



2. Section 7.6 of the Master Deed is hereby amended and replaced in its entirety, with the following:

“Section 7.6. Developer’s Unsold Units. No assessment shall be due and owing for any Unit until such time as a certificate of occupancy has been issued for the Unit, regardless of whether the Unit is owned by the Developer or a third party. Anything contained in this Article to the contrary notwithstanding, so long as the Developer owns any Unit for which a certificate of occupancy has not been issued, it may annually elect either to pay the regular Assessment for each such Unit or to pay the difference between the amount of Assessments collected on all other Units not owned by the Developer and the amount of actual expenditures by the Association during the fiscal year, but not in a sum greater than its regular Assessment. Unless the Developer otherwise notifies the Board in writing at least sixty (60) days before the beginning of each fiscal year, the Developer will be deemed to have elected to continue paying on the same basis as during the immediately preceding year. Furthermore, so long as the Developer owns any Unit for which a certificate of occupancy has not been issued, the Developer may, but will not be obligated to, reduce the regular Assessment for any year to be paid by Owners of Units, which may be a contribution to the Association, an advance against future regular Assessments due from said Owners, or a loan to the Association, in the Developer’s sole discretion. The amount and character (contribution, advance or loan) of such subsidy will be conspicuously disclosed as a line item in the budget and will be made known to the Owners. The payment of such a subsidy in any year will under no circumstances obligate the Developer to continue payment of such subsidy in future years, unless otherwise provided in a written agreement between the Association and the Developer.”

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

{00303738.DOC}

2


RMC BK 0339 Pg 936 : pg 3 \*

IN WITNESS WHEREOF, the Developer has caused this Fourth Amendment to Master Deed of Six Fifty Six Horizontal Property Regime to be executed on this 10 day of January, 2013.

DEVELOPER/OWNER:

656 COLEMAN, LLC,  
a South Carolina limited liability company

  
\_\_\_\_\_  
  
\_\_\_\_\_


By:   
\_\_\_\_\_  
Name: Jeffrey M. Thomas  
Its: Authorized Agent

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF CHARLESTON    )

ACKNOWLEDGMENT

I, Lawrence A. Dodds (Notary Public), do hereby certify that 656 Coleman, LLC, by Jeffrey M. Thomas, its Authorized Agent, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 10 day of January, 2013.

  
\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: 12-9-15

**Exhibit "C"****Narrative Description, Site Plan, Elevations and Floor Plans of  
Six Fifty Six Horizontal Property Regime  
(As to Units 201, 202, 203, 204, 301, 302, 303, 304, 305)****NARRATIVE DESCRIPTION OF THE UNITS**

**Unit 201.** This Residential Unit is located in Building 200 and contains approximately 576 square feet on the ground floor, 838 square feet on the main floor and approximately 1000 square feet on the second floor, for a total of approximately 2414 square feet of Unit space. Interior stairs connect the first, second and third floors of the Unit.

**Unit 202.** This Residential Unit is located in Building 200 and contains approximately 464 square feet on the ground floor, 853 square feet on the main floor and approximately 834 square feet on the second floor, for a total of approximately 2151 square feet of Unit space. Interior stairs connect the first, second and third floors of the Unit.

**Unit 203.** This Residential Unit is located in Building 200 and contains approximately 464 square feet on the ground floor, 853 square feet on the main floor and approximately 834 square feet on the second floor, for a total of approximately 2151 square feet of Unit space. Interior stairs connect the first, second and third floors of the Unit.

**Unit 204.** This Residential Unit is located in Building 200 and contains approximately 576 square feet on the ground floor, 838 square feet on the main floor and approximately 1000 square feet on the second floor, for a total of approximately 2414 square feet of Unit space. Interior stairs connect the first, second and third floors of the Unit.

**Unit 301.** This Residential Unit is located in Building 300 and contains approximately 576 square feet on the ground floor, 838 square feet on the main floor and approximately 1000 square feet on the second floor, for a total of approximately 2414 square feet of Unit space. Interior stairs connect the first, second and third floors of the Unit.

**Unit 302.** This Residential Unit is located in Building 300 and contains approximately 464 square feet on the ground floor, 853 square feet on the main floor and approximately 834 square feet on the second floor, for a total of approximately 2151 square feet of Unit space. Interior stairs connect the first, second and third floors of the Unit.

**Unit 303.** This Residential Unit is located in Building 300 and contains approximately 564 square feet on the ground floor, 826 square feet on the main floor and approximately 988 square feet on the second floor, for a total of approximately 2,378 square feet of Unit space. Interior stairs connect the first, second and third floors of the Unit.

**Unit 304.** This Residential Unit is located in Building 300 and contains approximately 464 square feet on the ground floor, 853 square feet on the main floor and approximately 834 square feet on the second floor, for a total of approximately 2,151 square feet of Unit space. Interior stairs connect the first, second and third floors of the Unit.

**Unit 305.** This Residential Unit is located in Building 300 and contains approximately 576 square feet on the ground floor, 838 square feet on the main floor and approximately 1000 square feet on the second floor, for a total of approximately 2,414 square feet of Unit space. Interior stairs connect the first, second and third floors of the Unit.

RMC BK 0339 Pg 936 : pg 5 \*



**Fortune Architects**  
8510 McAlpine Park Drive  
Suite 204  
Charlotte, North Carolina 28211  
704/365-3639  
704/364-8578 FAX

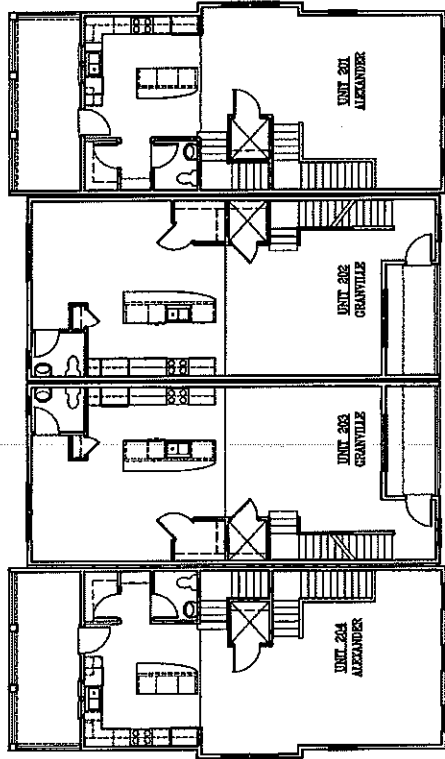
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at  
558 OCEANVIEW  
W. PLEASANT, SC  
by  
ETLAND BROS

Content:  
200 BLDG.

Project: 14812  
Date: 4/17/2013

DATE: 04/17/2013  
TIME: 10:00 AM  
PROJECT: 14812  
DRAWING: 200 BLDG.  
SHEET: 01

RMC BK 0339 Pg 936 : pg 6 \*



UNIT 204 - 658 S.F.      UNIT 203 - 653 S.F.      UNIT 202 - 653 S.F.      UNIT 201 - 658 S.F.  
TOTAL GROUND FLOOR - 2622 S.F.

**1** MAIN FLOOR PLAN - 200 BLDG.

SCALE 1/16" = 1'-0"



**Fortune Architects**  
 8510 McAlpine Park Drive  
 Suite 204  
 Charlotte, North Carolina 28211  
 704/366-3639  
 704/364-6578 FAX

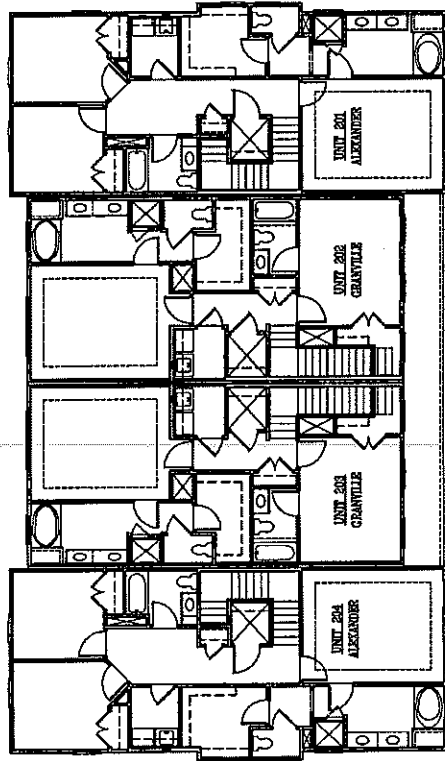
CONDOMINIUMS  
 at  
 656 COLUMAN  
 N. PLEASANT ST.  
 BY  
 ETIENNE HUNDS

Content:  
 200 BLDG.

Project 14812  
 Date 4/17/2013

DR. WILL FORBES, ARCHITECT  
 1000 W. BROAD ST., SUITE 100  
 CHARLOTTE, NC 28202  
 TEL: 704.375.1111  
 FAX: 704.375.1112  
 WWW.FORBESARCHITECT.COM

RMC BK 0339 Pg 936 : pg 7 \*



UNIT 204 -1000 SF.      UNIT 203 -834 SF.      UNIT 202 -834 SF.      UNIT 201 -1000 SF.  
 TOTAL GROUND FLOOR -3968 SF.

**SECOND FLOOR PLAN - 200 BLDG.**

SCALE: 1/16" = 1'-0"



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8510 McAlpine Park Drive  
Suite 204  
Charlotte, North Carolina 28211  
704/366-3639  
704/364-9578 FAX

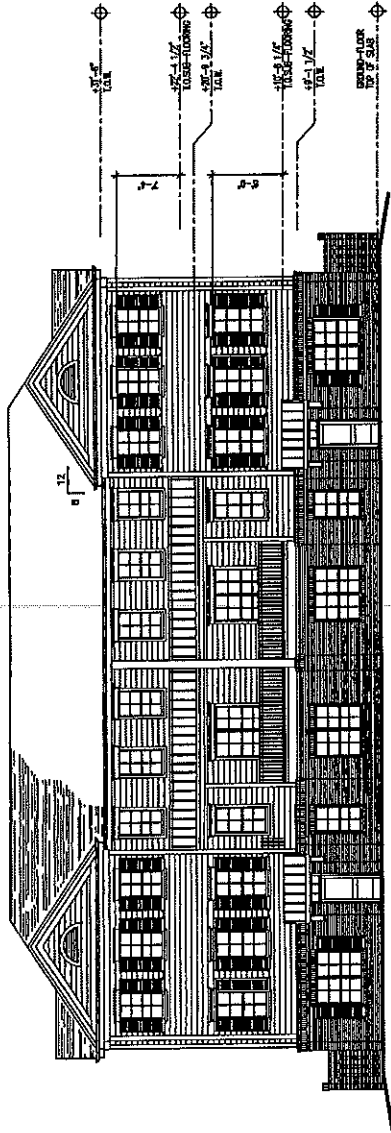
CONDOMINIUMS  
at  
556 CHURCH  
VILLAGE, PLEASANT SC  
by  
ENLARGED HOMES

Content:  
4 UNIT BLDG.

Project 14872  
Date 4/17/2013

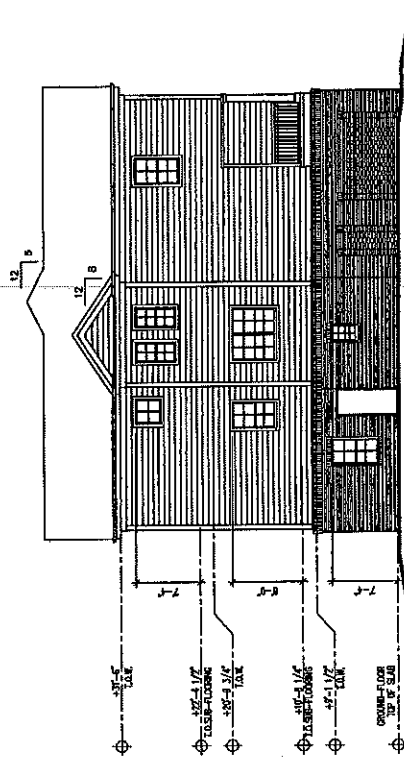


RMC BK 0339 Pg 936 : pg 8 \*



1. 4-UNIT BUILDING - FRONT ELEVATION

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



1. TYPICAL RIGHT-SIDE ELEVATION

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



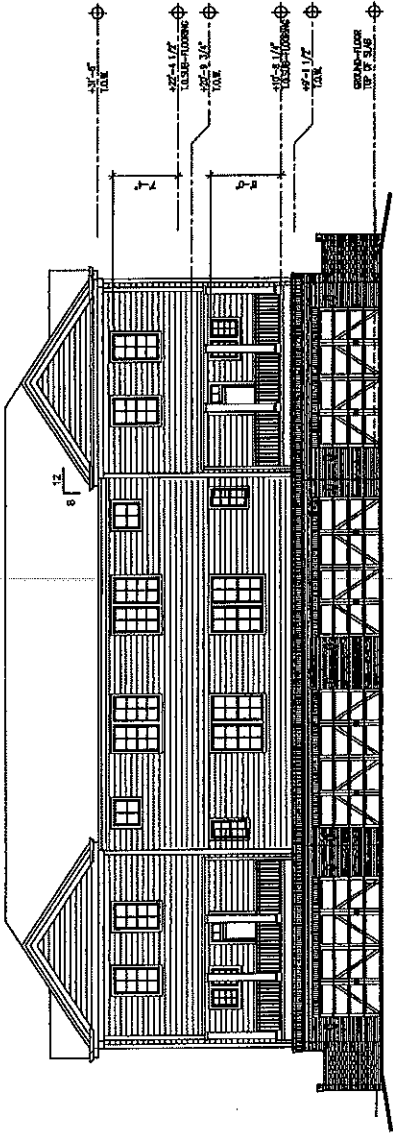


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8510 McAlpine Park Drive  
Suite 204  
Charlotte, North Carolina 28211  
704/398-3639  
704/351-8278 FAX

CONDOMINIUM  
at  
658 COLMAN  
W. PRESLEY, SC  
by  
ETLAND HOMES

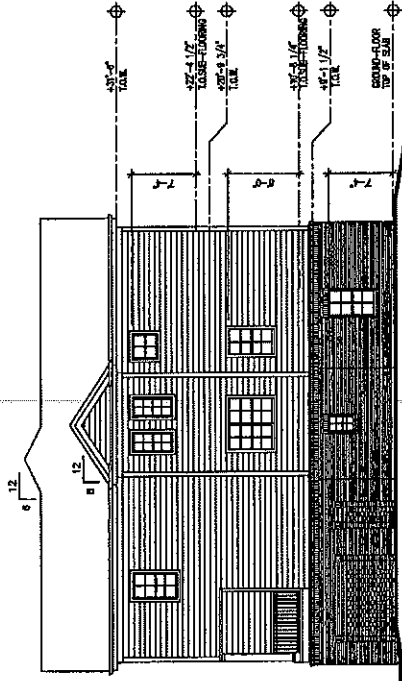
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4 UNIT BLDG.

Project 14812  
Date 4/17/2013



2  
A7.0  
4-UNIT BUILDING - REAR ELEVATION

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



2  
A10.0  
TYPICAL LEFT-SIDE ELEVATION

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





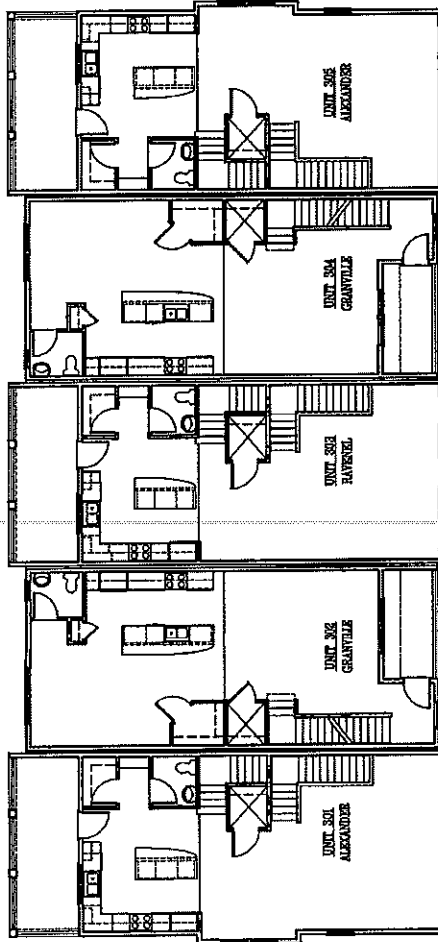
**Fortune Architects**  
 8510 McAlpine Park  
 Drive  
 Suite 204  
 Charlotte, North  
 Carolina 28211  
 704/586-3639  
 704/564-9578 FAX

COORDINATING  
 at  
 656 COLUMBIA  
 M. PLASSART, SC  
 by  
 RYLAND JENNIS

Content:  
 300 BLDG.

Project 14812  
 Date 4/17/2013

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UNIT 301 - 638 S.F.

UNIT 302 - 653 S.F.

UNIT 303 - 628 S.F.

UNIT 304 - 653 S.F.

UNIT 305 - 638 S.F.

TOTAL GROUND FLOOR - 4208 S.F.

**1** MAIN FLOOR PLAN - 300 BLDG.

SCALE: 1/16" = 1'-0"



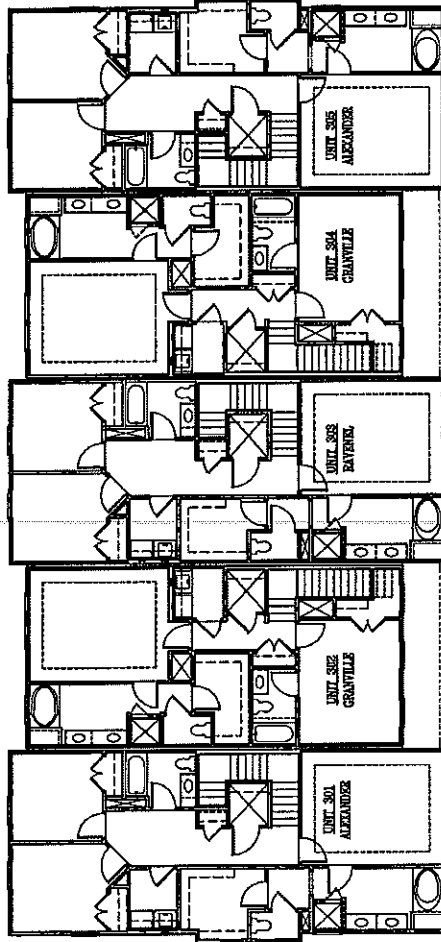
Fortune Architects  
8510 McAlpine Park Drive  
Suite 204  
Charlotte, North Carolina 28211  
704/366-3639  
704/364-3578 FAX

CONDOMINIUMS  
at  
656 CHEVYK  
MT. PLEASANT, SC  
by  
RYLAND HOMES

Content:  
300 BLDG.

Project 14612  
Date 4/17/2013

ONE HUNDRED FORTY-SIX  
THIRTY-THREE  
FOURTEEN  
FIFTEEN  
SIXTEEN  
SEVENTEEN  
EIGHTEEN  
NINETEEN  
TWENTY  
TWENTY-ONE  
TWENTY-TWO  
TWENTY-THREE  
TWENTY-FOUR  
TWENTY-FIVE  
TWENTY-SIX  
TWENTY-SEVEN  
TWENTY-EIGHT  
TWENTY-NINE  
THIRTY  
THIRTY-ONE  
THIRTY-TWO  
THIRTY-THREE  
THIRTY-FOUR  
THIRTY-FIVE  
THIRTY-SIX  
THIRTY-SEVEN  
THIRTY-EIGHT  
THIRTY-NINE  
FORTY  
FORTY-ONE  
FORTY-TWO  
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FORTY-FOUR  
FORTY-FIVE  
FORTY-SIX  
FORTY-SEVEN  
FORTY-EIGHT  
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NINETY-FOUR  
NINETY-FIVE  
NINETY-SIX  
NINETY-SEVEN  
NINETY-EIGHT  
NINETY-NINE  
HUNDRED



UNIT 301 - 1000 S.F.

UNIT 302 - 634 S.F.

UNIT 303 - 668 S.F.

UNIT 304 - 634 S.F.

UNIT 305 - 1000 S.F.

TOTAL GROUND FLOOR - 4658 S.F.

1 SECOND FLOOR PLAN - 300 BLDG.

SCALE: 1/16" = 1'-0"

RMC BK 0339 Pg 936 : Pg 12 \*

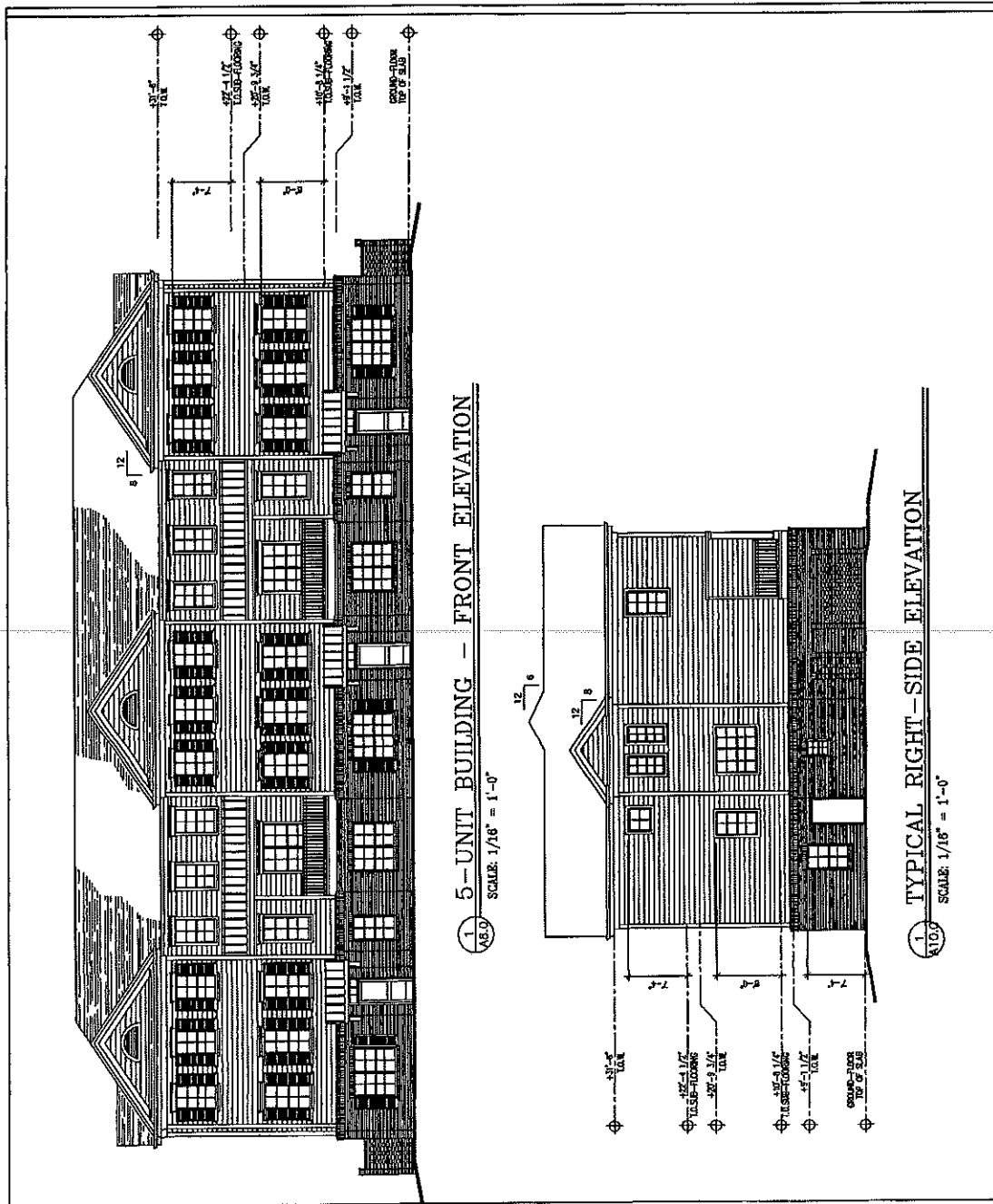


**Fortune Architects**  
 8510 McAlpine Park Drive  
 Suite 204  
 Charlotte, North Carolina 28211  
 704/366-3639  
 704/364-9578 FAX

COORDINATOR  
 at  
 655 COLUMBIA  
 MT. PLEASANT, SC  
 by  
 RYLAND DENNIS

Content:  
 5 UNIT BLDG.

Project: 14812  
 Date: 4/12/2013



RMC BK 0339 Pg 936 : pg 13 \*



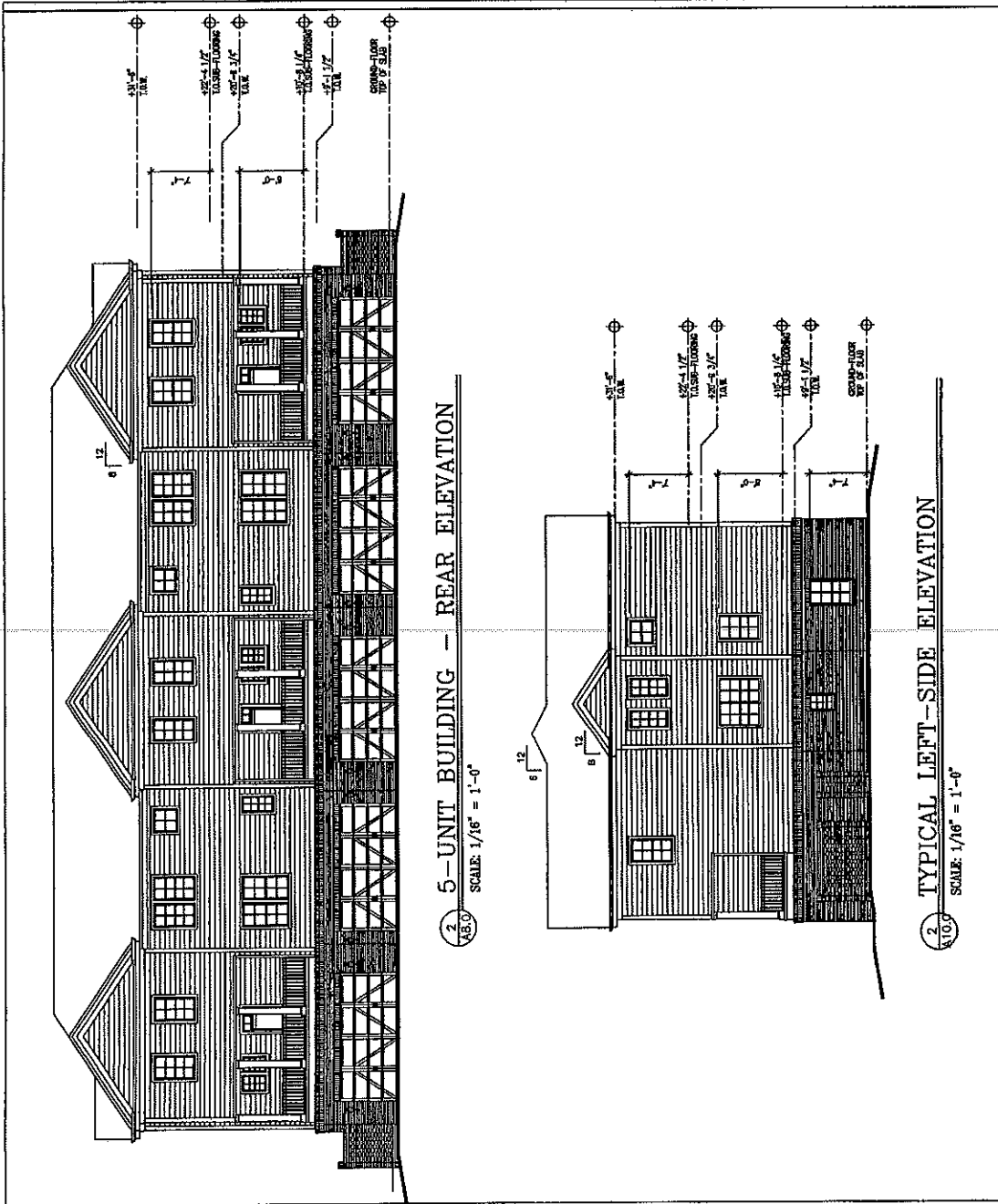
**Fortune Architects**  
8510 McAlpine Park  
Drive  
Suite 204  
Charlotte, North  
Carolina 28271  
704/386-3639  
704/384-9578 FAX

CONTRACTOR  
at  
658 COLUMBIA  
ST. FLEMING, SC  
BY  
WYLAND DENNIS

Content:  
5 UNIT BLDG.

Project 14812  
Date 4/12/2013

ONE HALL FORTUNE ARCHITECT  
1000 W. BROADWAY, SUITE 204  
CHARLOTTE, NC 28271  
704.386.3639  
704.384.9578 FAX



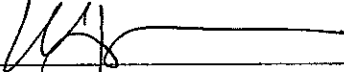
RMC BK 0339 Pg 936 : pg 14 \*

RMC BK 0339 Pg 936 : pg 15 \*

STATE OF SOUTH CAROLINA )  
 ) ARCHITECT'S CERTIFICATE  
 COUNTY OF CHARLESTON )

I hereby certify that, to the best of my knowledge, information and belief, that the pages set forth in this Exhibit "C" to the Master Deed of Six Fifty Six Horizontal Property Regime adequately depict the building shell, floor plans and exterior elevations of the Six fifty Six Horizontal Property Regime.

Fortune Architects

 (Seal)

By: W. NEIL FORTUNE

Its ARCHITECT

South Carolina Architect's License No. 2857

Date: 4/22/13

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ATTORNEYS AT LAW  
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RMC BK 0339 Pg 936 : pg 16 \*

**MAKER:**  
656 COLEMAN LLC

Note:

**RECIPIENT:**  
NA

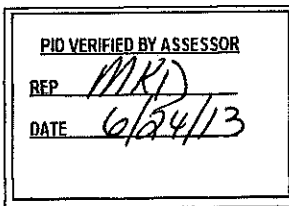
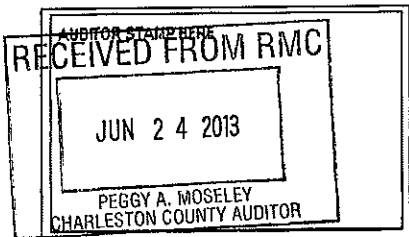
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