

Return to:
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STATE OF SOUTH CAROLINA

**FIRST AMENDMENT TO THE AMENDED AND RESTATED
MASTER DEED
Shelmore Village Horizontal PROPERTY REGIME**

COUNTY OF CHARLESTON

This First Amendment to the Amended and Restated Master Deed for Shelmore Village Horizontal Property Regime ("Regime") is executed by Ecovest S&S Shelmore Development Company, LLC, a South Carolina limited liability company (hereinafter "Ecovest" or "Grantor") this the 1~~st~~ day of ~~September~~ October 2013.

RECITALS

- A. WHEREAS**, the Grantor was assigned all the rights and interest under the Master Deed and amendments thereto to from the Successor Grantor, Redus SC Coastal, LLC, a Delaware limited liability by a Quitclaim Transfer and Assignment of Declarant Rights dated and recorded on December 28, 2012 in the RMC Office for Charleston County in Book 0300 Page 446.
- B. WHEREAS**, the Grantor executed that certain Amended and Restated Master Deed ("Master Deed") dated and recorded on February 22, 2013 in Book 0312 at Page 392 in the RMC Office for Charleston County.
- C. WHEREAS**, the Grantor presently owns Units in the Regime and has not transferred control of the Association as provided in Article XXIV of the Master Deed; therefore, pursuant to Article IX of the Master Deed, Grantor has full authority to amend the Master Deed.
- D. WHEREAS**, the undersigned desires to replace Exhibit B the Plot Plan prepared by Trico Engineering Consultants, Inc. dated March 19, 2007 entitled "Plot Plan-Exhibit "B", Tract 1, TMS 514-00-00-170, Shelmore Village Horizontal Property Regime, Property of Meeting Street Companies, LLC located in Mount Pleasant, Charleston County, South Carolina.
- E. WHEREAS**, all capitalized terms used herein shall have the same meaning as in the Master Deed, unless the context clearly requires otherwise.

AMENDMENTS

NOW THEREFORE, know all men by these present that the Amended and Restated Master Deed hereby is, amended as follows:

- Exhibit B** is deleted in its entirety and replaced with a new **Amended Exhibit B**, attached hereto to this First Amendment to the Amended and Restated Master Deed.
- The first two sentences of **Article III Property Rights Section 2. Plans** is deleted in its entirety and replaced as follows:

Section 2. Plans. Attached hereto as **Amended Exhibit B** is a survey prepared by Parker Land Surveying, LLC entitled "*Plot Plan-Exhibit "B" Tract 1, TMS 514-00-00-170 Shelmore Village Horizontal Property Regime Property of Ecovest S&S Shelmore Development, LLC Located in*

Mount Pleasant Charleston County, South Carolina" dated September 19, 2013, (the "Survey") which shows the horizontal and vertical locations of the Building and Improvements and the plot plan (the "Plot Plan") showing geographically the dimensions, area and location of the Building, General Common Areas, and Limited Common Areas.

IN WITNESS WHEREOF, the undersigneds, the Grantor of the Regime and the President of the Meeting Street at Shelmore Property Owner's Association, Inc. cause these presents to execute as of the date set forth at the beginning of this document.

WITNESSES:

Erika V. Harrison
John Z Florence

The Meeting Street at Shelmore Property Owners' Association, Inc.

a South Carolina non-profit corporation

By: Jeffrey Roberts
Its: President

Ecovest S&S Shelmore Development Company, LLC, a South Carolina limited liability company

By: Jeffrey Roberts
Its: Managing -Member

STATE OF SOUTH CAROLINA

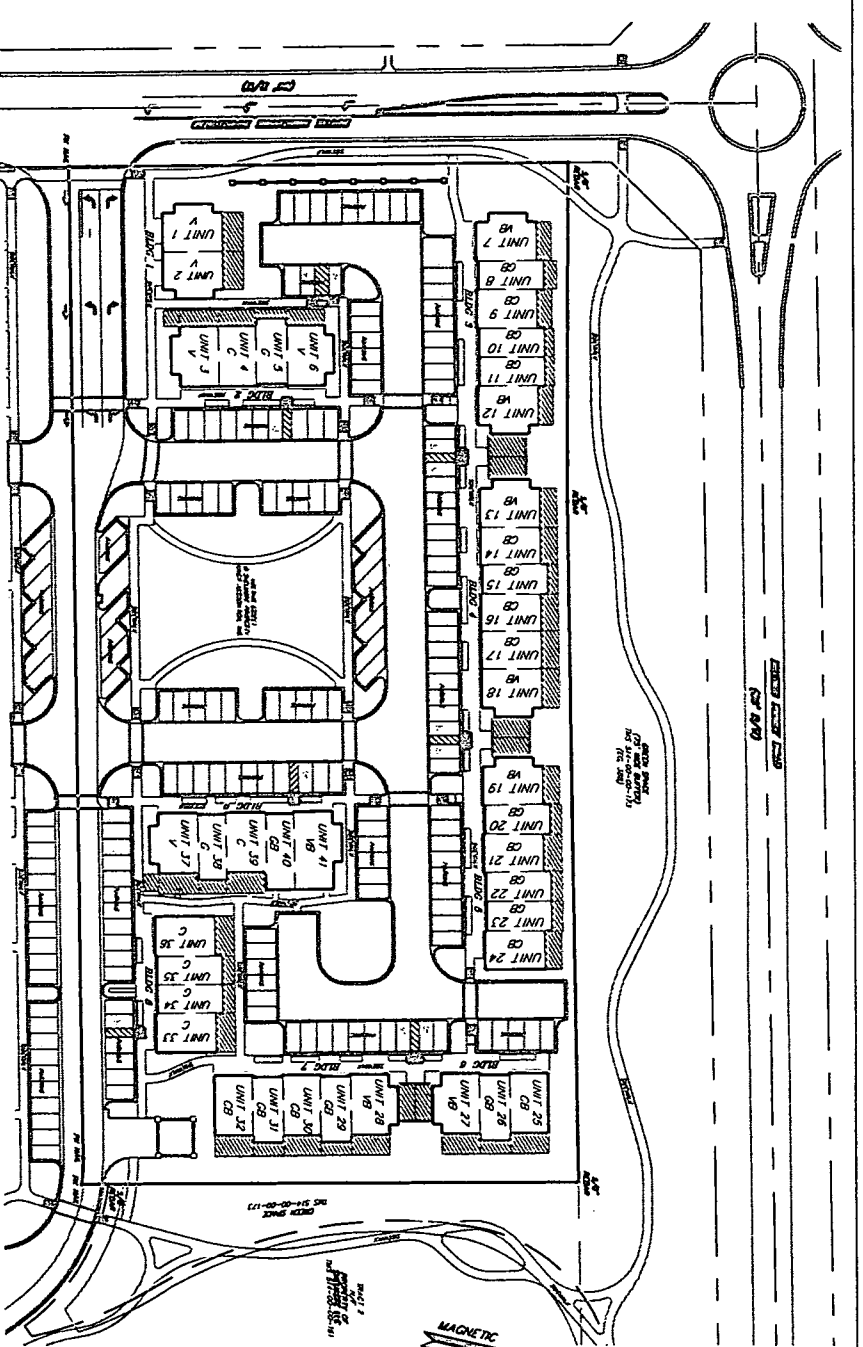
ACKNOWLEDGMENT

COUNTY OF CHARLESTON

I, Erika V. Harrison a Notary Public for the State of South Carolina, do hereby certify that **Jeffrey Roberts**, Managing Member of **Ecovest S&S Shelmore Development Company, LLC**, a South Carolina limited liability company, its Manager, and the President of the **Meeting Street at Shelmore Property Owners' Association, Inc.**, a South Carolina non-profit corporation personally appeared before me this 1 day of ~~September~~ Oct. 2013 and acknowledged the due execution of the foregoing instrument.

Erika V. Harrison
Notary Public for South Carolina
My commission expires: 8/17/2020

AMENDED EXHIBIT B
PLOT PLAN
(ATTACHED)



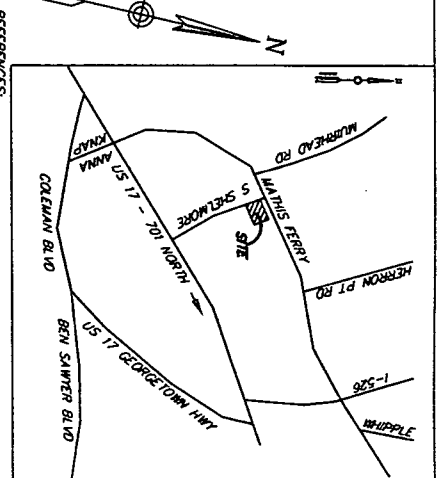
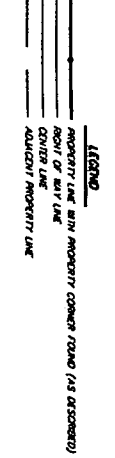
COURTYARDS AND FENCED BACKYARD ARE DESIGNATED AS "LIMITED COMMON AREA". ALL OTHER AREAS (EXCLUDING THE UNITS) ARE GENERAL COMMON AREA.

ALL EXTERIOR & INTERIOR BUILDING LINES AND CURB & GUTTER AND SIDEWALKS SHOWN WERE TAKEN FROM PLANS BY SEAMON, WHITESIDE & ASSOC. AND HAVE NOT BEEN FIELD VERIFIED BY PARKER LAND SURVEYING

PILOT PLAN - EXHIBIT "B"

TRACT 1, TMS 514-00-00-170, SHELMORE VILLAGE HORIZONTAL PROPERTY REGIME, PROPERTY OF ECOVEST S&S SHELMORE DEVELOPMENT, LLC, LOCATED IN MOUNT PLEASANT, CHARLESTON COUNTY, SOUTH CAROLINA.
 DATE: SEPTEMBER 19, 2013 SCALE: 1" = 100'

Parker Land Surveying, LLC
 5510 Gordon Street
 Charleston, SC 29405
 Phone: (803) 554-4777
 Fax: (803) 554-7779



REFERENCES:

1. PLAT OF 5 TRACTS SUBDIVIDED OUT OF TMS 514-00-00-161 PREPARED FOR MOUNT PLEASANT LLC DATED JUNE 16, 2003 BY DAVID L. GRAY PLS 12839 AND RECORDED IN PLAT BOOK EG, PAGE 188.
2. PLAT OF UTILITY EASEMENT TMS 514-00-00-161, PREPARED FOR APP. M.T. PLEASANT, LLC, CHARLESTON COUNTY, SOUTH CAROLINA, DATED APRIL 16, 2003 BY DAVID L. GRAY PLS 12839 AND RECORDED IN PLAT BOOK EG, PAGE 184.
3. RECORD MAP PREPARED FOR SEAMON WHITESIDE & ASSOCIATES, A PORTION OF TMS 514-00-00-001 OWNED BY APP. M.T. PLEASANT LLC AND TMS 514-00-00-161 OWNED BY L-J INC. ETL, DATED NOVEMBER 10, 2001 BY DAVID L. GRAY PLS 12839 AND RECORDED IN BOOK EG, PAGE 578.
4. FINAL PLAT OF SOUTH SHELMORE BOULEVARD OWNED BY DAVID H. JORDAN, T-J INC. ETL, TOWN OF MOUNT PLEASANT, CHARLESTON COUNTY, SOUTH CAROLINA, DATED AUGUST 28, 1998 BY F. ELIOTTE QUINN III, PLS 10292 AND RECORDED IN BOOK EG, PAGE 708.
5. ALTA/MCS LAND TITLE SURVEY OF TRACT 1, PROPERTY OF DEVICORP II, LLC, TMS 514-00-00-170, LOCATED IN THE TOWN OF MOUNT PLEASANT, CHARLESTON COUNTY, SOUTH CAROLINA, DATED MAY 12, 2003 BY RICHARD A. ALDRIDGE, SCPLS NO. 20854.

NOTES:

1. BY GRAPHIC PLOTTING ONLY THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER FEMA MAP - COMMUNITY PANEL #5019 0317 J, MAP NO. #5019C0037J, REVISION NUMBER 17, 2004.
2. AREA DETERMINED BY THE COORDINATE METHOD.
3. FIREWALLS BETWEEN UNITS ARE APPROXIMATE.
4. FENCE LOCATIONS ARE APPROXIMATE.
5. CURB & GUTTER AND SIDEWALKS ARE PER PLAK.

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NOTE: This page **MUST** remain with the original document

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ERIKA V HARRISON
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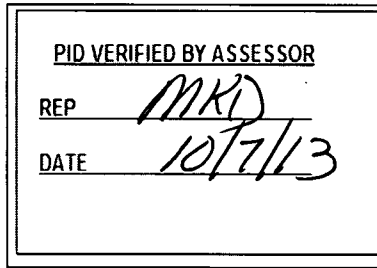
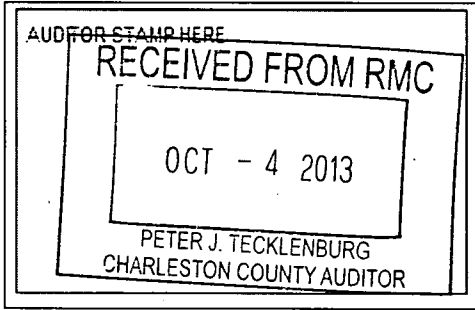
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