

P) Page 32, recorded in the R.M.C. Office for Charleston County in Book C141 at page 282, "Exhibit 1", Description of Property, shall be amended to read as follows:

The real property committed to the Wentworth East Horizontal Property Regime is described as follows:

ALL that certain tract, piece, or parcel of land with improvements thereon, situate, lying and being at 151 Wentworth Street, City of Charleston, Charleston County, South Carolina, containing 0.191 acres, more or less, as shown and delineated on the survey and site plan of number 151 Wentworth Street which are incorporated in this description, prepared by George A. Z. Johnson, Jr., dated June 20, 1984, which is to be recorded in the R.M.C. Office for Charleston County, South Carolina, in Plat Book BA, page 133.

Said tract of land is more particularly described by the following metes and bounds as shown upon said plat, to-wit:

Beginning at the southwesternmost corner of said tract, whereon it adjoins on the lands of W. D. McDowell at 155 Wentworth Street and on the South on the lands of Helen G. Georgeo at 29 $\frac{1}{2}$  Smith Street, and from thence proceeding N 13 $^{\circ}$  40' 40" W for a distance of 89' along property now or formerly of W. D. McDowell to a point; from thence turning and proceeding N 76 $^{\circ}$  15' 31" E for a distance of 93.10' along Wentworth Street to a point. From thence turning and proceeding S 14 $^{\circ}$  15' 15" E for a distance of 89.10' along Smith Street to a point; from thence turning and proceeding S 76 $^{\circ}$  18' 55" W for a distance of 94.00' along lands now or formerly of Helen G. Georgeo back to the point which was the point of beginning; all measurements being a little more or less; reference being craved to said plat for additional description.

Saving and excepting that plat referenced as shown thereon defined asphalt paving for parking; and, whereas the parking lot is paved with crushed rock.

BEING the same property conveyed to Battery Carriage House Development Company, a Partnership, by deed of Frank G. Gay, Jr. and Rebecca B. Gay dated the 28th day of June, 1984, and recorded in the R.M.C. Office for Charleston County in Book H138, page 546.

T.M.S. # 457-03-04-006

Q) Page 32E, recorded in the R.M.C. Office for Charleston County in Book C141 at page 287, Wentworth Place West, shall be amended to read only as follows:

Approximate square footage and use

Apartment Unit	1A	550	Square feet	residential only
	1B	620	Square feet	residential only
	1C	760	Square feet	residential only
2A,3A, and	4A	1418	Square feet times 3	residential only
2B,3B, and	4B	871	Square feet times 3	residential only

Total Square Footage	8,797
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Plus common elements

Dollar value of units

1A	\$69,000.00	11.11%
1B	\$78,500.00	11.11%
1C	\$98,175.00	11.11%
2A	\$166,000.00	11.11%
2B	\$105,000.00	11.11%
3A	\$166,000.00	11.11%
3B	\$108,675.00	11.11%
4A	\$166,000.00	11.12%
4B	\$105,000.00	11.11%

Total dollar value	\$1,062,350.00
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Total % value	100%
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R) Page 33, recorded in the R.M.C. Office for Charleston County in Book C141 at page 289, first paragraph shall be amended to read only as follows:

The aforesaid real property and the particular improvements thereon, which are hereby committed (and the location of such improvements) are shown and described on the attached surveys, plot plans and building plans, which are incorporated in the description by reference and which constitute, together with this description, "Exhibit 1" to the Master Deed of Property Regime of Wentworth place East. The improvements consisting of the buildings within which apartments are located and the location of individual apartments within the buildings are located as shown and described upon the aforesaid parts to this Exhibit, which locations and descriptions are also incorporated in this description by reference. Each apartment has appurtenant to it an individual interest in the common elements as shown and described on the attached surveys, plot plans, building plans and descriptions, and as described in the Master Deed to which this is an Exhibit. All areas not contained within the apartments as the term "apartment" is defined in the aforesaid Master Deed constitute common elements. Improvements which constitute common elements are the drives, sidewalks, parking areas, all corridors and halls providing access to individual apartments and all stairs, staircases, walkways and the like providing access to such halls and corridors, and all other improvements not contained within or part of any apartment(s).

S) Page 35, recorded in the R.M.C. Office for Charleston County in Book C141 at page 291, Property Rights and Percentage of Interest, shall be amended to read only as follows:

Each Co-Owner owns, in addition to his Apartment, an interest in the common elements of the property, which percentage ownership interest has been determined and computed by dividing the project into eight units with the percentage interests of 11.11% and one unit representing 11.12% interest. (see page 32E).

T) Page 36, recorded in the R.M.C. Office for Charleston County in Book C141 at page 292, this paragraph shall be amended to read only as follows:

The interest of each Unit in the common elements of each co-owner of an apartment would entitle such owner one vote.

U) Page 37, recorded in the R.M.C. Office for Charleston County in Book C141 at page 293, "Exhibit 3", the third line in the heading, Article I, Article II and Article III shall be amended to read as follows:

WENTWORTH PLACE EAST COUNCIL OF CO-OWNERS, INC.

The name of the Association shall be Wentworth Place East Council of Co-Owners, Inc.

The principal office of the Association shall be located at Wentworth Street Place East Horizontal Property Regime, c/o the Master Company, 145 King Street, Charleston, South Carolina 29401. The Association may have other offices within and without the State of South Carolina as the affairs of the Association may require from time to time. The Association may have and continuously maintain in South Carolina a registered agent. This office shall be identical with the registered office of the Association and the address of the registered office may be changed from time to time by the Board of Directors.

The purpose of this Association shall be to provide a collective government form of administration for the Wentworth Place East Council of Co-Owners, Inc., to manage and control Horizontal Property Regime Council of Owners and the activities of the Co-Owners therein and of all person using or occupying the facilities of the Horizontal Property Regime (herein sometimes called the "Regime" or the "Condominium") and all things pertinent to and/or related thereto and to carry out all activities, promulgate all Rules and Regulations and to have all responsibilities and purposes that are given to the Horizontal Property Regime (hereinafter called the Regime), in the South Carolina Horizontal Property Act, Title 27, Chapter 31, Code of Laws of South Carolina, 1976, (hereinafter called the Act) and in these By-Laws, and to be the Council of Co-Owners for this Horizontal Property Regime as defined and called for in the Act and the Master Deed.

V) Page 43, recorded in the R.M.C. for Charleston County in Book C141 at page 299 shall be amended to include the following paragraph between #4 and #5:

Section 4.5. There shall be a Secretary whose duties shall be assigned by the President.

W) Page 46, recorded in the R.M.C. Office for Charleston County in Book C141 at page 302, Article XII, Section 6 shall be eliminated in its entirety.

X) Page 46, recorded in the R.M.C. Office for Charleston County in Book C141 at page 302, Article XII, Section 8, shall be amended to read only as follows:

Each Apartment shall be utilized for residential purposes only, provided, however, such shall not prevent rent or lease of his Apartment by a Co-Owner to a lessee or rentor to use for residential purposes.

Y) Page 50, recorded in the R.M.C. Office for Charleston County in Book C141 at page 306, Article XVI, Section 3, shall be eliminated in its entirety.

THESE AMENDED BY-LAWS are hereby adopted and fully ratified as the BY-LAWS OF HORIZONTAL PROPERTY REGIME this day of December, 1984.

BATTERY CARRIAGE DEVELOPMENT COMPANY, A SOUTH CAROLINA GENERAL PARTNERSHIP

BY: ✓ Carl R. Brown, Partner

BY: [Signature], Partner

BY: [Signature], Partner

WITNESSETH:

[Signature]

[Signature]

STATE OF SOUTH CAROLINA )  
 ) SECOND AMENDMENT TO MASTER DEED  
 ) OF WENTWORTH PLACE EAST  
COUNTY OF CHARLESTON ) HORIZONTAL PROPERTY REGIME

The Master Deed of Wentworth Place East, Horizontal Property Regime recorded in the R.M.C. Office for Charleston County in Book C141 at pages 251 through 309, dated November 2, 1984 and the Amendment to the Master Deed of Wentworth Place East, Horizontal Property Regime recorded in the R.M.C. Office for Charleston County in Book <sup>8142</sup> at pages <sup>706</sup>, dated December <sup>13</sup>, 1984 are hereby amended to read as follows, to-wit:

The exhibit to the Master Deed shown on page 32B is hereby amended to reflect the vertical measurements to each structure on the premise (see attached). The exhibit to the Master Deed shown on page 32E is hereby amended to show the value of the units to-wit: (See attached).

All other portions of the Master Deed not hereinabove amended are incorporated by reference.

BATTERY CARRIAGE HOUSE DEVELOPMENT COMPANY, A SOUTH CAROLINA GENERAL PARTNERSHIP

Mary A. Blawie

BY: Carl R. B..., a partner

S. H. Allen

BY: ..., a partner

BY: Rebecca B. Day, a partner

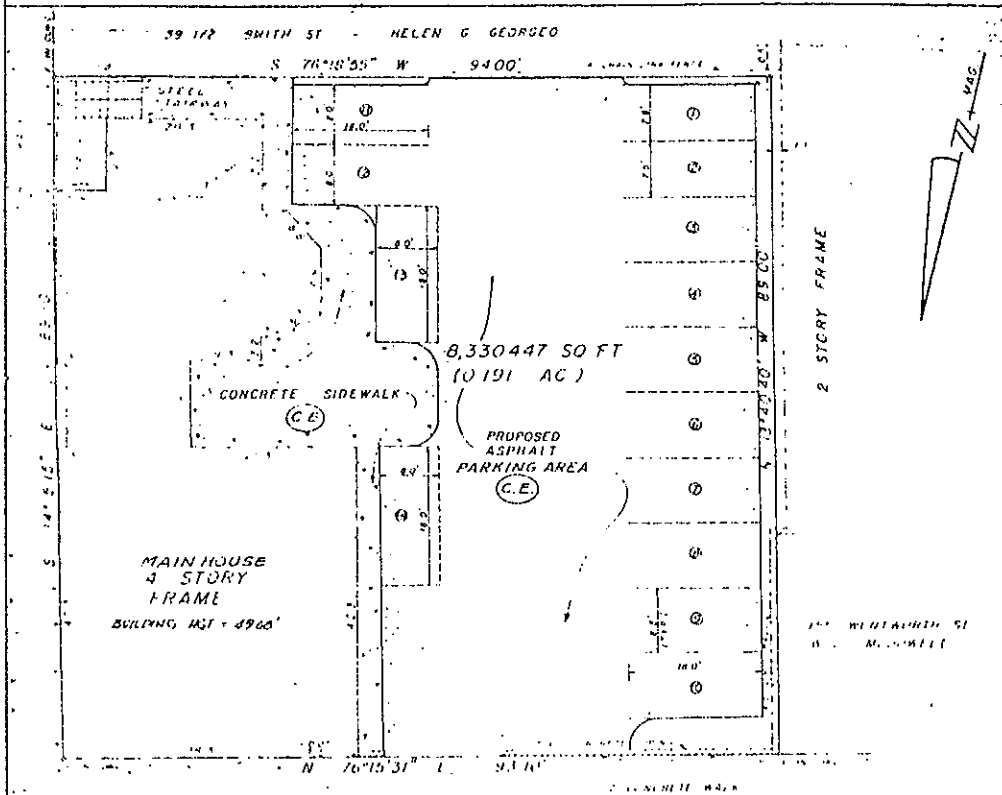
STATE OF SOUTH CAROLINA )  
 )  
 ) PROBATE  
COUNTY OF CHARLESTON )

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Battery Carriage House Development Company, A South Carolina General Partnership, by and through its duly authorized signatories sign, seal and as its act and deed deliver the within written Master Deed of Wentworth Place East Horizontal Regime, and that (s)he with the other witness whose signature appears above, witnessed the execution thereof.

Mary A. Blawie

SWORN and subscribed before me this 17 day of December, 1984

S. H. Allen  
NOTARY PUBLIC FOR SOUTH CAROLINA  
My Commission Expires: 12/17/89



WENTWORTH STREET (50' R/W)

PLAN OF NO. 151 WENTWORTH STREET

OWNER FRANK G, JR & REBECCA B GAY

SCALE 1" = 10'

DATE 20 JUNE, 1984

BY 1011/00-ADDED DURING NIGHT

PLAN BY G. J. JOHNSON, JR., INC. DATED JANUARY 6, 1978

PLAN BY G. J. JOHNSON, JR., INC. DATED JANUARY 6, 1978

PLAN BY G. J. JOHNSON, JR., INC. DATED JANUARY 6, 1978

NOTES: 1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



I hereby certify that the above is a true and correct copy of the original plan as filed in my office on this 20th day of June, 1984.  
 G. J. Johnson, Jr.  
 Registered Professional Engineer

ABOUT TO BE CONVEYED TO BATTERY CARRIAGE HOUSE DEVELOPMENT COMPANY, A PARTNERSHIP

GEORGE J. JOHNSON, JR., INC. IN WERE PLANNING AND SURVEYING

Dollar value of units:

1A	\$118,038.88	11.11%
1B	\$118,038.88	11.11%
1C	\$118,038.88	11.11%
2A	\$118,038.88	11.11%
2B	\$118,038.88	11.11%
3A	\$118,038.88	11.11%
3B	\$118,038.88	11.11%
4A	\$118,038.88	11.11%
4B	\$118,038.88	11.11%
Total Dollar Value	\$1,062,350.00	
Total % Value		100.00%

" B "



FOR GOOD AND VALUABLE CONSIDERATION

the receipt whereof is hereby acknowledged, Wentworth Place East Horizontal Property Regime Council of Co-Owners hereby agrees to and does on behalf of itself and all its present and future Co-Owners, accept all the benefits and all the duties, responsibilities, obligations and burdens imposed upon it and them by the provisions of this amended Master Deed together with all the Exhibits hereto and as set forth in the Act.

IN WITNESS WHEREOF, the above named Wentworth Place East Horizontal Property Regime Council of Co-Owners has caused these presents to be signed in its name by its duly authorized agent this 27 day of December, 1984.

SIGNED, SEALED AND DELIVERED,

IN THE PRESENCE OF:

WENTWORTH PLACE EAST HORIZONTAL PROPERTY REGIME COUNCIL OF CO-OWNERS,

BY: Carl R. B...

Mary H. Blairdell  
[Signature]

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF CHARLESTON    )

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Wentworth Place East Horizontal Property Regime Council of Co-Owners by and through its duly authorized agent, execute the within written Master Deed of Battery Carriage House Development Company, A South Carolina General Partnership and that (s)he with the other witness whose signature appears above, witnessed the execution thereof.

Mary H. Blairdell

SWORN to and subscribed before me

this 27 day of December, 1984

[Signature]  
NOTARY PUBLIC FOR SOUTH CAROLINA  
My Commission Expires: 12/17/89

*Attman & Stungis, PA*

BNG 1426618

FILED, INDEXED & RECORDED

6142-614  
1984 DEC 28 AM 10:30

4.00

REGISTERED TO THE TANCHE  
CHARLESTON COUNTY, S.C.

Recorded this 28 day of Dec. 1984  
On Property Record Card

*Pauline S. Roper*

Auditor Charleston County

*5-11*  
*1-3-85*  
*457-63-04-006*  
*170-127*

