

After recording, please return to:
 Buist Byars & Taylor, LLC
 652 Coleman Boulevard, Suite 200
 Mount Pleasant, South Carolina 29464
 Attn: Gray B. Taylor, Esq.

Please cross-reference to:
 Master Deed recorded in Book A585, at Page 268
 First Amendment recorded in Book 0004, page 270

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

**SECOND AMENDMENT TO
 MASTER DEED OF 10-12 BEE STREET
 HORIZONTAL PROPERTY REGIME**

THIS SECOND AMENDMENT TO MASTER DEED OF 10-12 BEE STREET HORIZONTAL PROPERTY REGIME (this "Second Amendment") is made this 29 day of February, 2012, by the 10-12 Bee Street Property Owners Association, Inc., a South Carolina non-profit corporation (the "Association"), and individually by the undersigned Unit owners.

WITNESSETH:

WHEREAS, Carrell Properties, LLC, a South Carolina limited liability company, as "Declarant", made, submitted and established the Master Deed of 10-12 Bee Street Horizontal Property Regime, dated May 15, 2006, and recorded May 26, 2006, in the RMC Office for Charleston County, South Carolina in Book A585, at Page 268 (the "Master Deed"); and

WHEREAS, the Master Deed has previously been amended by a First Amendment to Master Deed of 10-12 Bee Street Horizontal Property Regime, dated May 19, 2008, and recorded August 15, 2008 in the RMC Office for Charleston County, South Carolina in Book 0004, at Page 270; and

WHEREAS, pursuant to Article 13 of the Master Deed, the Master Deed may be amended from time to time upon the affirmative vote of two-thirds (2/3) of all the Voting Members of the Association; and

WHEREAS, the Association is presently comprised of the owners of fourteen (14) Units, and the associated Common Areas; and

WHEREAS, the Association desires to re-assign two (2) Parking Spaces to different Units; and

WHEREAS, the undersigned Unit owners and members of the Association desires to convert Parking Space Unit 5 and Parking Space Unit 19 to Limited Common Elements, and to assign Parking Space Unit 5 to Unit 12-E and to assign Parking Space Unit 19 to Unit 12-F, and the Association desires to amend the Master Deed to allow for the same; and

WHEREAS, as evidenced by the execution of this Second Amendment by each of the undersigned Unit owners and members of the Association, the same being at least two-thirds (2/3) of all the Voting Members of the Association as of the date stated above, said parties now desire to forever re-assign Parking Space 16 to Unit 202-g and Parking Space 17 to Unit 202-F; and



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, pursuant to Article XIII of the Original Master Deed, as amended, the undersigned members of the Association, being at least two-thirds (2/3) of all of the Voting Members of the Association, hereby amend the Master Deed as follows:

1. **Incorporation of Recitals; Definitions.** The foregoing recitals are true and correct and incorporated as if fully set forth herein. Any capitalized term used but not defined herein shall have the definition ascribed to said term as set forth in the Master Deed.

2. **Re-Assignment of Limited Common Element Parking Spaces.** The undersigned Unit owners and members of the Association, hereby forever re-assign the Limited Common Element Parking Space 16 to Unit 202-G and Limited Common Element Parking Space 17 to Unit 202-F.


3. **Conversion of Parking Space Units.** The undersigned Unit owners and members of the Association, hereby amend to the Master Deed to convert Parking Space Unit 5 to a Limited Common Element Parking Space for the sole and exclusive use of Unit 12-E, and to convert Parking Space Unit 19 to a Limited Common Element Parking Space for the sole and exclusive use of Unit 12-F.

4. **Miscellaneous.** Except as specifically amended and modified by this Second Amendment, the Master Deed shall continue in full force and effect in accordance with its terms.

[Signatures on following pages]

IN WITNESS WHEREOF, the 10-12 Bee Street Property Owners Association, Inc., by and through its undersigned President, has caused this Second Amendment to be executed as of this 20 day of January, 2012.

WITNESSES:




Witness No. 1



Witness No. 2

10-12 BEE STREET PROPERTY OWNERS ASSOCIATION, INC.,
a South Carolina non-profit corporation



By: BRUCE A. CARRICO

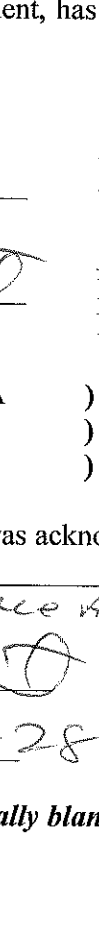
Its: PRESIDENT

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by the 10-12 Bee Street Property Owners Association, Inc., by _____, its President, this 20 day of January, 2012.



Notary Public for South Carolina

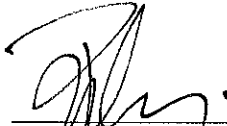
My commission expires: OCT 28 2020

[Balance of page intentionally blank. Signatures continue on following pages.]

IN WITNESS WHEREOF, Carrell Properties, LLC, as the owner of Unit 202-F affected by this Second Amendment, by and through ** _____ its Members _____, has caused this Second Amendment to be executed as of this 20 day of January, 2012.

** Sonya Wall Carrell and Bruce A. Carrell

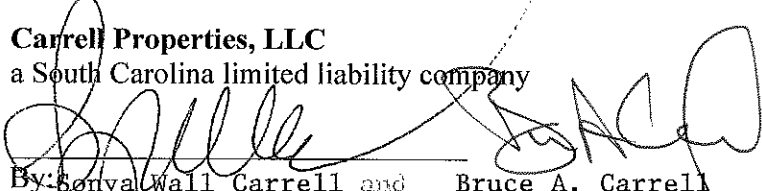
WITNESSES:



Witness No. 1


Witness No. 2

Carrell Properties, LLC
a South Carolina limited liability company


By: Sonya Wall Carrell and Bruce A. Carrell
Its: Member and individually as owner of Units Nos. 12-A, 12-B, 12-D, 12-G, 12-C, 202-F, Parking Space Units 7, 8, 9, 10 and 18

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Carrell Properties, LLC, by *SONYA WALL CARRELL, its Members as owner of Unit Nos. 12-A, 12-B, 12-D, 12-G, 12-C, 202-F, and Parking Space Units 7, 8, 9, 10 and 18, this 20 day of January, 2012.

*BRUCE A. CARRELL



Notary Public for South Carolina

My commission expires: Oct 28 2020

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IN WITNESS WHEREOF, Barclay R. Murphy, as the owner of Unit 202-G effected by this Second Amendment, has caused this Second Amendment to be executed as of this 20 day of January, 2012.

WITNESSES:

HWT Scheidt Witness No. 1
Barclay R. Murphy Barclay R. Murphy
 As owner of Unit No. 202-G
[Signature] Witness No. 2

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Barclay R. Murphy, as owner of Unit No. 202-G, this 20 day of January, 2012.

HWT Scheidt
Notary Public for South Carolina
My commission expires: Oct 28 2020

[Balance of page intentionally blank. Signatures continue on following pages.]

IN WITNESS WHEREOF, Joseph K. Kuhlenkamp and Lauren MacGillis, as the owners of Parking Space Unit 5 affected by this Second Amendment, have caused this Second Amendment to be executed as of this 18th day of January, 2012.

WITNESSES:

[Signature]
Witness No. 1

Joseph K. Kuhlenkamp
Joseph K. Kuhlenkamp
As Owner of Unit No. 12-E and Parking Space Unit 5
("PSU 5")

[Signature]
Witness No. 2

[Signature]
Lauren MacGillis
As Owner of Unit No. 12-E and Parking Space Unit 5
("PSU 5")

STATE OF NORTH CAROLINA)
)
COUNTY OF MECKLENBURG)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Joseph K. Kuhlenkamp and Lauren MacGillis, as owners of Unit No. 12-E and PSU 5, this 18TH day of January, 2012.

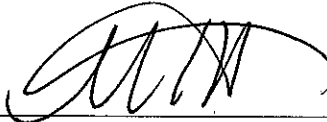
[Signature]
Notary Public for North Carolina
My commission expires: FEB. 22, 2015

PATRICIA S COCHRAN
NOTARY PUBLIC
MECKLENBURG COUNTY
NORTH CAROLINA
MY COMMISSION EXPIRES FEB. 22, 2015

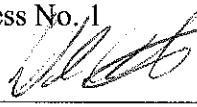
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IN WITNESS WHEREOF, Vernon Bradley Harvey, as the owner of Parking Space Unit 19 affected by this Second Amendment, has caused this Second Amendment to be executed as of this 17th day of January, 2012.

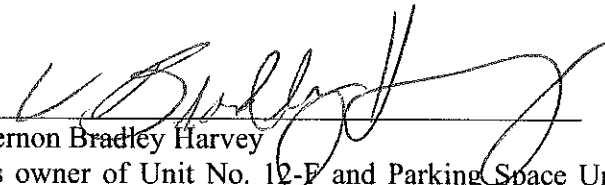
WITNESSES:



Witness No. 1



Witness No. 2

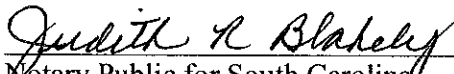


Vernon Bradley Harvey
As owner of Unit No. 12-F and Parking Space Unit 19 ("PSU 19")

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Vernon Bradley Harvey, as owner of Unit No. 12-F and PSU 19, this 17th day of January, 2012.



Notary Public for South Carolina
My commission expires: 7/14/18

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IN WITNESS WHEREOF, Michael P. Welle, has caused this Second Amendment to be executed as of this 18th day of January, 2012.

WITNESSES:

Marilyn C. King
Witness No. 1

Michael P. Welle
Michael P. Welle
As owner of Unit No. 202-A

Sharon Morrison
Witness No. 2

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Michael P. Welle, as owner of Unit No. 202-A, this 18th day of January, 2012.

Shirley Poite
Notary Public for South Carolina
My commission expires: September 2013

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IN WITNESS WHEREOF, Daniel L. Yost, has caused this Second Amendment to be executed as of this 2nd day of February, 2012.

WITNESSES:

Brenda Smith
Witness No. 1 Brenda Smith

Daniel L. Yost
Daniel L. Yost
As one of the owners of Unit No. 202-E

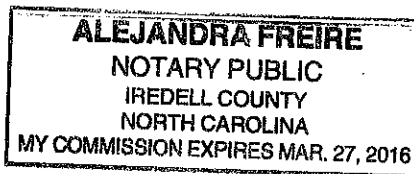
Lorrie Shue
Witness No. 2 Lorrie Shue

STATE OF NORTH CAROLINA)
)
COUNTY OF IREDELL)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Daniel L. Yost, as one of the owners of Unit No. 202-E, this 2nd day of February, 2012.

Alejandra Freire
Notary Public of North Carolina
My commission expires: March 27 2016



IN WITNESS WHEREOF, Elizabeth P. Yost, has caused this Second Amendment to be executed as of this 6th day of February, 2012.

WITNESSES:

M. Blay
Witness No. 1

Elizabeth P. Yost
Elizabeth P. Yost
As one of the owners of Unit No. 202-E

Lisa M. Quactieri
Witness No. 2

STATE OF NORTH CAROLINA)
)
COUNTY OF MECKLENBURG)

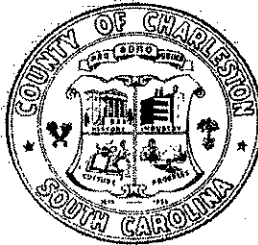
ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before my by Elizabeth P. Yost, as one of the owners of Unit No. 202-E, this 6th day of February, 2012.

Mary S. Grady
Notary Public of North Carolina
My commission expires: July 7, 2014

RECORDER'S PAGE

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



RMC BK 0236 Pg 593 : pg 12 *

Handwritten initials/signature

Filed By:

BUIST, BYARS, & TAYLOR, LLC
652 COLEMAN BLVD.
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MT. PLEASANT SC 29464-4018

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MAKER:

CARRELL PROP LLC ETAL

RECIPIENT:

10-12 BEE ST POA

Note:

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A585

Original Page:

268

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CHARLESTON COUNTY AUDITOR

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