

First Amendment to the Master Deed

of

The Court Yard Horizontal Property Regime

This is the First Amendment by Courtyard Associates,

a general partnership 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 provisions 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(a) and Phase I(b) on Exhibit 1, which is attached hereto and incorporated herein by referenced, to The Court Yard Horizontal Property Regime, this being a portion of the property described as "Additional Property" in the afore-said Master Deed.

NOW, THEREFORE, Grantor, for itself, its successors and assigns hereby submits this property described as Phase I(a)

7.00



and Phase I(b) to the provisions of the Horizontal Property Act as setforth 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 1(a) and Phase 1(b) 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 setforth, 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(a), as described in Section XII(e) of the Master Deed, consists of one (1) building containing sixteen (16) apartments. Annexed hereto and incorporated herein by reference as Exhibit 2(g) is a plot plan showing the location of the buildings in Phases 1, 1(a) and 1(b). Annexed also hereto as Exhibit 2(a)-(c) and incorporated herein, is a set of floor plans of the building located in Phase 1(a) 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 1(a) is designated on these floor plans as Building B.

Phase 1(b), as described in Section XII(e) of the Master Deed, consists of one (1) building containing sixteen (16) apartments and is shown on Exhibit 2(g). Annexed hereto and incorporated herein by reference as Exhibits 2(d)-2(f) is a set of floor plans of the building located in Phase 1(b) which graphically show the dimensions, area, and the 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 1(b) is designated on these floor plans as Building D.

Percentage Interest

As a result of the expansion of The Court Yard Horizontal Property Regime by the incorporation of Phase I(a) and Phase I(b) into the regime, each apartment in the regime, including the original apartments in Phase I and those in Phases I(a) and I(b) shall have 1.7858 percentage interest in the common elements, as setforth in Exhibit C to the Master Deed.

Basic Value

The basic value of the apartments in Phase I(a) and I(b) shall be the same as in Phase I which is \$52,950.00. The Basic Value of Phase I(a), solely for statutory purposes, shall be \$847,200.00 and for Phase I(b) 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 Phases I(a) and I(b) to it as provided herein.

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IN WITNESS WHEREOF, the Grantor has caused this First Amendment to be executed and sealed the 28th day of February 1984.

IN THE PRESENCE OF:

[Signature]
Anne 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 in fact
 William B. Little
 General Partner

By:

W. Edwin McMahan
 W. Edwin McMahan
 General Partner

By J-B ASSOCIATES, a South Carolina General Partnership

By:

John H. Burriss
 John H. Burriss
 General Partner

By:

Robert L. Wolfson
 Robert L. Wolfson
 General Partner

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EXHIBIT 1

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All those certain tracts of land with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland and partially in the County of Lexington, State of South Carolina, being shown and delineated as Phase I(a) and I(b) on a Plat entitled "As built survey for Courtyard Associates" dated July 12, 1983 and last revised February 28, 1984, by Collingwood & Associates, and recorded in the Office of the R.M.C. for Richland County in Plat Book Z at Page 8307 and in the Office of the R.M.C. for Lexington County in Plat Book _____ at Page _____.

This being a portion of the same property conveyed by St. Andrews, a South Carolina Limited Partnership to the Grantor by deed recorded in the Office of the R.M.C. for Richland County in 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(g)

Exhibits 2(a) through 2(f) consist of a set of floor plans of the two (2) buildings located in Phase I(a) and Phase I(b) which show graphically the dimensions area and location of each apartment therein and common elements affording access to each apartment. Exhibit 2(g) is a plot plan showing the location of the buildings and other improvements. Exhibit 2(a) through 2(g) are recorded in the Office of the R.M.C. for Richland County in Plat Book 2 at Pages 208-235 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.

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)
AND LEXINGTON)

PROBATE

PERSONALLY appeared before me, Anne Butler, who, being duly sworn, says tht she saw the within-named Grantor, Courtyard Associates, a South Carolina General Partnership by and through its Partners sign, seal and deliver the within First Amendment to the Master Deed, and that she with Gerald D. Jowers witnessed the execution thereof.

Anne Butler

SWORN to before me this 28
day of February, 1984.

[Signature] (L.S.)
Notary Public for South Carolina
My Commission Expires: 8-10-91