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Second Amendment to the Master Deed

OF

The Court Yard Horizontal Property Regime

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This is the Second Amendment by Courtyard Associates, a general partnership hereinafter sometimes referred to as "Grantor" to that certain Master Deed of The Court Yard Horizontal Property Regime, which deed is dated January 5, 1984 and recorded in the Office of the R.M.C. for Richland County on January 6, 1984 in Deed Book D677 at Page 85 and also recorded on that day in the Office of the R.M.C. for Lexington County in Deed Book 627 at Page 19.

WHEREAS, the Grantor, by the above-described Master Deed, submitted certain property described therein to a horizontal property regime pursuant to the provisions of the Horizontal Property Act in the Code of Laws of South Carolina, Section 27-31-10 et. seq; and

WHEREAS, under provision of Article X of the said Master Deed, the Grantor reserved the right unto itself, without the acquiescence of any co-owner or a holder of an encumbrance against any apartment, to amend the Master Deed for the purpose of expanding this regime as provided therein; and

WHEREAS, the Grantor wishes to exercise this right to expand the regime by adding the property described as Phase I (c) on Exhibit 1, which is attached hereto and incorporated herein by reference, to The Court Yard Horizontal Property Regime, this being a portion of the property described as "Additional Property" in the aforesaid Master Deed.

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NOW, THEREFORE, Grantor, for itself, its successors and assigns hereby submits this property described as Phase I (c) to the provisions of the Horizontal Property Act as set forth in Section 20-31-10 et. seq. of the Code of Laws of South Carolina, 1976, as amended, by incorporating this property into The Court Yard Horizontal Property Regime as established by the above-described Master Deed as if it had originally been a part thereof; and the Grantor further declares that this property herein described as Phase I (c) and all improvements thereon shall be held, sold, encumbered, occupied, and conveyed subject to the terms and conditions of the Master Deed of The Court Yard Horizontal Property Regime and all exhibits thereto and to the easements, restrictions, covenants and conditions therein set forth, all of which is for the purpose of establishing condominium ownership of this property and all improvements thereon, and which shall run with the land and be binding upon the Grantor, its successors and assigns and all persons now or hereinafter owning or acquiring any interest in any portion of this property or the improvements thereon.

Description of Improvements

Phase I (c), as described in Section XII (g) of the Master Deed, consists of one (1) building containing sixteen (16) apartments. Annexed hereto and incorporated herein by reference as Exhibit 2 (d) is a plat showing the location of the buildings in Phases 1, 1 (a), and 1 (b), and 1 (c). Annexed also hereto as Exhibit 2 (a)-(c) and incorporated herein, is a set of floor plans of the building located in Phase 1 (c) which graphically show the dimensions, area, and location of each apartment therein and the dimensions and location of common elements affording access to each

apartment. Each apartment is identified by a specific number on these exhibits and no apartment bears the same designation as any other apartment. The building located in Phase I (c) is designated on these floor plans as Building E.

Percentage Interest

As a result of the expansion of The Court Yard Horizontal Property Regime by the incorporation of Phase I (c) into the regime, each apartment in the regime, including the original apartments in Phase I, Phase I (a), and (b) and I (c) shall have 1.3889 percentage interest in the common elements, as set forth in Exhibit C to the Master Deed.

Basic Value

The basic value of the apartments in Phase I(c) shall be the same as in Phase I which is \$52,950.00. The Basic Value of Phase I(c), solely for the statutory purposes, shall be \$847,200.00.

The Master Deed shall remain as originally written and shall be unchanged by this amendment except for the addition of Phase I(c) to it as provided herein.

IN WITNESS WHEREOF, the Grantor has caused this Second Amendment to be executed and sealed this 20 day of April, 1984.

IN THE PRESENCE OF:

Annie Butler

COURTYARD ASSOCIATES, A South Carolina Partnership, consisting of Courtyard Associates of Charlotte, a North Carolina Limited Partnership and J-B Associates, a South Carolina General Partnership

BY COURTYARD ASSOCIATES
of CHARLOTTE, a North Carolina
Limited Partnership

By: William B. Little Attorney
William B. Little
General Partner

By: W. Edwin McMahan
W. Edwin McMahan
General Partner

BY J-B ASSOCIATES, a South Carolina
General Partnership

By 
Robert L. Wolfson
General Partner

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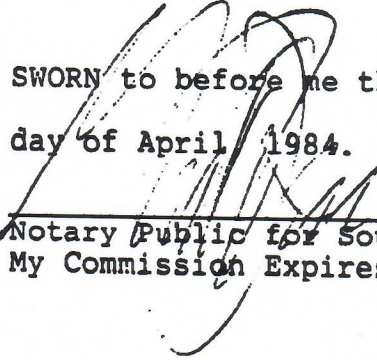
By: *
John H. Burriss
General Partner

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

PERSONALLY appeared before me the undersigned witness,
who, being duly sworn, says that (s)he saw the within-named
Grantor, sign, seal and deliver the within Second Amendment
to the Master Deed; and that (s)he with the other witness
who signature appears above witnesses the execution thereof.

Anne Butler

SWORN to before me this 20
day of April 1984.

 (L.S.)
Notary Public for South Carolina
My Commission Expires: 2-10-91

* Only one signature required pursuant to Memorandum Part-
nership Agreement.

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EXHIBIT 1

All those certain tracts of land with improvements, thereon, situate, lying and being near the City of Columbia, in the County of Lexington and partially in the County of Richland, State of South Carolina, being shown and delineated as Phase I (c) on a Plat entitled "As built survey for Courtyard Associates" dated July 12, 1983 and last revised April 20, 1984, by Collingwood & Associates, and recorded in the Office of the R.M.C. for Richland County in Plat Book Z at Page 842 and in the Office of the R.M.C. for Lexington County in Plat Book 192-G at Page 182.

This being a portion of the same property conveyed by St. Andrews, a South Carolina Limited Partnership to the Grantor by Deed Book D655 at Page 154 and in the Office of the R.M.C. for Lexington County in Deed Book 590 at Page 122.

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EXHIBITS 2(a) THROUGH 2 (c)

Exhibits 2(a) through 2(c) consist of a set of floor plans of the building located in Phase I(c) which show graphically the dimensions area and location of each apartment therein and common elements affording access to each apartment. Exhibit 2(d) is a plot plan showing the location of the building and other improvements. Exhibit 2(a) through 2(d) are recorded in the Office of the R.M.C. for Richland County in Plat Book 2 at Page ~~343~~ ³⁴⁴ and in the Office of the R.M.C. for Lexington County in Plat Book at Page reference to which is hereby made and they are incorporated herein by reference.

* In Show Plans, see file drawer marked "Show Plans" located in R. M. C. Office.