

201

BK P 502PG387

STATE OF SOUTH CAROLINA)	FIRST AMENDMENT TO MASTER
)	DEED AND BY-LAWS FOR
)	3 CHISOLM STREET HORIZONTAL
COUNTY OF CHARLESTON)	PROPERTY REGIME

THIS FIRST AMENDMENT to that certain MASTER DEED AND BY-LAWS FOR 3 CHISOLM STREET HORIZONTAL PROPERTY REGIME (the "Regime") dated the 29th day of November, 2001, and recorded in Book V390 at Page 659 (collectively the "Master Deed and By-Laws" and individually referred to as the "Master Deed" and the "By-Laws") is adopted this 27 day of April, 2004.

WITNESSETH:

WHEREAS, Developer heretofore agreed to make certain changes in the Master Deed not adversely affecting the interest of any Co-owner; and

WHEREAS, the Master Deed was not amended, as intended by Developer prior to the termination of the Developer's right to manage the Association, to reflect such changes; and

WHEREAS, the Association now wishes to amend the Master Deed to reflect the changes heretofore agreed to by Developer.

NOW, THEREFORE, in accordance with Section 17 of the Master Deed, it is hereby agreed by the Co-owners that the Master Deed and the By-Laws are amended as follows:

1. Section 6(a) of the Master Deed is amended as follows:
 - Further, (i) If the Co-owner of Unit 204 in the Main Building acquires another unit in the Regime, the parking space designated as LCE 204 in the Gymnasium may be assigned to such other unit.
 - (ii) Parking space LCE 106 shall be re-assigned to Unit 304 and shall be designated as LCE 304, and parking space LCE P-4 located in the Gymnasium shall be assigned to Unit 304 and shall be designated as LCE

304, and the Owner of Unit 304 shall have the right to construct a storage unit in parking space LCE 304 in the Gymnasium, the dimensions of which shall not exceed 4 feet in width, 10 feet in length and 8 feet in height, and similar in appearance to the storage unit located in LCE 204 in the Gymnasium.

- (iii) Parking space LCE 101 shall be re-assigned to the Regime as a general common element.
- (iv) Parking space LCE 103 shall be re-assigned to Unit 101 and shall be designated as LCE 101.
- (v) Parking space LCE 304 shall be re-assigned to Unit 103 and shall be designated as LCE 103.
- (vi) Parking space LCE 105 shall be re-assigned to Unit 106 and shall be designated as LCE 106.
- (vii) Parking space GCE Open in the Central parking lot shall be re-assigned to Unit 105 and shall be designated as LCE 105.
- (viii) Parking space LCE P-5 in the Gymnasium shall be assigned to Unit 305 and shall be designated as LCE 305;
- (ix) Parking space LCE 305 in the Gymnasium shall be re-assigned to Unit G104 and shall be designated as LCE G104;
- (x) Parking space LCE P-4 in the Gymnasium shall be assigned to Unit 304 and shall be designated as LCE 304.
- (xi) Parking space LCE P-7 in the Gymnasium shall be assigned to Unit 303 and shall be designated as LCE 303.

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(xii) Parking space LCE P-8 in the Gymnasium shall be assigned to Unit 201 and shall be designated as LCE 201.

(xiii) Parking space LCE P-9 in the Gymnasium shall be assigned to Unit G102 and shall be designated as LCE G102.

(xiv) Parking space LCE P-1 in the Gymnasium shall be assigned to Unit G104 and shall be designated as LCE G104.

(xv) Parking space LCE P-2 in the Gymnasium shall be assigned to Unit 206 and shall be designated as LCE 206.

(xvi) Parking space LCE G104 in the Gymnasium shall be re-assigned to Unit G103 and shall be designated as LCE G103.

(xvii) Parking space LCE P-6 in the Gymnasium shall be assigned to Unit G101 and shall be designated as LCE G101.

(xviii) Parking space LCE P-3 in the Gymnasium shall be assigned to Unit G105 and shall be designated as LCE G105.

A drawing showing the revised parking space assignments is attached hereto as Exhibit "A" and incorporated herein.

2. Section 6(f) of the Master Deed shall be amended to add at the end thereof: "and the closet outside of the main entrance to Unit 305."

3. Section 6 of the Master Deed shall be amended to add the following new paragraphs:

"6(k) The area beneath the G106 terrace, designated as LCE G-2, shall be assigned to G106 and shall be designated as LCE G106.

6(l) The storage area in the Gymnasium adjacent to LCE G-106, designated as LCE G-1, shall be assigned to the Cottage and shall be designated as LCE Cottage.

"6(m) The closet located at the South Entrance of the Main Building, designated as LCE MB-1, shall be re-assigned to the Regime as a general common element."

IN WITNESS WHEREOF, 3 CHISOLM STREET HOMEOWNERS ASSOCIATION, INC. signs and seals as its act and deed the within First 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.,
a South Carolina non-profit corporation

Michael Paradise
Cissy J. Paradise

By: [Signature]
Its: PRESIDENT

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 27th day of APRIL, 2004, by 3 CHISOLM STREET HOMEOWNERS ASSOCIATION, INC., a South Carolina non-profit corporation, by JACK BURNETT, its PRESIDENT.

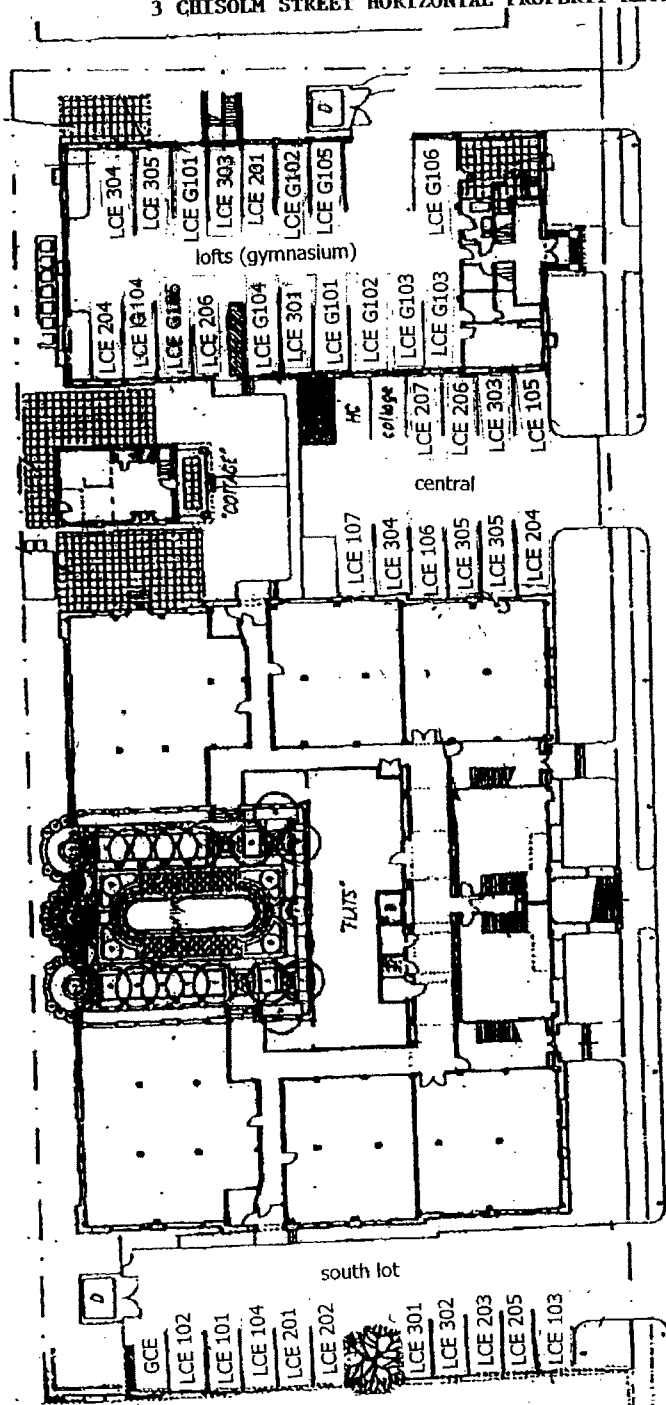
Cissy J. Paradise
Notary Public for South Carolina
My Commission Expires: 10/6/2010



EXHIBIT "A"
 TO
 FIRST AMENDMENT TO MASTER DEED OF
 3 CHISOLM STREET HORIZONTAL PROPERTY REGIME

COAST GUARD

BK P 502PG391



NOT TO SCALE

SITE PLAN

THE DEVELOPER AND ARCHITECT RESERVE THE
 RIGHT TO ALTER OR AMEND THE
 PROJECT ADDRESS, UNIT NUMBERS,
 UNIT LAYOUTS AND UNIT PARTS TO THE
 EXTENT PERMITTED BY THE
 ORDINANCES OF THE BUILDING.

THREE CHISOLM STREET CONDOMINIUMS, CHARLESTON, SC

PROJECT ARCHITECTS & PLANNERS

CREW STREET ARCHITECTS, LLC



RECORDER'S PAGE

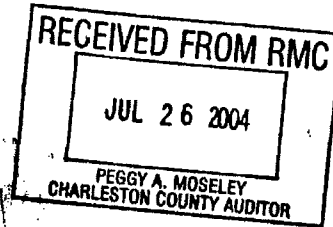
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7/20/04*



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CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

