



STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF CHARLESTON ) SIXTEENTH AMENDMENT TO THE  
 MASTER DEED OF FORT SUMTER  
 HOUSE HORIZONTAL PROPERTY  
 REGIME

This Sixteenth Amendment to the Master Deed of Fort Sumter House Horizontal Property Regime (the "Regime") is made as of the 30<sup>th</sup> day of OCTOBER, 2016 by the Fort Sumter House Association, Inc., a South Carolina non-profit corporation (the "Association").

WHEREAS, the Regime was established by the recordation of the Master Deed establishing Fort Sumter House Horizontal Property Regime dated September 8, 1975 and recorded in the Charleston County RMC Office in Book O107, Page 292, and was amended as follows: Amendment Number One dated November 24, 1975 and recorded in Book F108, Page 355; Amendment Number Two dated May 7, 1976 and recorded in Book A110, Page 144; Amendment Number Three dated February 21, 1977 and recorded in Book S111, Page 65; Amendment Number Four dated July 25, 1977 and recorded in Book B113, Page 241; Amendment Number Five dated December 16, 1980 and recorded in Book G124, Page 151; Amendment Number Six dated March 10, 1982 and recorded in Book Y127, Page 121; Amendment Number Seven dated July 30, 1982 and recorded in Book B129, Page 359; Amendment Number Eight dated March 31, 1992 and recorded in Book J212, Page 809; Amendment Number Nine (erroneously entitled "First Amendment to Master Deed") dated July 6, 2004 and recorded in Book N504, Page 85; Amendment Number Ten dated August 30, 2006 and recorded in Book N598, Page 537; Amendment Number Eleven dated November 2, 2006 and recorded in Book G605, Page 891; Amendment Number Twelve dated January 25, 2013 and recorded in Book 0306, Page 335; Amendment Number Thirteen dated December 1, 2013 and recorded in Book 0376 at Page 819; Amendment Number Fourteen dated October 21, 2014 and recorded October 23, 2014 in Book 0436, Page 656, and Amendment Number Fifteen dated January 6, 2015 and recorded January 21, 2015 in Book 0452, Page 839 (collectively, the "Master Deed"); and

WHEREAS, the said Master Deed, as amended by Amendment Number Two, provides in Paragraph 8 as follows:

"Developer, its successors and assigns, may unilaterally without the prior written consent of any other co-owner or mortgagee amend the Master Deed at any time or times to designate which portions of corridors on floors two through seven inclusive are limited common elements and to which Apartments such portions of corridors are assigned, provided only that no Apartment shall be denied access thereby. The co-owner(s) of Apartments so designated shall have the right to erect a partition between that portion of the corridor designed as a limited common element for said Apartments and the balance of the corridor provided that such partition shall be constructed in a manner and pursuant to plans as approved by the Developer, its successors or assigns; within the area designated as a limited common element for said Apartments, the co-owner or co-owners

of said Apartments may construct additional partitions as such co-owner or co-owners may see fit subject to the same conditions of approval.”

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, Andrew Lee Cox and Lindsey Cox (collectively “Cox”) are the owners of Apartment 707 in the Fort Sumter House Horizontal Property Regime; and

WHEREAS, Cox and the Fort Sumter House Association, Inc. are desirous of amending the Master Deed to designate a portion of the corridor on the seventh floor as a limited common element reserved for the use of Apartment 707 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 Andrew Lee Cox and Lindsey Cox hereby amends the said Master Deed as follows:

1. Paragraph 8(a) of the Master Deed is amended only as to Apartment Number 707 by adding the following language thereto:

“Provided, however, that the portion of the corridor of the seventh floor more fully described and shown on Exhibit “A,” attached hereto and incorporated herein by reference, as being located between the “NEW ENTRANCE TO SUITE 707” and “EXISTING ENTRANCE TO SUITE 707” (being approximately seven (7) feet eight (8) inches of the corridor) is designated as a limited common element reserved for the use of only Apartment 707; the co-owner or co-owners of Apartment 707 shall have the right to erect a partition in said corridor at the location shown on Exhibit “A” as “NEW ENTRANCE TO SUITE 707”, 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 Apartment of 707 shall be solely responsible for all maintenance and repairs to the partition so erected and to that portion of the corridor on the seventh floor designated as a limited common element reserved for the use of Apartment 707, 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 Apartment 707.

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

4. By their signature, Andrew Lee Cox and Lindsey Cox, as the owners of Apartment 707, hereby consent to this Amendment and to the maintenance and repair responsibilities set forth in paragraph 2, above, and agree that the same shall be binding on their and on all future owners of Apartment 707.

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 30<sup>th</sup> day of October, 2016.

Fort Sumter House Association, Inc.

Joseph F. Yetko  
Steve M. Armstrong

Glenn DeBlasi  
By: Glenn DeBlasi  
Its: President

Elizabeth P. Dixon  
By: Elizabeth P. Dixon  
Its: Secretary

[Signature]

[Signature]  
Andrew Lee Cox

[Signature]

[Signature]  
Lindsey Cox

STATE OF South Carolina )  
COUNTY OF CHARLESTON )

ACKNOWLEDGMENT

I, Joyce M. Jarvis, the undersigned Notary Public, do hereby certify that Andrew Lee Cox, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 30<sup>th</sup> day of Oct., 2016.

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

STATE OF South Carolina )  
COUNTY OF CHARLESTON )

ACKNOWLEDGMENT

I, Joyce M. Jarvis, the undersigned Notary Public, do hereby certify that Lindsey Cox, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 30<sup>th</sup> day of Oct., 2016.

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

My Commission Expires October 05, 2022

STATE OF SOUTH CAROLINA )  
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COUNTY OF CHARLESTON )

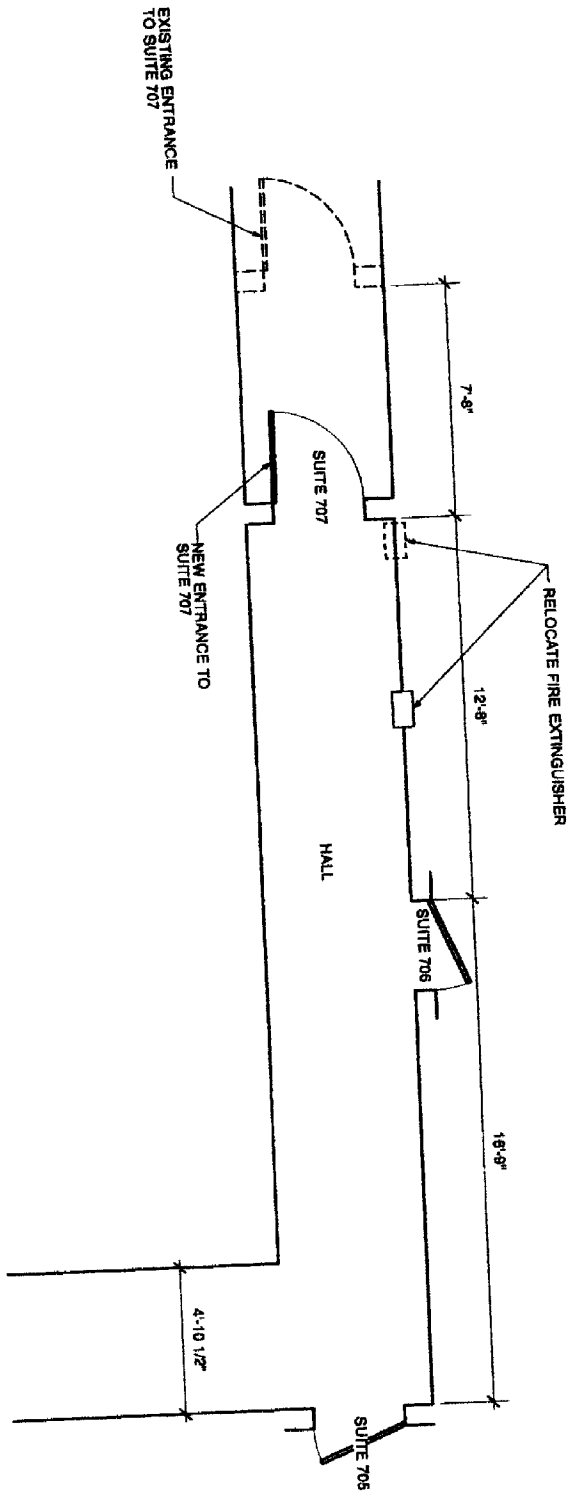
ACKNOWLEDGMENT

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 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 30<sup>th</sup> day of Oct, 2016.

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

EXHIBIT A TO THE SUPPLEMENTAL DECLARATION TO THE MASTER DEED OF THE FORT SUMTER HOUSE HPR  
 TO THE MASTER DEED OF THE FORT SUMTER HOUSE HPR



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FORT SUMTER HOUSE ASSN

**RECIPIENT:**

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