

STATE OF SOUTH CAROLINA }  
 COUNTY OF CHARLESTON }

SECOND AMENDMENT  
 TO MASTER DEED AND BY-LAWS OF  
 VILLAGE CREEK HORIZONTAL PROPERTY REGIME

WHEREAS, A.V.E. Construction Co., Inc., hereinafter referred to as Declarant, has established pursuant to the Horizontal Property Act of the State of South Carolina, a Three Phased Horizontal Property Regime known as Village Creek Horizontal Property Regime on certain Property in Mt. Pleasant, South Carolina by Master Deed dated August 24, 1981 and recorded on August 24, 1981, in Deed Book J126, at page 383, First Amendment to said Master Deed dated December 23, 1981 and recorded January 8, 1982 in Deed Book M127, at page 008, in the Registrar of Mesne Conveyances in Charleston County, South Carolina;

WHEREAS, the Master Deed of Village Creek Horizontal Property Regime provides for the development of the Property as a Phased Condominium Regime with the maximum number of units to be developed as One Hundred Thirty-Two (132);

WHEREAS, Sixty (60) Units comprising of Phase I of the Regime and Thirty-Two (32) Units comprising Phase II of the Regime have been submitted to the Regime and A.V.E. Construction Co., Inc. is now desirous of submitting Forty (40) Units to become Phase III of the Regime; and

NOW, THEREFORE, pursuant to the powers reserved to the Declarant in the Master Deed of Village Creek Horizontal Property Regime, A.V.E. Construction Co., Inc. hereby submits and dedicates Lots 4, 5, 3, 9, 18, 19, 24, 25, 26 and 27 and any remaining portion not heretofore submitted to Village Creek Horizontal Property Regime as described in Exhibit F of the said Master Deed to the Village Creek Horizontal Property Regime and that certain deed from Griffith-Knapp, a Partnership to A.V.E. Construction Company, Inc., dated September 5, 1980 and recorded September 18, 1980 in Book L123, at page 130 in the Registrar of Mesne Conveyances in Charleston County, South Carolina. Phase III shall consist of the Forty (40) Units as shown on the attached Exhibit #1, together with their appurtenant percentage interest in the Common Elements of the Regime. Each Unit is shown on the attached Exhibit #1 with their designated Unit Number and location. Each Unit's undivided percentage interest in the Common Elements has been previously set forth in the First Amendment of the Master Deed.

A.V.E. Construction Co., Inc. hereby ratifies and confirms the said Master Deed and First Amendment thereto, except as herein expressly modified and amended.

IN WITNESS WHEREOF, A.V.E. Construction Co., Inc. has caused these presents to be executed this the 10th day of May, 1982.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

A.V.E. CONSTRUCTION CO., INC.

Patricia M. Williams  
[Signature]

[Signature]  
President

STATE OF SOUTH CAROLINA }  
COUNTY OF CHARLESTON }

PERSONALLY appeared before me Patricia M. Williams and made oath that (s)he saw the within named A.V.E. Construction Co., Inc., by Albert V. Estee, its President, sign, seal and as its act and deed, deliver the within written instrument, and that (s)he with \_\_\_\_\_

JAMES A. HUSKIN, III witnessed the execution thereof.

Patricia M. Williams

SWORN to before me this 10th  
day of May, 1982.

[Signature] (SEAL)  
NOTARY PUBLIC FOR SOUTH CAROLINA  
MY COMMISSION EXPIRES: 1/6/86

SK L 128506

FILED, INDEXED & RECORDED

L128-68  
1982 MAY 18 AM 9:57

7.00

REGISTERED  
REGISTER OF DEEDS  
CHARLESTON COUNTY, S.C.

recorded this 18<sup>TH</sup> day of May 1982  
On Property Record Card

*Pauline S. Hoyer*

Auditor Charleston County