



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, Palmetto 1026 Capital LLC is the owner of Apartment 609 in the Fort Sumter Horizontal Property Regime, and Gordon C. Strauss and Louise Clark Strauss are the owners of Apartment 610 in the Fort Sumter Horizontal Property Regime; and

WHEREAS, Palmetto 1026 Capital LLC, Gordon C. Strauss and Louise Clark Strauss and the Fort Sumter House Association, Inc. are desirous of amending the Master Deed to designate a portion of the corridor on the sixth floor as a limited common element reserved for the exclusive use of Apartments 609 and 610; to permit the erection of a partition in said corridor; and to permit the installation of a door between Apartment 610 and the partitioned corridor.

NOW, THEREFORE, the Fort Sumter House Association, Inc. (the “Association”) with the consent of Palmetto 1026 Capital LLC, Gordon C. Strauss and Louise Clark Strauss, hereby amends the Master Deed as follows:

1. Paragraph 8(a) of the Master Deed is amended only as to Apartment Number 609 and Apartment Number 610 by adding the following language thereto:

“Provided, however, that the portion of the corridor of the sixth floor located between “NEW PARTITION AND SALVAGED DOOR,” as shown on Exhibit “A” attached hereto and incorporated herein by reference, and the existing original doors to Apartments 609 and 610, is designated as a limited common element reserved for the use of only Apartments 609 and 610; the co-owner or co-owners of Apartment 609 and 610 shall have the right to erect a partition and a partition door in said corridor at the locations shown on Exhibit “A” as “NEW PARTITION AND SALVAGED DOOR,” provided that such partition shall be constructed in a manner and pursuant to the plans approved by the Association. The co-owners of Apartments 609 and 610 shall be solely responsible for all maintenance and repairs to said partition and partition door, and to that portion of the corridor on the sixth floor designated as a limited common element reserved for the use of Apartments 609 and 610, as described above. The Association shall have no

responsibility to maintain or repair said partition, the partition door or that portion of the corridor on the sixth floor designated as a limited common element reserved for the use of Apartments 609 and 610.

2. The co-owners of Apartment Numbers 609 and 610 shall have the right to construct a door between Apartment Number 610 and the partitioned corridor in the location shown as "NEW 2/6 x 6/8" on Exhibit "A" attached hereto. The co-owner or co-owners of Apartments 609 and 610 shall be solely responsible for all maintenance and repairs to said new door. The Association shall have no responsibility to maintain or repair said door.

3. By signing this Amendment, Palmetto 1026 Capital LLC, Gordon C. Strauss and Louise Clark Strauss, as the owners of Apartments 609 and 610, hereby consent to this Amendment and to the maintenance and repair responsibilities set forth in paragraphs 1 and 2, above, and agree that the same shall be binding on them and on all future owners of Apartments 609 and 610.

4. 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.

5. 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 fifth - day of August, 2019.

IN THE PRESENCE OF:

Fort Sumter House Association, Inc.

Connie J. Lyle  
[Signature]

[Signature]

By: Richard Donohoe

Its: President

Connie J. Lyle  
[Signature]

Helen Jacobs

By: Helen Jacobs

Its: Assistant Secretary



STATE OF SOUTH CAROLINA )  
 ) ACKNOWLEDGMENT  
COUNTY OF CHARLESTON )

I, Joyce M. Jarvis, the undersigned Notary Public, do hereby certify that the Fort Sumter House Association, Inc. by Richard Donohoe, its President, and Helen Jacobs, its Assistant Secretary, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 7<sup>th</sup> day of August, 2019.

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

**END OF DOCUMENT TEXT; EXHIBIT FOLLOWS**





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