



Buildings: twenty (20) in the Main Building, six (6) in the Gymnasium Building and one (1) in the Cottage. The Units are more specifically described in the attached Exhibit "B" incorporated herein. There is attached hereto as Exhibit "C" a set of floor plans (the "Floor Plans") showing the dimensions, area and location of each unit and the Common Elements which provide access to each Unit, certified to by an engineer or architect authorized and licensed to practice in the State of South Carolina.

In addition to the description of each Unit as may be seen by reference to exhibits attached hereto, each Unit is described as being bounded by the unfinished surfaces of its floors, ceilings and parametric walls, and includes the glass windows of each Unit. Specifically included within each Unit are the finished surfaces of the Unit, paint, wall paper, tiles, paneling, carpeting and interior non-load bearing walls contained within the boundaries of each Unit as shown on the Floor Plans, together with all interior doors, the main entrance door or doors, window panes, window frames, sliding glass door frames and sliding glass plates, light fixtures, installed bathroom and kitchen appliances, HVAC system, and interior piping in connection therewith and installed heating devices and attachments measured from the interior of the Unit. Specifically excluded from each Unit are loadbearing columns, if any, located within the area bounded by the perimeter walls of a Unit, and pipes, wires and conduits below the surface of the unfinished surface of each Unit. The owner of each Unit shall be responsible for maintenance, upkeep and repair of the Unit and the payment of his share of the expenses of the Common Elements subject to rules, regulations, covenants, and conditions set forth or incorporated herein by reference. Notwithstanding ownership of the Unit, no Unit owner may do anything or take any action which does or might change the exterior appearance of the Property without the consent of the Association. Floors and ceilings, and walls separating Units on the same horizontal level, except for the finished portions thereof, are common elements; nevertheless, the Co-owner of more than one (1) Unit which are adjacent either vertically or horizontally shall, with the approval of the Administrator, have the right and easement to cut apertures in such floors and ceiling, and in non-load bearing portions of such walls, and shall have the right and easement in said aperture for ingress, egress and access to and from each Unit and shall have the right and easement to construct stairs or other connecting devices in said aperture between Units; Provided, that in exercising such right any such Co-owner shall not interfere with any water, sewer, electrical or other lines or common elements in a manner detrimental to the use and enjoyment of other Units or to the detriment of the structural integrity of the building,

Section 4 of the Master Deed, as amended, is hereby amended as follows:

4. LIMITATION ON NUMBER AND USE OF UNITS. The maximum number of Units in the Buildings shall be twenty-seven (27). No Unit may be subdivided,

without the approval of one hundred (100 %) of the Association. A Unit may be combined with another Unit if approved by the Association.

The Units shall not be (i) used in any "time sharing" arrangement; (ii) rented for less than sixty (60) day intervals; (iii) inhabited by more than two (2) unrelated adults, excluding paid domestic and healthcare personnel; or (iv) be utilized for any commercial business activity.

Section 24 of the Master Deed, as amended, is hereby amended as follows:

24. PARKING SPACES: Each Unit shall be assigned one (1) permanent specified parking space, except for Units 201, 204 and 301 in the Main Building which shall have two (2) parking spaces and Unit 305 which shall have two (2) assigned parking spaces, as shown on the Plat and the Floor Plans as Limited Common Elements and Unit 306 shall have one (1) assigned parking space.

The remaining spaces shall be assigned by the Association for invitees, guests, handicapped persons and for such other purposes as it shall determine. No boats, camping vehicles or non-functioning automobiles may be kept in the parking area for more than seventy-two (72) hours.

Exhibit B of the Master Deed, as amended, is hereby amended by deleting the following:

**Unit 305 Main Building ("Unit 305MB")** is located on the north side of the third floor of the Main Building and contains approximately 5,051 square feet, as more fully shown on the Floor Plans.

And replacing the proceeding with:

**Unit 305 Main Building ("Unit 305MB")** is located on the north side of the third floor of the Main Building and contains approximately 1905 square feet, as more fully shown on the Floor Plans.

**Unit 306 Main Building ("Unit 306MB")** is located on the north side of the third floor of the Main Building and contains approximately 3144 square feet, as more fully shown on the Floor Plans.

EXHIBIT "D" to the Master Deed shall be deleted in its entirety and replaced with the following:

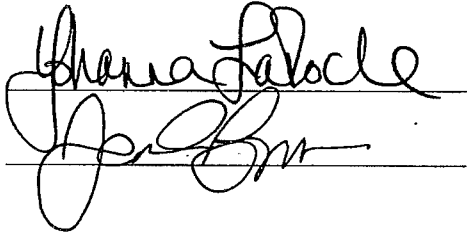
EXHIBIT "D"  
 TO MASTER DEED ESTABLISHING  
 3 CHISOLM STREET HORIZONTAL PROPERTY REGIME

THE BASIC VALUE OF THE PROPERTY AS A WHOLE  
 AND THE BASIC VALUE OF EACH UNIT

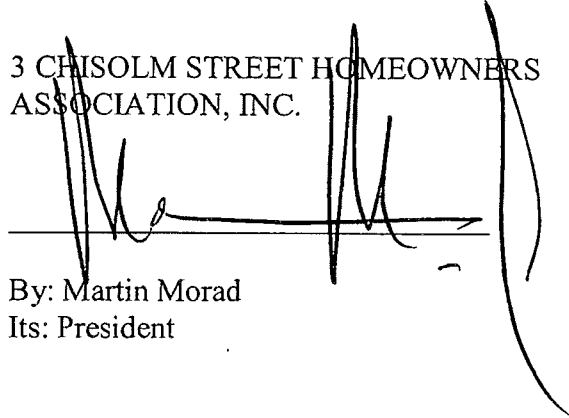
UNIT NO.	BASE VALUE	CO-OWNERS % OF EXPENSES AND RIGHTS IN THE COMMON ELEMENTS
1 <sup>st</sup> Floor/Main Building:		
101	\$650,000	3.7037%
102	\$650,000	3.7037%
103	\$650,000	3.7037%
104	\$650,000	3.7037%
105	\$650,000	3.7037%
106	\$650,000	3.7037%
107	\$650,000	3.7037%
2 <sup>nd</sup> Floor/Main Building:		
201	\$650,000	3.7037%
202	\$650,000	3.7037%
203	\$650,000	3.7037%
204	\$650,000	3.7037%
205	\$650,000	3.7037%
206	\$650,000	3.7037%
207	\$650,000	3.7037%
3 <sup>rd</sup> Floor/Main Building:		
301	\$650,000	3.7037%
302	\$650,000	3.7037%
303	\$650,000	3.7037%
304	\$650,000	3.7037%
305	\$650,000	3.7037%
306	\$650,000	3.7037%
Gym:		
401	\$650,000	3.7037%
402	\$650,000	3.7037%
403	\$650,000	3.7037%
404	\$650,000	3.7037%
405	\$650,000	3.7037%
406	\$650,000	3.7037%
Cottage		
	\$650,000	3.7037%
TOTAL		
	\$17,550,000	100.00%

**IN WITNESS WHEREOF**, the 3 Chisolm Street Homeowners Association, Inc. has caused these presents to be executed by one hundred (100%) percent (26) of the Co-Owners, signs and seals as its act and deed the within Third Amendment to the Master Deed and By-Laws of 3 CHISOLM STREET HORIZONTAL PROPERTY REGIME as of the date first above written.

WITNESSES:

  
\_\_\_\_\_

3 CHISOLM STREET HOMEOWNERS  
ASSOCIATION, INC.

  
\_\_\_\_\_

By: Martin Morad  
Its: President

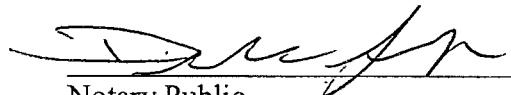
STATE OF SOUTH CAROLINA  
  
COUNTY OF CHARLESTON

}  
}  
}

ACKNOWLEDGMENT

I, the undersigned Notary Public for the County and State aforesaid, do hereby certify this the day 17<sup>th</sup> of June, 2015, that Martin Morad, as President of 3 Chisolm Street Homeowners Association, Inc. personally known to me, personally appeared before me this day and acknowledged that he voluntarily signed the Fourth Amendment to the Master Deed and Bylaws for 3 Chisolm Street Horizontal Property Regime on behalf of the Members.

SEAL

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 11-2023



# RECORDER'S PAGE



**NOTE:** This page **MUST** remain with the original document

**Filed By:**

SENTRY MANAGEMENT INC  
4925 LACROSSE RD  
SUITE 112  
NORTH CHARLESTON SC 29406

RECORDED		
Date:	June 25, 2015	
Time:	11:45:14 AM	
<u>Book</u>	<u>Page</u>	<u>DocType</u>
0485	675	Amen/Mas/Deed
Charlie Lybrand, Register Charleston County, SC		

**MAKER:**

3 CHISOLM STREET HOA

**RECIPIENT:**

NA

Note:

# of Pages:

Recording Fee	\$ 10.00
State Fee	\$ -
County Fee	\$ -
Extra Pages	\$ 2.00
Postage	\$ 0.50
Chattel	\$ -
<b>TOTAL</b>	<b>\$ 12.50</b>

**Original Book:**

**Original Page:**

DRAWER   
CLERK

AUDITOR STAMP HERE

**RECEIVED From RMC**

**JUN 26 2015**

PETER J. TECKLENBURG  
Charleston County Auditor

PID VERIFIED BY ASSESSOR

REP \_\_\_\_\_

DATE \_\_\_\_\_



0485  
Book



675  
Page



06/25/2015  
Recorded Date



7  
# Pgs



V390  
Original Book



659  
Original Page



D  
Doc Type



11:45:14  
Recorded Time