



BP0272883

STATE OF SOUTH CAROLINA)
)
 COUNTY OF CHARLESTON) SECOND AMENDMENT TO MASTER DEED
)
) OF SIX FIFTY SIX HORIZONTAL
) PROPERTY REGIME

WHEREAS, WCB, LLC, a South Carolina limited liability company (“WCB”) did execute that certain Master Deed of Six Fifty Six Horizontal Property Regime dated March 19, 2007 and recorded in the RMC Office for Charleston County on March 20, 2007 in Book E619 at Page 738, as amended by that certain First Amendment to Master Deed of Six Fifty Six Horizontal Property Regime dated December 23, 2008 and recorded in the RMC Office for Charleston County on December 23, 2008 in Book 0026 at Page 509 (collectively, the “Master Deed”);

WHEREAS, pursuant to that certain Assignment of Developers Rights dated December 30, 2008 and recorded in the RMC Office for Charleston County on December 31, 2008 in Book 0027 at Page 655, WCB assigned, set over and conveyed to 656 Coleman, LLC, a South Carolina limited liability company (the “Developer”), all of its rights, titles and interest as the Developer under the Master Deed;

WHEREAS, pursuant to Section 6.3 of the Master Deed, the Developer reserved the right to unilaterally amend the Master Deed so long as the Developer is a Unit Owner (as defined in the Master Deed) and such amendment does not materially effect the ownership interest of any Unit Owner;

WHEREAS, Units 401, 402, 403, 404, 405, 406, 407, 408, 409 and 410 (collectively, the “400 Units”) are designated by the Master Deed as residential and associated live/work units as follows:

<u>Residential Unit</u>	<u>Associated Live/Work Unit</u>
402	401
404	403
406	405 ~
408	407
410	409

WHEREAS, the 400 Units have been constructed as residential units only with minor construction changes to facilitate the singular, residential use of such units;

WHEREAS, the Developer is a Unit Owner and desires to amend the Master Deed to reflect that the 400 Units be residential units only; and

WHEREAS, the owners of the 400 Units consent to this Amendment.

NOW, THEREFORE, Developer hereby amends the Master Deed as follows:

1. The foregoing recitals are incorporated by reference herein. All capitalized terms in this Amendment to the extent not otherwise expressly defined or as modified herein, including the above recitals, will have the same meanings given to such term in the Master Deed. Except as amended herein, the terms and conditions of the Master Deed shall continue in full force and effect and hereby ratified and reinstated in their entirety.

2. The 400 Units are hereby designated as Residential Units and all references in the Master Deed to the 400 Units as Live/Work Units are hereby deleted. The 400 Units shall be combined and referred to as follows:

- a. Units 402 and 401 shall be referred to collectively as Unit 402.
- b. Units 404 and 403 shall be referred to collectively as Unit 404.
- c. Units 406 and 405 shall be referred to collectively as Unit 406.
- d. Units 408 and 406 shall be referred to collectively as Unit 408.
- e. Units 410 and 409 shall be referred to collectively as Unit 410.

3. Without limitation, the following provisions of the Master Deed are amended to reflect the following:

- a. Sections 2.4(A), 2.4(C), and 2.4(E) are hereby amended to reflect sixty-six total units.
- b. Section 2.4(A) is hereby amended to reflect fourteen (14) Units as designated live/work units.
- c. The table set forth in Section 5.4(A) is hereby amended to remove Units 401, 403, 405, 407 and 409 from the "Associated Live/Work Column".
- d. Exhibit "B" is hereby amended with respect to Building 400 to remove reference to Live/Work Units and to reflect the following:

Building 400 – Residential Units – Unit 402, Unit 404, Unit 406, Unit 408 and Unit 410.
- e. Exhibit "C" is hereby amended as follows:
 - i. All references to Units 401, 403, 405, 407, and 409 are hereby deleted.
 - ii. The descriptions for Units 402, 404, 406, 408, and 410 are hereby deleted in their entirety and replaced with the following:

Unit 402. This Residential Unit is located in Building 400 and contains approximately 570 square feet on the first floor, approximately 924 square feet on the second floor and approximately 1,100 square feet on the third floor, for a total of approximately 2,594 square feet of Unit space. Interior stairs connect the first, second and third floors of the Unit.

Unit 404. This Residential Unit is located in Building 400 and contains approximately 515 square feet on the first floor, approximately 875 square feet on the second floor and approximately 990 square feet on the third floor, for a total of approximately 2,380 square feet of Unit space. Interior stairs connect the first, second and third floors of the Unit.

Unit 406. This Residential Unit is located in Building 400 and contains approximately 515 square feet on the first floor, approximately 905 square feet on the second floor and approximately 1,050 square feet on the third floor, for a total of approximately 2,470 square feet of Unit space. Interior stairs connect the first, second and third floors of the Unit.

Unit 408. This Residential Unit is located in Building 400 and contains approximately 515 square feet on the first floor, approximately 875 square feet on the second floor and approximately 990 square feet on the third floor, for a total of approximately 2,380 square feet of Unit space. Interior stairs connect the first, second and third floors of the Unit.

Unit 410. This Residential Unit is located in Building 400 and contains approximately 570 square feet on the first floor, approximately 924 square feet on the second floor and approximately 1100 square feet on the third floor, for a total of approximately 2,594 square feet of Unit space. Interior stairs connect the first, second and third floors of the Unit.

- f. Exhibit "D" to the Master Deed is hereby amended as follows:
- i. All references to Units 401, 403, 405, 407, and 409 are hereby deleted.

- ii. The assigned values and percentage interests for Units 402, 404, 406, 408, and 410 are hereby deleted in their entirety and replaced with the following:

<u>Unit</u>	<u>Square Footage</u>	<u>Value</u>	<u>Interest Stated in Percentage Interest per Act</u>
402	2,594	648,500	1.970%
404	2,380	595,000	1.851%
406	2,470	617,500	1.921%
408	2,380	595,000	1.851%
410	2,594	648,500	1.977%

[Signature Pages and Schedule to Follow.]
[Remainder of Page Left Intentionally Blank.]

IN WITNESS WHEREOF, Henry T. Drew, the owner of Units 401 and 402, has caused this Second Amendment to be executed as of this 2nd day of February, 2012.

WITNESSES:

[Signature]
By: Henry T. Drew
Owner of Unit Numbers 401 and 402

[Signature]
Witness No. 1
Lisa Collins
Witness No. 2

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

I, Jana L Jones (Notary Public), do hereby certify that Henry T. Drew personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 2nd day of February, 2012.

[Signature]
Notary Public for South Carolina
My Commission Expires:

JANA L. JONES Notary Public, South Carolina My Commission Expires March 01, 2020

IN WITNESS WHEREOF, Monty C. DuBose + Frances L. DuBose, the owner of Units 403 and 404, has caused this Second Amendment to be executed as of this 7th day of February, 2012.

WITNESSES:

Monty C. DuBose + Frances L. DuBose
By: Monty C. DuBose and Frances L. DuBose
Owner of Unit Numbers 403 and 404

Witness No. 1 [Signature]
Witness No. 2 Jana Collins

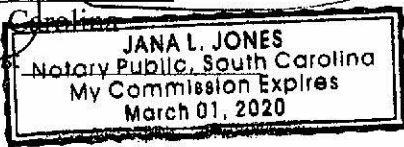
STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

I, JANA L. JONES (Notary Public), do hereby certify that Monty C. DuBose + Frances L. DuBose personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 7th day of February, 2012.

Notary Public for South Carolina
My Commission Expires



IN WITNESS WHEREOF, Todd Eric Neison and Kimberly Ann Neison, the owners of Units 405 and 406, have caused this Second Amendment to be executed as of this 23 day of April, 2012.

WITNESSES:

[Signature]
Witness No. 1
[Signature]
Witness No. 2

[Signature]
Todd Eric Neison
[Signature]
Kimberly Ann Neison

Owners of Unit Numbers 405 and 406

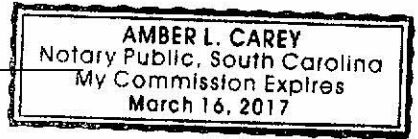
STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

I, Amber L. Carey (Notary Public), Todd Eric Neison and Kimberly Ann Neison personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 23 day of April, 2012.

[Signature]
Notary Public for South Carolina
My Commission Expires: _____



IN WITNESS WHEREOF, ~~Carl Denman~~ ^{Rebecca Denman} ~~Rebecca Denman~~, the owner of Units 407 and 408, has caused this Second Amendment to be executed as of this 25 day of February, 2012.

WITNESSES:

[Signature]
Witness No. 1

[Signature]
Witness No. 2

[Signature]
By:
Owner of Unit Numbers 407 and 408

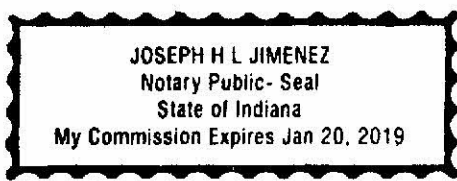
INDIANA
STATE OF ~~SOUTH CAROLINA~~)
 MARION)
COUNTY OF ~~CHARLESTON~~)

ACKNOWLEDGMENT

I, JOSEPH JIMENEZ (Notary Public), do hereby certify that CARL DENMAN/REBECCA DENMAN personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 25th day of FEBRUARY, 2012.

[Signature]
Notary Public for ~~South Carolina~~ INDIANA
My Commission Expires: 1-20-2019



IN WITNESS WHEREOF, John Spielberger, by James Spielberger his attorney-in-fact, the owner of Units 409 and 410, has caused this Second Amendment to be executed as of this 16th day of March, 2012.

WITNESSES:

[Signature] By James Spielberger as attorney-in-fact
By: John Spielberger
Owner of Unit Numbers 409 and 410

[Signature]

Witness No. 1
[Signature]

Witness No. 2

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

I, Jana L. Jones (Notary Public), do hereby certify that James Spielberger, as attorney-in-fact personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 16th day of March, 2012.

[Signature]

Notary Public for South Carolina
My Commission Expires: 3/1/2020

RECORDER'S PAGE

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



Filed By:

WOMBLE CARLYLE SANDRIDGE & RICE
5 EXCHANGE STREET
PO BOX 999
CHARLESTON SC 29401

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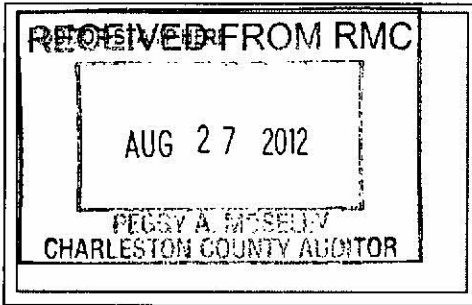
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