



BP0378474

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STATE OF SOUTH CAROLINA)
)
 COUNTY OF CHARLESTON) AMENDMENT TO MASTER DEED OF
) THE RAINBOW AT MIDTOWN
) HORIZONTAL PROPERTY REGIME

This Amendment to the Master Deed of The Rainbow at Midtown Horizontal Property Regime is executed this 6 day of December, 2013 by The Rainbow at Midtown Property Owners Association, Inc., a non-profit corporation organized under the laws of the State of South Carolina.

RECITALS:

WHEREAS, Bauer Properties, LLC by instrument dated July 1, 2005 and recorded July 11, 2005 in Book J 544 at Page 111 in the Charleston County RMC Office (hereinafter "Master Deed"), did submit the property described therein to condominium ownership in accordance with §27-31-10 et seq. of the South Carolina Code of Laws, 1976, as amended, establishing The Rainbow at Midtown Horizontal Property Regime.

WHEREAS, all terms contained herein shall have the same meaning as defined in the Master Deed.

WHEREAS, Section 13.2 of the Master Deed provides certain procedures for amending said Master Deed including Section 13.2 (b):

"(b) Adoption. The Master Deed may be amended at any time and from time to time at a meeting of the Association called in accordance with the By-Laws and this Master Deed upon the vote of Members holding at least sixty-seven (67%) of the total vote in the Association; provided, however, that if the Association will vote to amend the By-Laws in any respect, such amendment will be set forth in an amendment to this Master Deed and will be valid

only when approved by Members holding at least fifty-one (51%) of the total vote in the Association."

WHEREAS, Section 3.3 (f) of the Master Deed states:

"(f) Assignable Parking Spaces. The Declarant reserves the right to assign to any unit owner those parking spaces labeled 'LCA-TBA.' The Declarant shall evidence such assignments by recording an amendment to this Master Deed declaring such assignment. The Declarant reserves the right to designate such parking space(s) as a general common element. Should Declarant designate any such spaces as a general common element Declarant reserves the right to establish rules and regulations for its use by setting forth such rules and regulations in the Amendment to the Master Deed evidencing such designation. Any parking space Declarant assigns to a unit owner may be subsequently freely assigned by such unit owners by recorded assignment agreement, provided, however, no parking space may be assigned to a person or entity that is not also a unit owner."

WHEREAS, at a duly called and held meeting of the Association the Members of the Association did approve and ratify certain changes to said Master Deed concerning the location and use of parking spaces, and the designation of such areas as either limited common areas or general common areas;

NOW THEREFORE, the following Amendment(s) and changes are made to the Master Deed for The Rainbow at Midtown Horizontal Property Regime dated July 1, 2005 and recorded July 11, 2005 in Book J 544 at Page 111 in the Charleston County RMC Office:

1. Exhibit "A-2" (being a Plot Plan showing the location of general and limited common areas), and any and all amendments thereto, is struck and deleted from the Master Deed and is replaced and substituted by "PLOT PLAN OF Nos. 3-1/2, 5, 5-1/2, 7 AND 7-1/2 KRACKE STREET, THE RAINBOW AT MIDTOWN HORIZONTAL

PROPERTY REGIME, CITY OF CHARLESTON, CHARLESTON COUNTY, PREPARED FOR THE RAINBOW AT MIDTOWN HORIZONTAL PROPERTY REGIME," prepared by Peabody & Associates, Inc., dated September 18, 2013 and a copy of which is attached and recorded herewith and marked as "Revised Exhibit A-2".

2. Section 3.3 (f) of the Master Deed is replaced and substituted as follows:

"(f) Assignable Parking Spaces. The Declarant reserves the right to assign to any unit owner those parking spaces labeled 'LCA-TBA.' The Declarant shall evidence such assignments by recording an amendment to this Master Deed declaring such assignment. The Declarant reserves the right to designate such parking space(s) as a general common element. Should Declarant designate any such spaces as a general common element Declarant reserves the right to establish rules and regulations for its use by setting forth such rules and regulations in the Amendment to the Master Deed evidencing such designation. Any parking space Declarant assigns to a unit owner may be subsequently freely assigned by such unit owners by recorded assignment agreement, provided, however, no parking space may be assigned to a person or entity that is not also a unit owner.

All designated parking spaces for individual units as shown on the plot plan entitled "PLOT PLAN OF NOS. 3-1/2, 5,5-1/2, 7 AND 7-1/2 KRACKE STREET, THE RAINBOW AT MIDTOWN HORIZONTAL PROPERTY REGIME, CITY OF CHARLESTON, CHARLESTON COUNTY, PREPARED FOR THE RAINBOW AT MIDTOWN HORIZONTAL PROPERTY REGIME," prepared by Peabody & Associates, Inc., dated September 18, 2013, shall be a limited common area(s) appurtenant to that unit(s) but shall be maintained, replaced and repaired by the Association and be assessed as a common expense shared by all the unit owners.

All parking spaces designated as general common area(s) ("GCA 1 Parking", "GCA 2 Parking", "GCA 3 Parking" and "GCA 4 Parking"), or general common

elements designated as porous, paved and/or landscaped areas, shall be maintained, replaced and repaired by the Association.

Each unit owner, co-owner, tenant, occupant, or guest of a Unit may use the common elements in accordance with the purpose for which they are intended, without hindering or encroaching upon the lawful rights of the other unit owners, co-owners, tenants, occupants or guests.

The Association shall have the power to determine the use to be made of all parking spaces designated as general common area(s) ("GCA 1 Parking", "GCA 2 Parking", "GCA 3 Parking" and "GCA 4 Parking") from time to time, including rules and regulations for the use of the same, provided that no such use shall contradict the provisions of this Master Deed."

IN WITNESS WHEREOF, The Rainbow at Midtown Property Owners Association, Inc., by Seth Peterson, its President, has set forth its hand and seal this 6 day of December, 2013.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Jerry D. Boger

Donna A. Reaver

Seth Peterson

The Rainbow at Midtown Property Owners
Association, Inc.

By: Seth Peterson
Its: President

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PROBATE

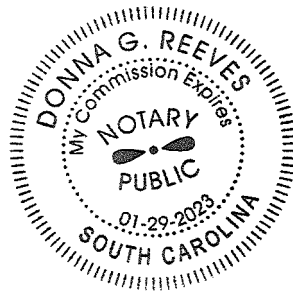
PERSONALLY APPEARED before me the undersigned witness and made oath that they saw the within named Seth Peterson, as President of The Rainbow

at Midtown Property Owners Association, Inc., sign, seal and as his act and deed, deliver the within named instrument, and that he/she with the other witness above subscribed, witnessed the execution thereof.

Jerry D. Boger

SWORN to before me this 6th
day of December, 2013.

Donna G. Reeves
Notary Public for South Carolina
My Commission Expires:



LOW LAW FIRM, LLC
1459 Stuart Engals Blvd., Suite 203A
Mt. Pleasant, SC 29464

Phone: (843) 849-1009
Fax: (843) 849-0610
www.low-law.com

I CERTIFY THAT THE MEASUREMENTS SHOWN HEREON ARE CORRECT AND THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS UNLESS SHOWN OTHERWISE. I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA AND FLOOD HAZARD BOUNDARY MAPS.

NOTES:
 1. PROPERTY APPEARS IN FLOOD ZONE X A & E, X B, X C, X D, X E, X F, X G, X H, X I, X J, X K, X L, X M, X N, X O, X P, X Q, X R, X S, X T, X U, X V, X W, X X, X Y, X Z, X AA, X AB, X AC, X AD, X AE, X AF, X AG, X AH, X AI, X AJ, X AK, X AL, X AM, X AN, X AO, X AP, X AQ, X AR, X AS, X AT, X AU, X AV, X AW, X AX, X AY, X AZ, X BA, X BB, X BC, X BD, X BE, X BF, X BG, X BH, X BI, X BJ, X BK, X BL, X BM, X BN, X BO, X BP, X BQ, X BR, X BS, X BT, X BU, X BV, X BW, X BX, X BY, X BZ, X CA, X CB, X CC, X CD, X CE, X CF, X CG, X CH, X CI, X CJ, X CK, X CL, X CM, X CN, X CO, X CP, X CQ, X CR, X CS, X CT, X CU, X CV, X CW, X CX, X CY, X CZ, X DA, X DB, X DC, X DD, X DE, X DF, X DG, X DH, X DI, X DJ, X DK, X DL, X DM, X DN, X DO, X DP, X DQ, X DR, X DS, X DT, X DU, X DV, X DW, X DX, X DY, X DZ, X EA, X EB, X EC, X ED, X EE, X EF, X EG, X EH, X EI, X EJ, X EK, X EL, X EM, X EN, X EO, X EP, X EQ, X ER, X ES, X ET, X EU, X EV, X EW, X EX, X EY, X EZ, X FA, X FB, X FC, X FD, X FE, X FF, X FG, X FH, X FI, X FJ, X FK, X FL, X FM, X FN, X FO, X FP, X FQ, X FR, X FS, X FT, X FU, X FV, X FW, X FX, X FY, X FZ, X GA, X GB, X GC, X GD, X GE, X GF, X GG, X GH, X GI, X GJ, X GK, X GL, X GM, X GN, X GO, X GP, X GQ, X GR, X GS, X GT, X GU, X GV, X GW, X GX, X GY, X GZ, X HA, X HB, X HC, X HD, X HE, X HF, X HG, X HH, X HI, X HJ, X HK, X HL, X HM, X HN, X HO, X HP, X HQ, X HR, X HS, X HT, X HU, X HV, X HW, X HX, X HY, X HZ, X IA, X IB, X IC, X ID, X IE, X IF, X IG, X IH, X II, X IJ, X IK, X IL, X IM, X IN, X IO, X IP, X IQ, X IR, X IS, X IT, X IU, X IV, X IW, X IX, X IY, X IZ, X JA, X JB, X JC, X JD, X JE, X JF, X JG, X JH, X JI, X JJ, X JK, X JL, X JM, X JN, X JO, X JP, X JQ, X JR, X JS, X JT, X JU, X JV, X JW, X JX, X JY, X JZ, X KA, X KB, X KC, X KD, X KE, X KF, X KG, X KH, X KI, X KJ, X KK, X KL, X KM, X KN, X KO, X KP, X KQ, X KR, X KS, X KT, X KU, X KV, X KW, X KX, X KY, X KZ, X LA, X LB, X LC, X LD, X LE, X LF, X LG, X LH, X LI, X LJ, X LK, X LL, X LM, X LN, X LO, X LP, X LQ, X LR, X LS, X LT, X LU, X LV, X LW, X LX, X LY, X LZ, X MA, X MB, X MC, X MD, X ME, X MF, X MG, X MH, X MI, X MJ, X MK, X ML, X MM, X MN, X MO, X MP, X MQ, X MR, X MS, X MT, X MU, X MV, X MW, X MX, X MY, X MZ, X NA, X NB, X NC, X ND, X NE, X NF, X NG, X NH, X NI, X NJ, X NK, X NL, X NM, X NN, X NO, X NP, X NQ, X NR, X NS, X NT, X NU, X NV, X NW, X NX, X NY, X NZ, X OA, X OB, X OC, X OD, X OE, X OF, X OG, X OH, X OI, X OJ, X OK, X OL, X OM, X ON, X OO, X OP, X OQ, X OR, X OS, X OT, X OU, X OV, X OW, X OX, X OY, X OZ, X PA, X PB, X PC, X PD, X PE, X PF, X PG, X PH, X PI, X PJ, X PK, X PL, X PM, X PN, X PO, X PP, X PQ, X PR, X PS, X PT, X PU, X PV, X PW, X PX, X PY, X PZ, X QA, X QB, X QC, X QD, X QE, X QF, X QG, X QH, X QI, X QJ, X QK, X QL, X QM, X QN, X QO, X QP, X QQ, X QR, X QS, X QT, X QU, X QV, X QW, X QX, X QY, X QZ, X RA, X RB, X RC, X RD, X RE, X RF, X RG, X RH, X RI, X RJ, X RK, X RL, X RM, X RN, X RO, X RP, X RQ, X RR, X RS, X RT, X RU, X RV, X RW, X RX, X RY, X RZ, X SA, X SB, X SC, X SD, X SE, X SF, X SG, X SH, X SI, X SJ, X SK, X SL, X SM, X SN, X SO, X SP, X SQ, X SR, X SS, X ST, X SU, X SV, X SW, X SX, X SY, X SZ, X TA, X TB, X TC, X TD, X TE, X TF, X TG, X TH, X TI, X TJ, X TK, X TL, X TM, X TN, X TO, X TP, X TQ, X TR, X TS, X TT, X TU, X TV, X TW, X TX, X TY, X TZ, X UA, X UB, X UC, X UD, X UE, X UF, X UG, X UH, X UI, X UJ, X UK, X UL, X UM, X UN, X UO, X UP, X UQ, X UR, X US, X UT, X UY, X UZ, X VA, X VB, X VC, X VD, X VE, X VF, X VG, X VH, X VI, X VJ, X VK, X VL, X VM, X VN, X VO, X VP, X VQ, X VR, X VS, X VT, X VU, X VV, X VW, X VX, X VY, X VZ, X WA, X WB, X WC, X WD, X WE, X WF, X WG, X WH, X WI, X WJ, X WK, X WL, X WM, X WN, X WO, X WP, X WQ, X WR, X WS, X WT, X WU, X WV, X WW, X WX, X WY, X WZ, X XA, X XB, X XC, X XD, X XE, X XF, X XG, X XH, X XI, X XJ, X XK, X XL, X XM, X XN, X XO, X XP, X XQ, X XR, X XS, X XT, X XU, X XV, X XW, X XX, X XY, X XZ, X YA, X YB, X YC, X YD, X YE, X YF, X YG, X YH, X YI, X YJ, X YK, X YL, X YM, X YN, X YO, X YP, X YQ, X YR, X YS, X YT, X YU, X YV, X YW, X YX, X YY, X YZ, X ZA, X ZB, X ZC, X ZD, X ZE, X ZF, X ZG, X ZH, X ZI, X ZJ, X ZK, X ZL, X ZM, X ZN, X ZO, X ZP, X ZQ, X ZR, X ZS, X ZT, X ZU, X ZV, X ZW, X ZX, X ZY, X ZZ.

LOT COVERAGE CALCULATIONS:
 TOTAL LOT AREA = 18,814 sq ft
 EXISTING BUILDINGS, PORCHES & STAIRS = 4,077 sq ft
 LIMITED COMMON AREA = 2,282 sq ft
 GENERAL COMMON AREA (PARKING 1, 2, 3, 4, 5) = 812 sq ft
 TOTAL COMMON AREA = 1,233 sq ft

PARCEL TABLE	TAX LOT NUMBER	UNIT NUMBER
480-1-102-110	UNIT 3-1/2A	
480-1-102-141	UNIT 3-1/2B	
480-1-102-146	UNIT 3-1/2C	
480-1-102-147	UNIT 3-1/2D	
480-1-102-142	UNIT 5A	
480-1-102-143	UNIT 5B	
480-1-102-150	UNIT 5-1/2A	
480-1-102-151	UNIT 5-1/2B	
480-1-102-072	UNIT 7	
480-1-102-144	UNIT 7A	
480-1-102-145	UNIT 7B	
480-1-102-148	UNIT 7-1/2A	
480-1-102-149	UNIT 7-1/2B	
480-1-102-152	UNIT 7-1/2C	
480-1-102-153	UNIT 7-1/2D	

PLOT PLAN

OF NOS. 3-1/2, 5, 5-1/2, 7 AND 7-1/2 KRACKE STREET, THE RAINBOW AT MIDTOWN HORIZONTAL PROPERTY REGIME, CITY OF CHARLESTON, CHARLESTON COUNTY, PREPARED FOR THE RAINBOW AT MIDTOWN HORIZONTAL PROPERTY REGIME.

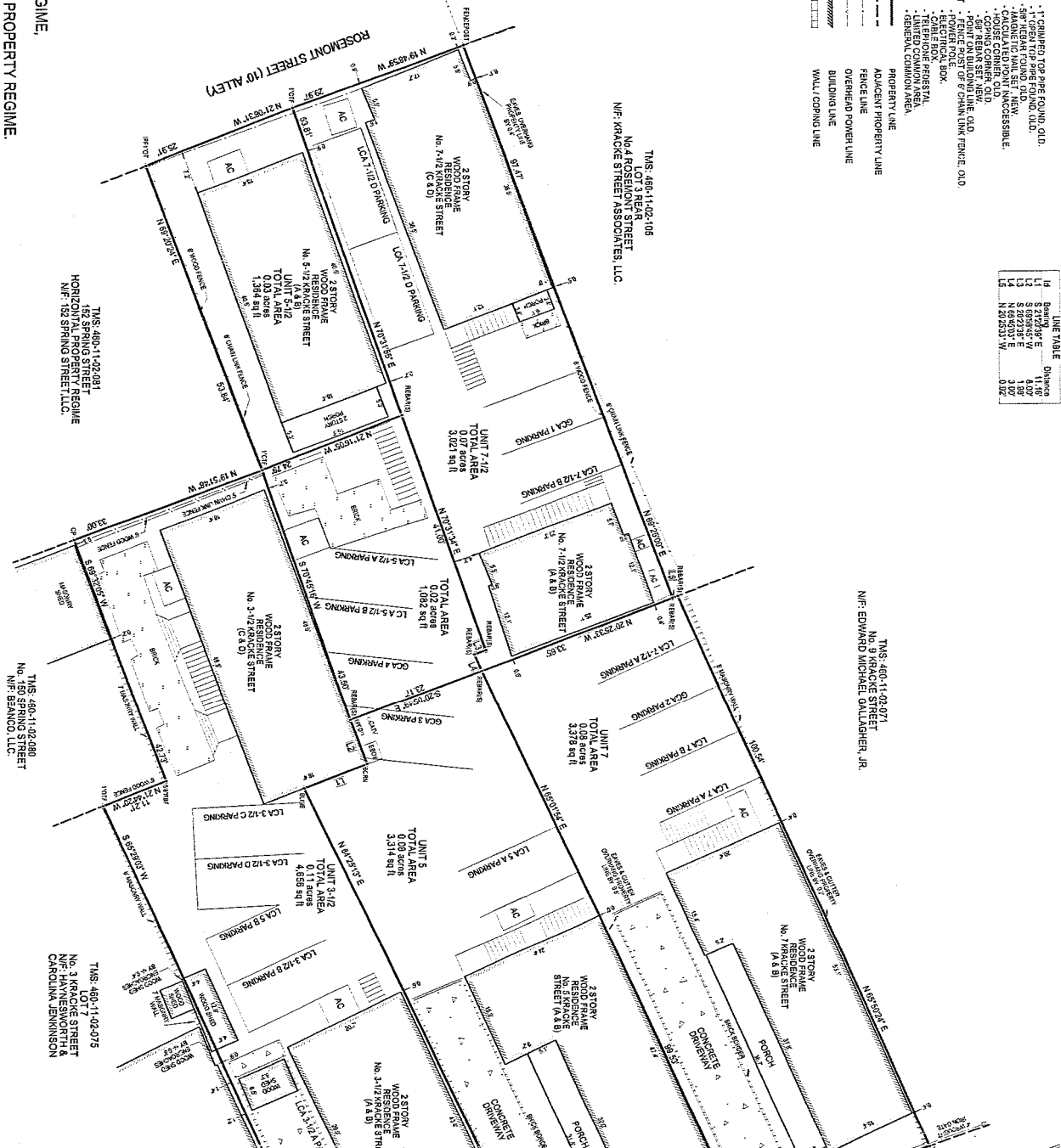
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DATE: SEPTEMBER 18, 2013
 REV: NOVEMBER 15, 2013
 REV: NOVEMBER 22, 2013

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 (2) PLAT RECORDED IN DEED BK. "V 810" PG. 216
 TMS. SEE PARCEL TABLE

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE MEASUREMENTS AND CALCULATIONS SHOWN HEREON WERE MADE BY ACCORDANCE WITH THE REQUIREMENTS OF THE MEASUREMENTS ACT AND THE REQUIREMENTS OF THE MEASUREMENTS ACT AND THE REQUIREMENTS OF THE MEASUREMENTS ACT AND THE REQUIREMENTS OF THE MEASUREMENTS ACT.

ALEXANDER C. PEABODY, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 P.O. BOX 23484, CHARLESTON, SC 29411
 OFFICE 843-723-5225 MOBILE 843-270-4447



LEGEND:

SYMBOL	DESCRIPTION
1	CRIMPED TOP PIPE FOUND, OLD
2	OPEN TOP PIPE FOUND, OLD
3	PIPE FOUND, OLD
4	MOUND (TO BE REMOVED)
5	MOUND (TO BE MAINTAINED)
6	CONCRETE FOUND, NOT IN ACCESSIBLE
7	CONCRETE FOUND, IN ACCESSIBLE
8	CONCRETE FOUND, IN ACCESSIBLE
9	CONCRETE FOUND, IN ACCESSIBLE
10	CONCRETE FOUND, IN ACCESSIBLE
11	CONCRETE FOUND, IN ACCESSIBLE
12	CONCRETE FOUND, IN ACCESSIBLE
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15	CONCRETE FOUND, IN ACCESSIBLE
16	CONCRETE FOUND, IN ACCESSIBLE
17	CONCRETE FOUND, IN ACCESSIBLE
18	CONCRETE FOUND, IN ACCESSIBLE

TMS. 480-11-02-071
 N/F. EDWARD MICHAEL GALLAGHER, JR.

TMS. 480-11-02-106
 N/F. KRACKE STREET ASSOCIATES, LLC.

TMS. 480-11-02-075
 N/F. HAYNESWORTH & CAROLINA JENKINSON

TMS. 480-11-02-080
 N/F. BEANCO, LLC.

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MAKER:

RAINBOW AT MIDTOWN POA

RECIPIENT:

NA

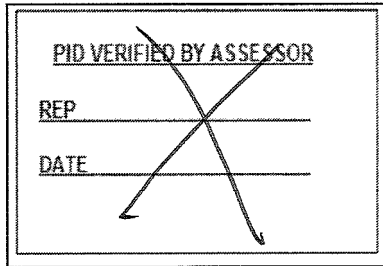
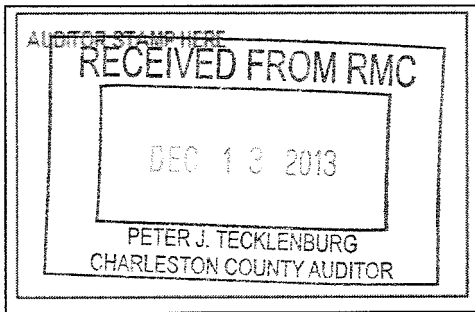
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