	2
GE	3	2
GF	3	2
GG	3	2
GH	3	2
GI	3	2
GJ	3	2
GK	3	2
GL	3	2
GM	3	2
GN	3	2
GO	3	2
GP	3	2
GQ	3	2
GR	3	2
GS	3	2
GT	3	2
GU	3	2
GV	3	2
GW	3	2
GX	3	2
GY	3	2
GA	3	2
GB	3	2
GC	3	2
GD	3	2
GE	3	2
GF	3	2
GG	3	2
GH	3	2
GI	3	2
GJ	3	2
GK	3	2
GL	3	2
GM	3	2
GN	3	2
GO	3	2
GP	3	2
GQ	3	2
GR	3	2
GS	3	2
GT	3	2
GU	3	2
GV	3	2
GW	3	2
GX	3	2
GY	3	2
GA	3	2
GB	3	2
GC	3	2
GD	3	2
GE	3	2
GF	3	2
GG	3	2
GH	3	2
GI	3	2
GJ	3	2
GK	3	2
GL	3	2
GM	3	2
GN	3	2
GO	3	2
GP	3	2
GQ	3	2
GR	3	2
GS	3	2
GT	3	2
GU	3	2
GV	3	2
GW	3	2
GX	3	2
GY	3	2
GA	3	2
GB	3	2
GC	3	2
GD	3	2
GE	3	2
GF	3	2
GG	3	2
GH	3	2
GI	3	2
GJ	3	2
GK	3	2
GL	3	2
GM	3	2
GN	3	2
GO	3	2
GP	3	2
GQ	3	2
GR	3	2
GS	3	2
GT	3	2
GU	3	2
GV	3	2
GW	3	2
GX	3	2
GY	3	2
GA	3	2
GB	3	2
GC	3	2
GD	3	2
GE	3	2
GF	3	2
GG	3	2
GH	3	2
GI	3	2
GJ	3	2
GK	3	2
GL	3	2
GM	3	2
GN	3	2
GO	3	2
GP	3	2
GQ	3	2
GR	3	2
GS	3	2
GT	3	2
GU	3	2
GV	3	2
GW	3	2
GX	3	2
GY	3	2
GA	3	2
GB	3	2
GC	3	2
GD	3	2
GE	3	2
GF	3	2
GG	3	2
GH	3	2
GI	3	2
GJ	3	2
GK	3	2
GL	3	2
GM	3	2
GN	3	2
GO	3	2
GP	3	2
GQ	3	2
GR	3	2
GS	3	2
GT	3	2
GU	3	2
GV	3	2
GW	3	2
GX	3	2
GY	3	2
GA	3	2
GB	3	2
GC	3	2
GD	3	2
GE	3	2
GF	3	2
GG	3	2
GH	3	2
GI	3	2
GJ	3	2
GK	3	2
GL	3	2
GM	3	2
GN	3	2
GO	3	2
GP	3	2
GQ	3	2
GR	3	2
GS	3	2
GT	3	2
GU	3	2
GV	3	2
GW	3	2
GX	3	2
GY	3	2
GA	3	2
GB	3	2
GC	3	2
GD	3	2
GE	3	2
GF	3	2
GG	3	2
GH	3	2
GI	3	2
GJ	3	2
GK	3	2
GL	3	2
GM	3	2
GN	3	2
GO	3	2
GP	3	2
GQ	3	2
GR	3	2
GS	3	2
GT	3	2
GU	3	2
GV	3	2
GW	3	2
GX	3	2

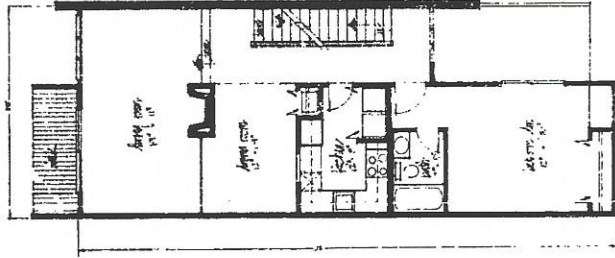




**UPPER LEVEL**

2000

**WATERMARK**

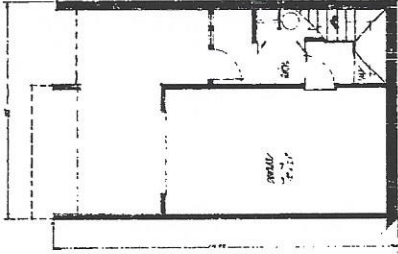


**MIDDLE LEVEL**

THIS TYPICAL FLOOR PLAN CONSTITUTES  
TOWNHOUSE DWELLINGS A-2020, A-2022  
A-2028, A-2070, A-2072 and A-2074

**2 BEDROOM UNIT 'A'**

EXHIBIT C TO THE MASTER DEED OF THE  
2000 WATERMARK HORIZONTAL PROPERTY REGIME  
OF COLUMBIA, S.C.



LEVEL	50 FT
LOWER	373
MIDDLE	948
UPPER	312
<b>Total</b>	<b>1,633</b>

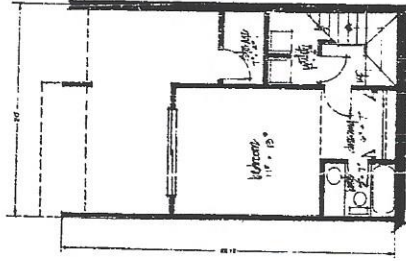
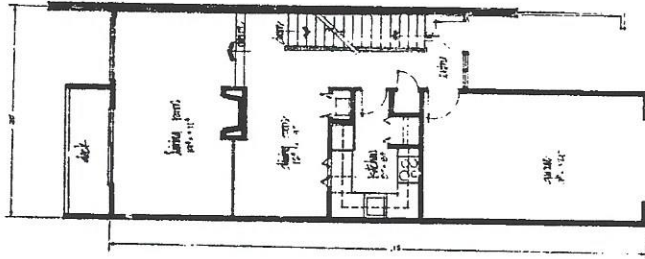
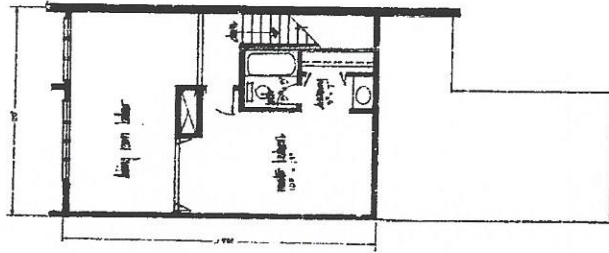
I HEREBY CERTIFY THAT THE DIMENSIONS, AREAS,  
AND/OR LOCATIONS WITHIN REASONABLE CONSTRUCTION  
TOLERANCES ARE AS DEPICTED HEREIN  
DATE: FEBRUARY 1, 1979

**LOWER LEVEL**



EXHIBIT C  
SHEET 1 OF 3





AREAS	
LEVEL	50 FT
LOWER	347
MIDDLE	848
UPPER	312
TOTAL	1,507

I HEREBY CERTIFY THAT THE DIMENSIONS, AREAS,  
AND/OR LOCATIONS WITHIN REASONABLE CONSTRUCTION  
TOLERANCES ARE AS DEPICTED HEREON.  
DATE: FEB 1, 1979  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

LOWER LEVEL



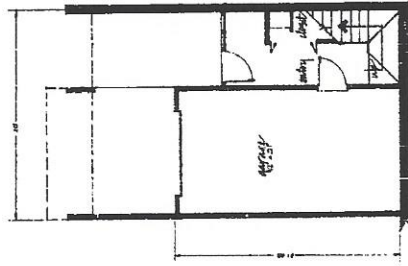
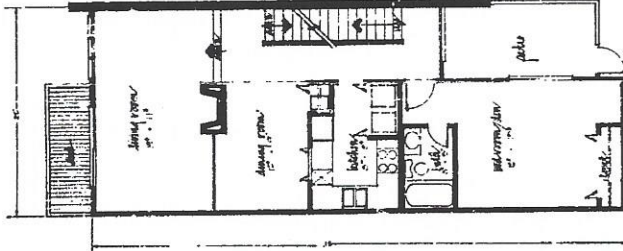
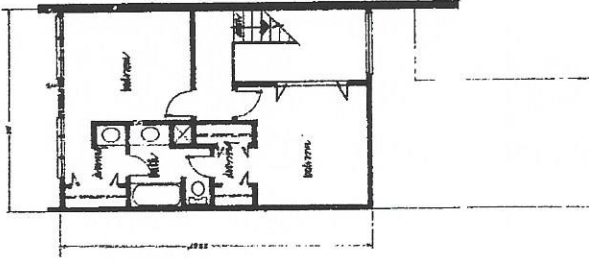
EXHIBIT C  
SHEET 2 OF 12

2 BEDROOM UNIT 'B'

EXHIBIT C TO THE MASTER DEED OF THE  
2000 WATERMARK HORIZONTAL PROPERTY REGIME  
OF COLUMBIA, S.C.

2000 WATERMARK





LEVEL	SQ. FT.
LOWER	373
MIDDLE	848
UPPER	483
TOTAL	1,704

I HEREBY CERTIFY THAT THE DIMENSIONS, AREAS, AND/OR LOCATION, WITHIN REASONABLE CONSTRUCTION TOLERANCES ARE AS SHOWN ON THESE PLANS.  
 DATE: FEB 1, 1979  
 DRAWN BY: [Signature]

**UPPER LEVEL**  
 THIS TYPICAL FLOOR PLAN CONSTITUTES TOWNHOUSE DWELLINGS C-2006, C-2009, C-2024, C-2026, C-2032, C-2034, C-2080 AND C-2092.

**MIDDLE LEVEL**  
 THIS TYPICAL FLOOR PLAN CONSTITUTES TOWNHOUSE DWELLINGS C-2006, C-2009, C-2024, C-2026, C-2032, C-2034, C-2080 AND C-2092.

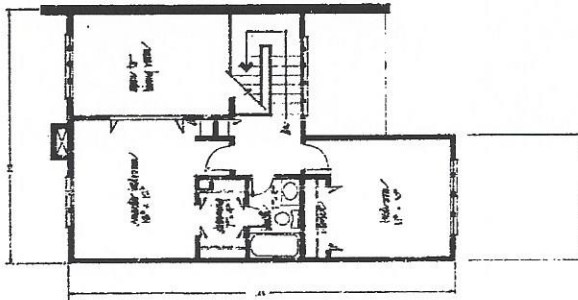
**LOWER LEVEL**  
 THIS TYPICAL FLOOR PLAN CONSTITUTES TOWNHOUSE DWELLINGS C-2006, C-2009, C-2024, C-2026, C-2032, C-2034, C-2080 AND C-2092.

2000  
**WATERMARK**

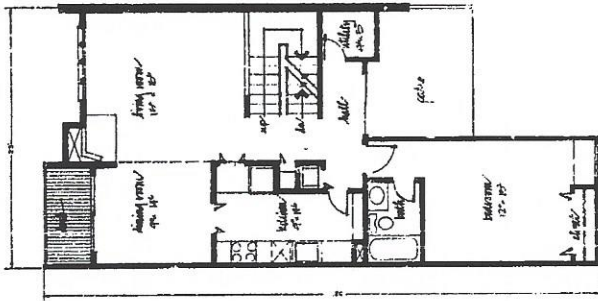


EXHIBIT C  
 SHEET 10/15

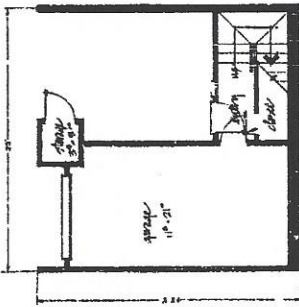




UPPER LEVEL



MIDDLE LEVEL



LOWER LEVEL

LEVEL	50 FT
LOWER	336
MIDDLE	900
UPPER	484
TOTAL	1,720

I HEREBY CERTIFY THAT THE DIMENSIONAL AREAS, AND/OR LOCATIONS WITHIN REASONABLE CONSTRUCTION TOLERANCES ARE AS SHOWN HEREON.

FEB 1, 1979

2000

**WATERMARK**

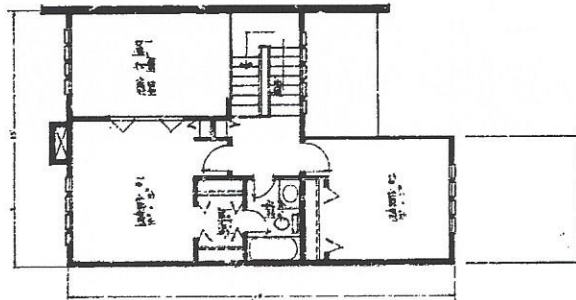
THIS TYPICAL FLOOR PLAN CONSTITUTES  
TOWNHOUSE DWELLINGS D-2050 D-2062 D-2064  
D-2066 D-2076, and D-2078

**3 BEDROOM UNIT 'D'**  
EXHIBIT C TO THE HASTER DEED OF THE  
2000 WATERMARK HORIZONTAL PROPERTY REGIME  
OF COLUMBIA, S.C.



EXHIBIT C  
SHEET 4 OF 10

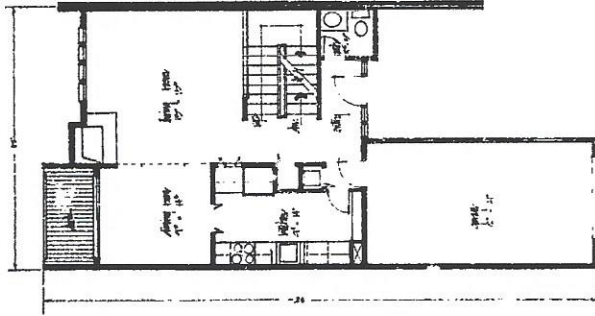




UPPER LEVEL

2000

**WATERMARK**

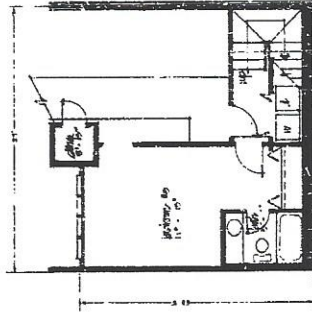


MIDDLE LEVEL

THIS TYPICAL FLOOR PLAN CONSTITUTES  
TOWNSHIP DWELLINGS: E-2051, E-2052,  
E-2053, E-2054, E-2055, E-2077, E-2083 and E-2085

**3 BEDROOM UNIT 'E'**

EXHIBIT C TO THE MASTER DEED OF THE  
2000 WATERMARK HORIZONTAL PROPERTY REGIME  
OF COLUMBIA, SC



LEVEL	50 FT
LOWER	335
MIDDLE	900
UPPER	483
<b>Total</b>	<b>1,720</b>

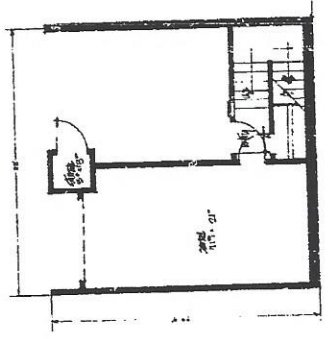
I, HEREBY CERTIFY THAT THE DIMENSIONS, AREAS,  
AND/OR LOCATIONS WITHIN REPRODUCIBLE CONSTRUCTION  
TOLERANCES ARE AS DEPICTED HEREON  
DATE: FEB 1, 1979  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

LOWER LEVEL



EXHIBIT C  
SHEET 5 OF 15





LEVEL	50 FT
LOWER	336
MIDDLE	1,029
UPPER	466
Total	1,831

I HEREBY CERTIFY THAT THE DIMENSIONS, AREAS AND FINISHES SHOWN ON THIS FLOOR PLAN CONSTRUCTION DOCUMENTS ARE AS SHOWN AND NOT TO BE CHANGED WITHOUT MY WRITTEN CONSENT.

DATE: 1. 1979

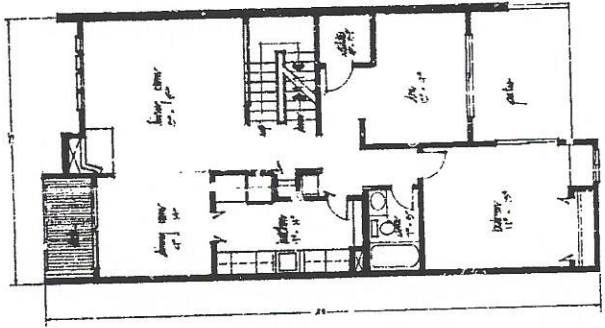
DESIGNED BY: [Signature]

SCALE: 1/8" = 1'-0"

**LOWER LEVEL**

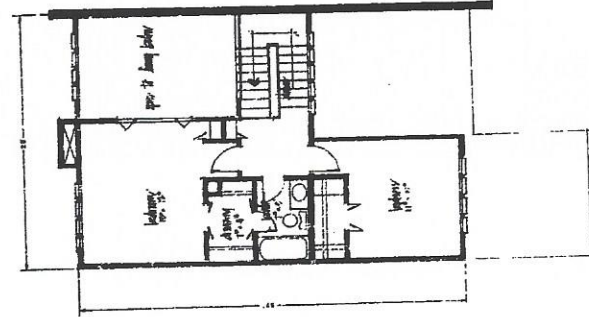


EXHIBIT C  
SHEET 6 OF 15



**MIDDLE LEVEL**  
THIS TYPICAL FLOOR PLAN CONSTITUTES  
TOWNHOUSE DWELLING F-3084

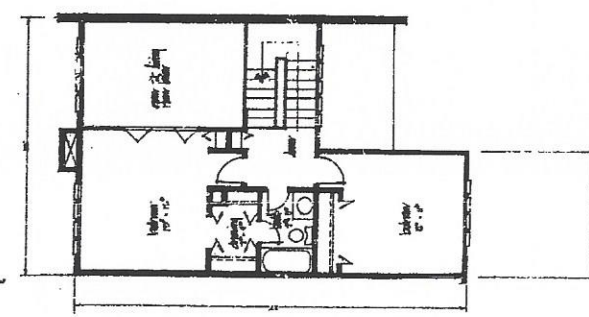
**3 BEDROOM/DEN UNIT 'F'**  
EXHIBIT C TO THE MASTER DEED OF THE  
2000 WATERMARK HORIZONTAL PROPERTY REGIME  
OF COLUMBIA, S.C.



**UPPER LEVEL**

2000  
**WATERMARK**

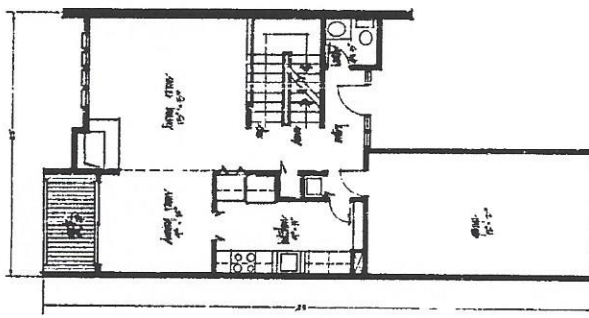




UPPER LEVEL

2000

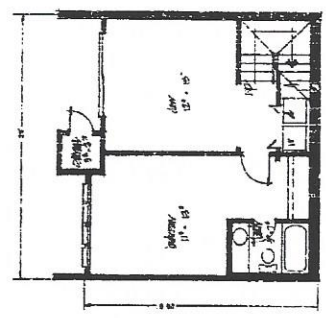
**WATERMARK**



MIDDLE LEVEL

THIS TYPICAL FLOOR PLAN CONSTITUTES  
TOWNHOUSE DWELLING 0-2087.

3 **BEDROOM/DESK LANT '01'**  
EXHIBIT C TO THE MASTER DEED OF THE  
2000 WATERMARK HORIZONTAL PROPERTY REGIME  
OF COLUMBIA, S.C.



AREAS	
LEVEL	50 FT.
LOWER	500
MIDDLE	900
UPPER	484
Total	1,884

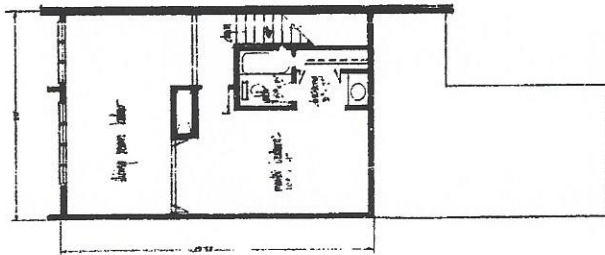
I HEREBY CERTIFY THAT THE DIMENSIONS, AREA,  
AND/OR LOCATIONS WITHIN REASONABLE CONSTRUCTION  
TOLERANCES ARE AS SHOWN ON THIS PLAN.  
C. J. [Signature]  
David H. [Signature] R.E., L.S.  
FEB 1, 1979

LOWER LEVEL



EXHIBIT C  
SHEET 701-15

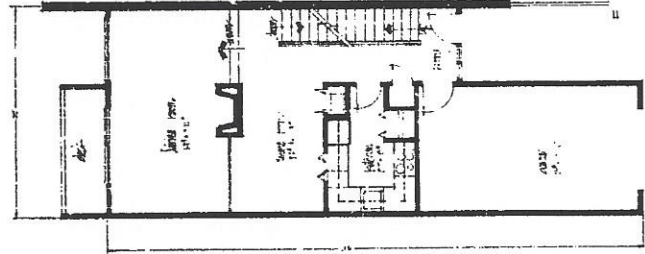




**UPPER LEVEL**

2000

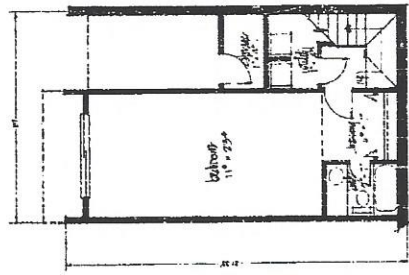
**WATERMARK**



**MIDDLE LEVEL**

THIS TYPICAL FLOOR PLAN CONSTITUTES  
TOWNHOUSE DWELLING BI-2071

**2 BEDROOM**  
**UNIT 'B'**  
EXHIBIT C TO THE MASTER DEED OF THE  
2000 WATERMARK HORIZONTAL PROPERTY REGIME  
OF COLUMBIA, SC



**LOWER LEVEL**

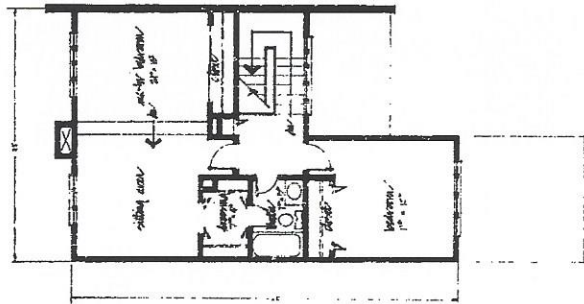
LEVEL	SQ. FT.
LOWER	476.6
MIDDLE	849
UPPER	312
TOTAL	1,638.6

I HEREBY CERTIFY THAT THE DIMENSIONS, AREAS,  
AND/OR LOCATIONS SHOWN ON THIS FLOOR PLAN  
CONSTITUTE AN ACCURATE AND COMPLETE  
REPRESENTATION OF THE SAME.  
DATE: 8/15/00  
BY: [Signature]



EXHIBIT C  
SHEET 8 OF 14

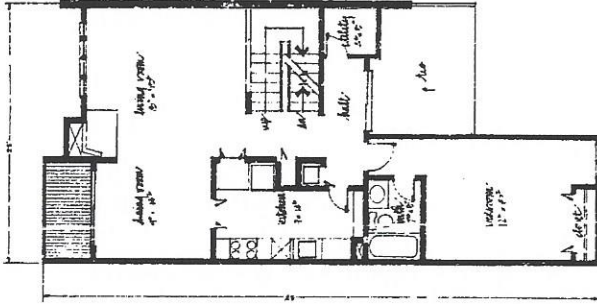




UPPER LEVEL

2000

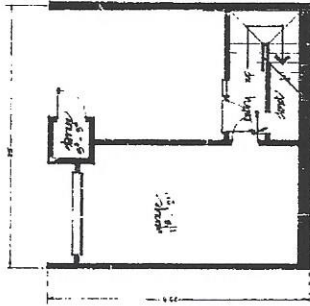
**WATERMARK**



MIDDLE LEVEL

THIS TYPICAL FLOOR PLAN CONSTITUTES  
TYPICAL DWELLINGS D1-2000, D1-2012,  
D1-2014, D1-2016, D1-2026, D1-2030, D1-2038,  
D1-2040, D1-2042, D1-2046 and  
D1-2048

**3 BEDROOM**  
EXHIBIT C  
TYPICAL FLOOR PLAN FOR THE  
2000 WATERMARK HORIZONTAL PROPERTY REGIME  
OF COLUMBIA, S.C.



LOWER LEVEL

LEVEL	SQ. FT.
LOWER	336
MIDDLE	900
UPPER	648
TOTAL	1,884

I HEREBY CERTIFY THAT THE DIMENSIONS, AREAS,  
AND/OR LOCATIONS WITHIN REASONABLE CONSTRUCTION  
TOLERANCES ARE AS DEPICTED HEREON.  
DATE: 02-14-2014  
Drew R. Pratt, PE #15

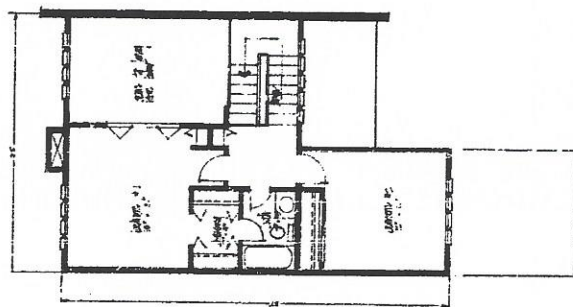
PE# 1579

EXHIBIT C  
SHEET 9 OF 13

UNIT 'b1'



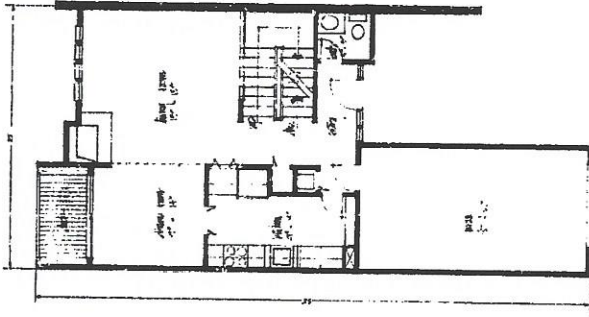




UPPER LEVEL

2000

**WATERMARK**



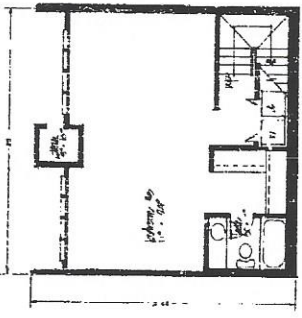
MIDDLE LEVEL

THIS TYPICAL FLOOR PLAN CONSTITUTES  
TOWNHOUSE DWELLING E1, 2058

**3 BEDROOM**

UNIT 'E' 1

EXHIBIT C TO THE MASTER DEED OF THE  
2000 WATERMARK HORIZONTAL PROPERTY REGIME  
OF COLUMBIA, S. C.



LEVEL	SQ. FT.
LOWER	500
MIDDLE	500
UPPER	484
<b>TOTAL</b>	<b>1,484</b>

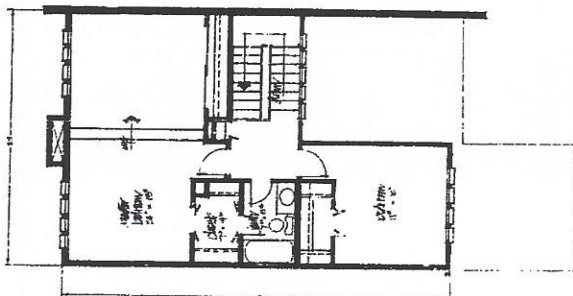
I HEREBY CERTIFY THAT THE DIMENSIONS AND/OR LOCATIONS WITHIN REASONABLE CONSTRUCTION TOLERANCES ARE AS DEPICTED HEREIN.  
DATE: FEB 1, 1979  
DRAWN BY: [Signature]

LOWER LEVEL



EXHIBIT C  
SHEET 10 OF 13

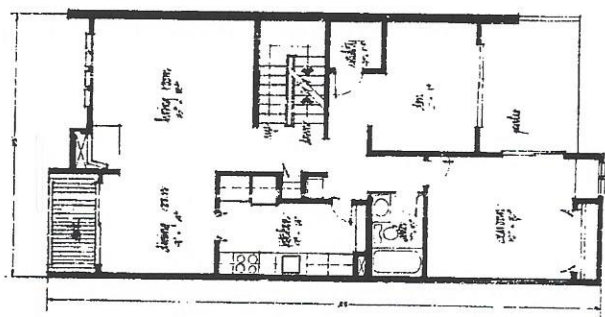




UPPER LEVEL

2000

**WATERMARK**

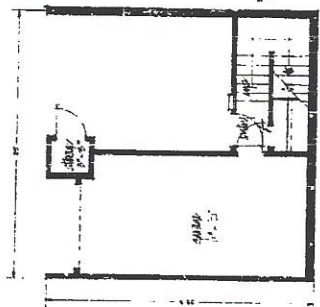


MIDDLE LEVEL

THIS TYPICAL FLOOR PLAN CONSTITUTES  
TOWNHOUSE DWELLING: FI-2018, FI-2044 and  
FI-2050

**3 BEDROOM/2.5 BATH UNIT 'F'**

EXHIBIT C TO THE MASTER DEED OF THE  
2000 WATERMARK HORIZONTAL PROPERTY REGIME  
IN COLUMBIA, S.C.



LEVEL	SQ. FT.
LOWER	336
MIDDLE	1,024
UPPER	548
TOTAL	2,008

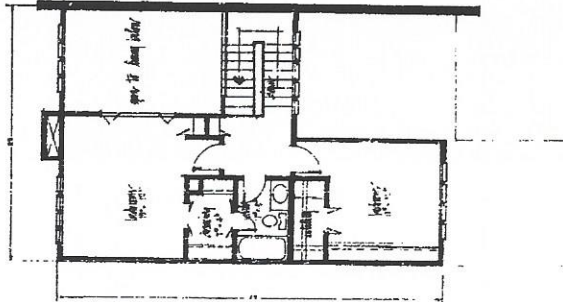
I HEREBY CERTIFY THAT THE DIMENSIONS, AREAS,  
AND VOLUMES SHOWN ON THIS PLAN AND THE CONSTRUCTION  
TOLERANCES ARE AS DECLINED ON THE  
FEB 1, 1979

LOWER LEVEL



EXHIBIT C  
SHEET 11 OF 13

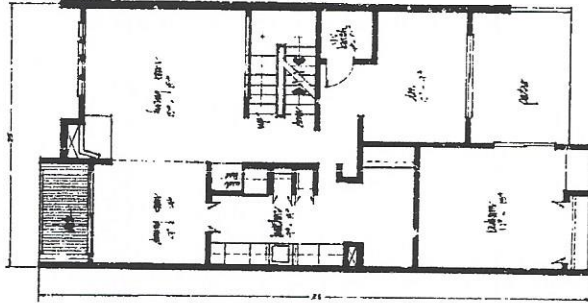




UPPER LEVEL

2000

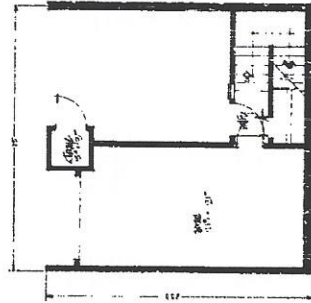
**WATERMARK**



MIDDLE LEVEL

THIS TYPICAL FLOOR PLAN CONSTITUTES  
TOWNHOUSE DWELLING #2 - 2058.

3. BEDROOM/CLIN UNIT #1 & EXHIBIT C TO THE MASTER DEED OF THE 2000 WATERMARK HORIZONTAL PROPERTY REGIME OF COLUMBIA, S.C.



LEVEL	SQ FT
LOWER	336
MIDDLE	1,024
UPPER	484
TOTAL	1,844



I HEREBY CERTIFY THAT THE DIMENSIONS, AREAS, AND LOCATIONS WITHIN REASONABLE CONSTRUCTION TOLERANCES ARE AS SHOWN ON THESE PLANS.  
David R. King, PE, S.E.  
FEB 11, 1979

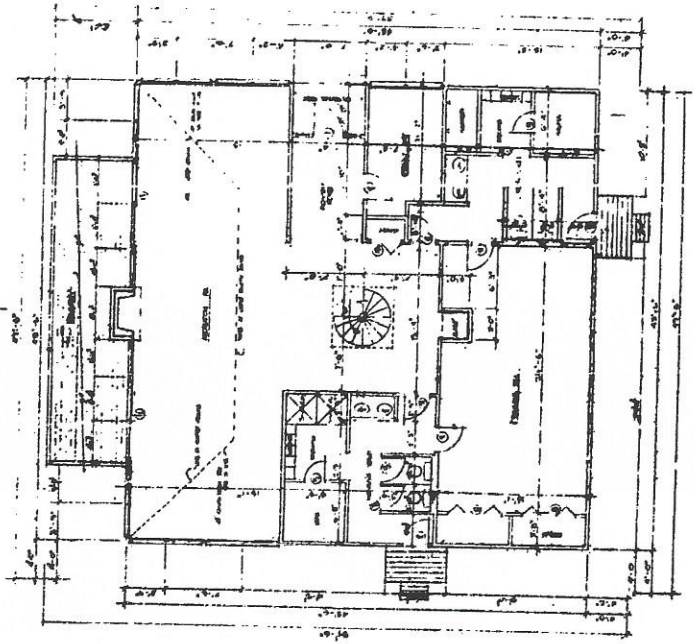
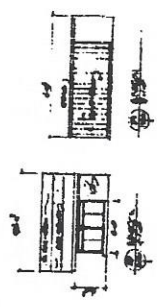
LOWER LEVEL



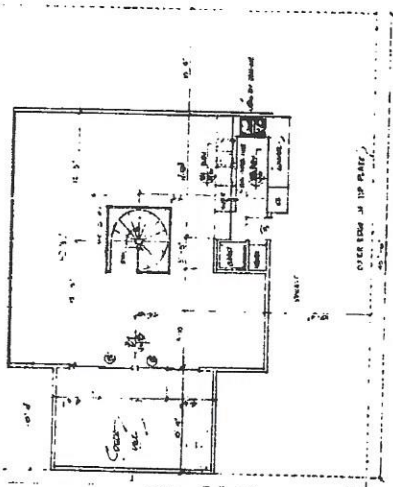
EXHIBIT C  
SHEET 12 OF 13



	COLUMBIA ARCHITECTURAL GROUP COLUMBIA ARCHITECTS 1000 WATERMARK COLUMBIA, S.C.		PROJECT: 2000 WATERMARK DATE:	DRAWING: OVERLAYS FLOOR PLANS SCALE:
	PROJECT: 2000 WATERMARK DATE:			



GROUND FLOOR PLAN  
 COLUMBIA, S.C.

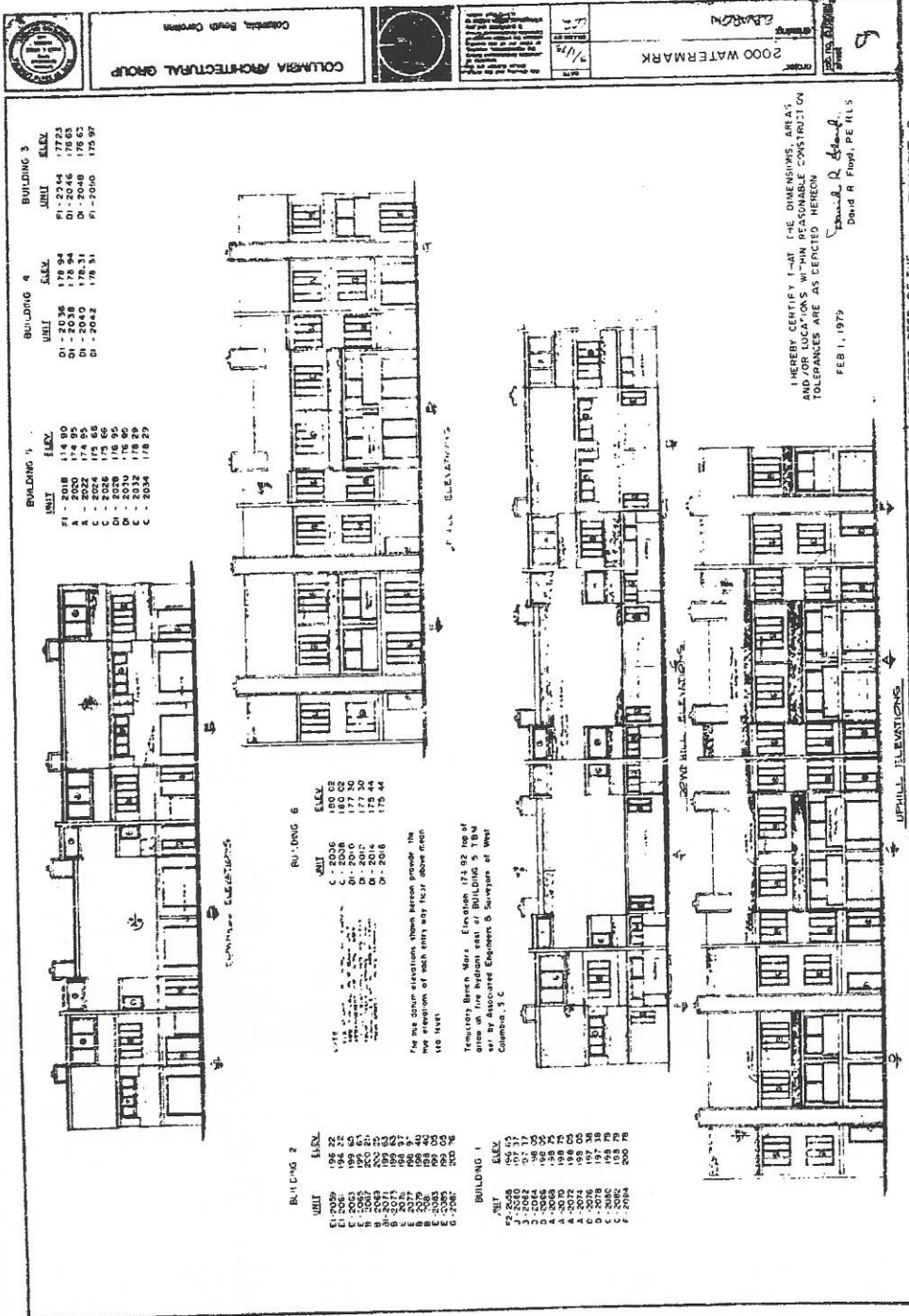


SECOND FLOOR PLAN - LOUNGE  
 FEB. 1, 1978  
 OVER 1000 sq. ft. PLAN  
 I HEREBY CERTIFY THAT THE DIMENSIONS, AREAS AND PERIMETERS ARE AS SHOWN AND CONSTRUCTION TOLERANCES ARE AS SHOWN.

D. R. Johnson  
 ARCHITECT  
 FEB. 1, 1978  
 OVER 1000 sq. ft. PLAN

EXHIBIT C TO THE MASTER DEED OF THE  
 2000 WATERMARK HORIZONTAL PROPERTY  
 REGIME OF COLUMBIA, S.C.  
 EXHIBIT C  
 SHEET 13 OF 13





COLUMBIA ARCHITECTURAL GROUP  
COLUMBIA ROAD COMPANY



DAVID R. FLOYD, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF SOUTH CAROLINA  
No. 12345  
Exp. 12/31/78

2000 WATERMARK  
ELEVATION  
DATE: 1/1979

**BUILDING 1**

UNIT	ELEV.
A - 2000	174.95
A - 2002	174.95
C - 2006	175.66
D - 2008	176.37
D - 2010	176.37
C - 2012	176.37
C - 2014	176.37

**BUILDING 2**

UNIT	ELEV.
D1-2004	184.22
D1-2006	184.22
E - 2008	185.61
B - 2010	185.61
B - 2012	185.61
B - 2014	185.61
B - 2016	185.61
B - 2018	185.61
B - 2020	185.61
B - 2022	185.61
B - 2024	185.61
B - 2026	185.61
B - 2028	185.61
B - 2030	185.61
B - 2032	185.61
B - 2034	185.61
B - 2036	185.61
B - 2038	185.61
B - 2040	185.61
B - 2042	185.61
B - 2044	185.61
B - 2046	185.61
B - 2048	185.61
B - 2050	185.61
B - 2052	185.61
B - 2054	185.61
B - 2056	185.61
B - 2058	185.61
B - 2060	185.61
B - 2062	185.61
B - 2064	185.61
B - 2066	185.61
B - 2068	185.61
B - 2070	185.61
B - 2072	185.61
B - 2074	185.61
B - 2076	185.61
B - 2078	185.61
B - 2080	185.61
B - 2082	185.61
B - 2084	185.61
B - 2086	185.61
B - 2088	185.61
B - 2090	185.61
B - 2092	185.61
B - 2094	185.61
B - 2096	185.61
B - 2098	185.61
B - 2100	185.61

**BUILDING 3**

UNIT	ELEV.
F1-2004	177.25
D1-2006	178.94
D1-2008	178.94
D1-2010	178.94
D1-2012	178.94
D1-2014	178.94
D1-2016	178.94
D1-2018	178.94
D1-2020	178.94
D1-2022	178.94
D1-2024	178.94
D1-2026	178.94
D1-2028	178.94
D1-2030	178.94
D1-2032	178.94
D1-2034	178.94
D1-2036	178.94
D1-2038	178.94
D1-2040	178.94
D1-2042	178.94
D1-2044	178.94
D1-2046	178.94
D1-2048	178.94
D1-2050	178.94
D1-2052	178.94
D1-2054	178.94
D1-2056	178.94
D1-2058	178.94
D1-2060	178.94
D1-2062	178.94
D1-2064	178.94
D1-2066	178.94
D1-2068	178.94
D1-2070	178.94
D1-2072	178.94
D1-2074	178.94
D1-2076	178.94
D1-2078	178.94
D1-2080	178.94
D1-2082	178.94
D1-2084	178.94
D1-2086	178.94
D1-2088	178.94
D1-2090	178.94
D1-2092	178.94
D1-2094	178.94
D1-2096	178.94
D1-2098	178.94
D1-2100	178.94

**BUILDING 4**

UNIT	ELEV.
D1-2004	178.94
D1-2006	178.94
D1-2008	178.94
D1-2010	178.94
D1-2012	178.94
D1-2014	178.94
D1-2016	178.94
D1-2018	178.94
D1-2020	178.94
D1-2022	178.94
D1-2024	178.94
D1-2026	178.94
D1-2028	178.94
D1-2030	178.94
D1-2032	178.94
D1-2034	178.94
D1-2036	178.94
D1-2038	178.94
D1-2040	178.94
D1-2042	178.94
D1-2044	178.94
D1-2046	178.94
D1-2048	178.94
D1-2050	178.94
D1-2052	178.94
D1-2054	178.94
D1-2056	178.94
D1-2058	178.94
D1-2060	178.94
D1-2062	178.94
D1-2064	178.94
D1-2066	178.94
D1-2068	178.94
D1-2070	178.94
D1-2072	178.94
D1-2074	178.94
D1-2076	178.94
D1-2078	178.94
D1-2080	178.94
D1-2082	178.94
D1-2084	178.94
D1-2086	178.94
D1-2088	178.94
D1-2090	178.94
D1-2092	178.94
D1-2094	178.94
D1-2096	178.94
D1-2098	178.94
D1-2100	178.94

**BUILDING 5**

UNIT	ELEV.
A - 2000	174.95
A - 2002	174.95
C - 2006	175.66
D - 2008	176.37
D - 2010	176.37
C - 2012	176.37
C - 2014	176.37

**BUILDING 6**

UNIT	ELEV.
A - 2000	174.95
A - 2002	174.95
C - 2006	175.66
D - 2008	176.37
D - 2010	176.37
C - 2012	176.37
C - 2014	176.37

UPPER ELEVATIONS

UPPER ELEVATIONS

UPPER ELEVATIONS

UPPER ELEVATIONS

UPPER ELEVATIONS

UPPER ELEVATIONS

UPPER ELEVATIONS

UPPER ELEVATIONS

UPPER ELEVATIONS

UPPER ELEVATIONS

UPPER ELEVATIONS

UPPER ELEVATIONS

UPPER ELEVATIONS

I HEREBY CERTIFY THAT THE DIMENSIONS, AREAS AND ZONING LOCATIONS AND POSSIBLE CONSTRUCTION COLLAGUES ARE AS DEPICTED HEREON.  
David R. Floyd, P.E.  
FEB 1, 1979

EXHIBIT D TO THE MASTER DEED OF THE 2000 WATERMARK APARTMENTAL PROPERTY REGIME OF COLUMBIA, S.C.

807 RV 2