



WHEREAS, the Fort Sumter House Association, Inc., as successor to the Developer for the purpose of designating which portions of corridors are limited common elements and to which Apartments such portions of corridors are assigned, amended the Master Deed by Amendment Number Eight recorded in the RMC Office for Charleston County in Book J212 at Page 809 to provide that a portion of the corridor located on the second floor be designated as a limited common element reserved for the use of certain Apartments located on that floor, which Amendment was consented to by J. Henry Fair, Jr., who was also a representative of the Developer; and

WHEREAS, Marva A. Smalls, as Trustee of the Marva A. Smalls Revocable Trust dated January 25, 2010, as amended, ("Smalls") is the owner of Apartments 409 and 410 in the Fort Sumter Horizontal Property Regime; and

WHEREAS, Smalls and the Fort Sumter House Association, Inc. are desirous of amending the Master Deed to designate a portion of the corridor on the fourth floor as a limited common element reserved for the use of Apartments 409 and 410 and to permit the erection of a partition in said corridor.

NOW, THEREFORE, the Fort Sumter House Association, Inc. (the "Association") with the consent of Marva A. Smalls, as Trustee of the Marva A. Smalls Revocable Trust dated January 25, 2010, as amended, hereby amends the said Master Deed as follows:

1. Paragraph 8(a) of the Master Deed is amended only as to Apartment Number 409 and Apartment Number 410 by adding the following language thereto:

"Provided, however, that the portion of the corridor of the fourth floor more fully described and shown on Exhibit "A," attached hereto and incorporated herein by reference, as being located between the "EXISTING DOOR 409/410" and "DOOR PARTITION" is designated as a limited common element reserved for the use of only Apartments 409 and 410; the co-owner or co-owners of the said Apartments 409 and 410 shall have the right to erect a partition in said corridor at the location shown on Exhibit "A" as "DOOR PARTITION," provided that such partition shall be constructed in a manner and pursuant to the plans as approved by the Association, its successors or assigns."

2. The co-owner or co-owners of Apartments of 409 and 410 shall be solely responsible for all maintenance and repairs to the partition so erected and to that portion of the corridor on the fourth floor designated as a limited common element reserved for the use of Apartments 409 and 410, as described above. The Association shall have no responsibility to maintain or repair said partition or that portion of the corridor on the fourth floor designated as a limited common element reserved for the use of Apartments 409 and 410.

3. The Association hereby approves the partition shown on Exhibit "A with respect to the corridor herein described.

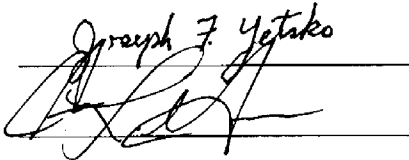
4. By her signature, Marva A. Smalls, as Trustee of the Marva A. Smalls Revocable Trust dated January 25, 2010, as amended, as the owner of Apartments 409 and 410, hereby consents to this Amendment and the maintenance and repair responsibilities set forth in paragraph 2, above, and agrees that the same shall be binding on her and on all future owners of Apartments 409 and 410.

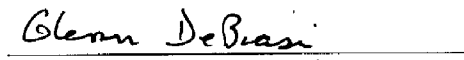
5. This Amendment shall be effective upon recordation of the same in the RMC Office for Charleston County and shall be binding upon the parties hereto, their respective heirs, successors and assigns.

6. Except as modified herein, the Master Deed, as amended, shall be and remain in full force and effect.

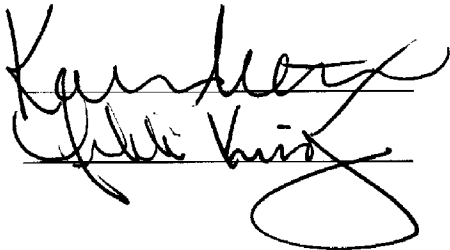
In witness whereof, the undersigned have executed this instrument as of the 21<sup>st</sup> day of OCTOBER, 2014.


Fort Sumter House Association, Inc.

  
\_\_\_\_\_

  
By: Glenn DeBiasi  
Its: President

  
By: Elizabeth Parker Dixon  
Its: Secretary

  
\_\_\_\_\_

  
Marva A. Smalls, as Trustee of the  
Marva A. Smalls Revocable Trust  
dated January 25, 2010, as amended

STATE OF New York )  
 )  
COUNTY OF New York )

ACKNOWLEDGMENT

I, Andra Shapiro, the undersigned Notary Public, do hereby certify that Marva A. Smalls, as Trustee of the Marva A. Smalls Revocable Trust dated January 25, 2010, as amended, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 6<sup>th</sup> day of October, 2014.

Andra Shapiro (SEAL)  
Notary Public for State of New York  
My Commission Expires: 8/28/2017

ANDRA L. SHAPIRO  
Notary Public, State of New York  
No. 02-4956159  
Qualified in New York County  
Commission Expires August 28, 2017

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

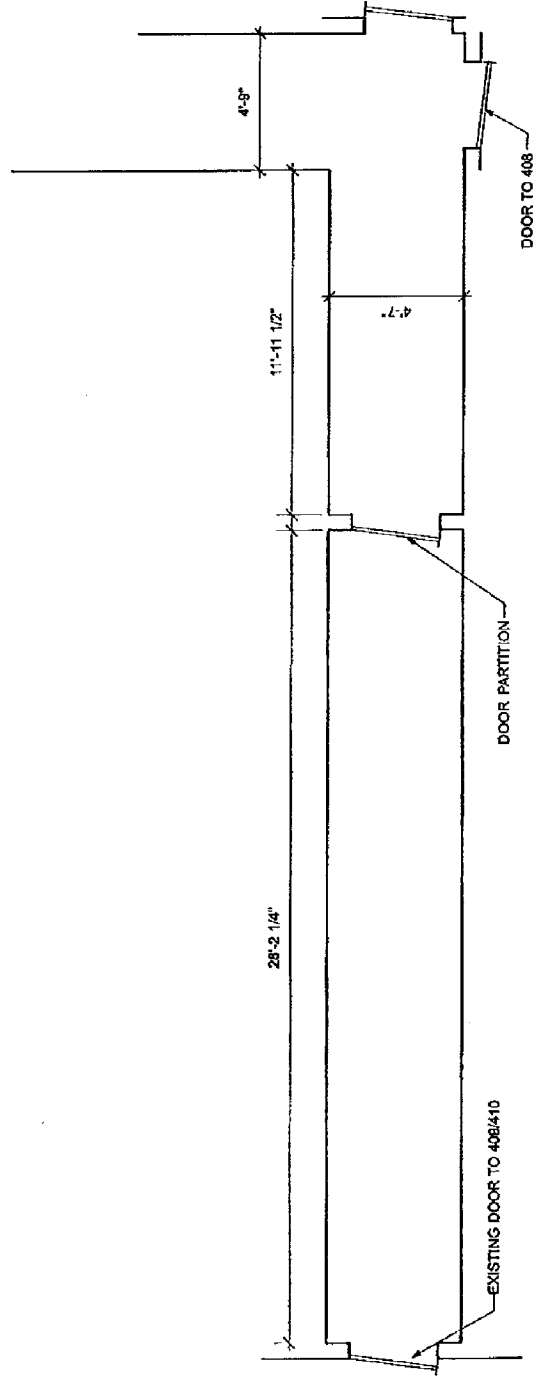
ACKNOWLEDGMENT

I, Joyce M. Jarvis, the undersigned Notary Public, do hereby certify that the Fort Sumter House Association, Inc. by GLENN DEBIASI, its President and ELIZABETH P. DIXON, its Secretary, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 21<sup>st</sup> day of OCTOBER, 2014.

Joyce M. Jarvis (SEAL)  
Notary Public for State of South Carolina  
My Commission Expires: \_\_\_\_\_  
My Commission Expires October 05, 2022

EXHIBIT "A"  
SHOWING A PORTION OF THE FOURTH FLOOR CORRIDOR OF THE FORT SUMTER HOUSE HORIZONTAL PROPERTY REGIME



B E A U  
C L O W N E Y  
*d e s i g n*  
8 4 3 . 7 2 2 . 2 0 1 0

SMALLS RESIDENCE  
1115 W 11TH  
CHARLESTON, SC  
FLOOR PLAN  
1/4" = 1'-0"  
08.28.14

A 1.1

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REP: *M.R.*

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