

STATE OF SOUTH CAROLINA)
)
 COUNTY OF CHARLESTON)

**REVISED AND RESTATED
 SECOND AMENDMENT
 TO THE MASTER DEED OF
 MARSH WINDS HORIZONTAL
 PROPERTY REGIME**

KNOW ALL MEN BY THESE PRESENTS that this Revised and Restated Second Amendment of the Master Deed of Marsh Winds Horizontal Property Regime is made on the date hereinafter set forth by Bushy's, LLC #1, a South Carolina Limited Liability Company, hereinafter called "Declarant/Grantor":

WITNESSETH:

WHEREAS, BUSHY'S, LLC #1, has heretofore committed certain real property to **Marsh Winds Horizontal Property Regime** by the Master Deed of Marsh Winds Horizontal Property Regime, which Master Deed is recorded in the office of the RMC of Charleston County, South Carolina, in Deed Book O367 at page 253 and re-recorded in Deed Book M378 at page 567 and supplemented by First Amendment dated July 15, 2003, and recorded in Book R457 at page 354, and Second Amendment dated September 17, 2003, and recorded October 1, 2003, in Book S469 at page 210; and

WHEREAS, the Declarant/Grantor desires to restate, clarify, supplement and revise the Second Amendment to the Master Deed in order to comply with and conform to applicable parking requirements, rules and regulations of the City of Folly Beach, South Carolina, in the following particulars, to-wit: (i) to provide for assigned parking in the stacked parking lanes beneath Buildings 1 and 2, (ii) to provide for assigned storage lockers for the Units in Marsh Winds, and (iii) to provide for parking and storage of boats in certain locations in Marsh Winds.

NOW, THEREFORE, in order to comply with and conform to applicable parking requirements, rules and regulations of the City of Folly Beach, and pursuant to authority granted to and reserved solely by the Declarant/Grantor to effect the same as set forth in Article VII, Section 4, Declarant/Grantor does hereby supplement and amend the provisions of the Master Deed of Marsh Winds Horizontal Property Regime as follows:

AMENDED ARTICLE III

Article III, Section 4(j) of the Master Deed is hereby deleted in its entirety and restated as follows:

(f) Description of Parking Areas, Assigned Parking and Owner's Lockers.
 The Property contains the vehicle parking areas for the use of Unit Owners and for guest parking summarized in the Master Deed. The parking areas are subject to those rules and regulations promulgated by the Association and the City of Folly Beach.

There are 57 numbered and stacked parking spaces located beneath the buildings which are subject to regulation by the City of Folly Beach as more fully shown and set forth on Exhibit "A" attached hereto and incorporated by reference. The numbered spaces may be reserved solely for the use of the occupants of a particular Unit and may be assigned to a particular Unit (i) by the Declarant at the initial closing or so long as the Declarant maintains its Controlling Interest as defined in Article IV, Section 4 herein, or (ii) by the Board of Directors after the Declarant no longer maintains its Controlling Interest. Assigned parking spaces shall be restricted exclusively to the use of the Unit to which it is assigned and shall also be denominated as a Limited Common Element exclusive to such Unit. All unassigned and unnumbered parking spaces shall remain as a General Common Element; provided, however, the occupants of each Unit shall be entitled to the use of no more than three (3) parking spaces as may be determined by the Board of Directors.

There are thirty-three (33) Storage Lockers beneath the buildings which are numbered identically with each Unit. Each Unit shall be assigned one (1) Storage Locker which is identified by the corresponding Unit Number. The Storage Locker assigned to each Unit shall be a Limited Common Element reserved exclusively to the use of the Unit to which it is assigned. MARSH WINDS OWNERS ASSOCIATION, INC. IS NOT RESPONSIBLE FOR LOST, STOLEN OR DAMAGED PROPERTY STORED IN THE STORAGE LOCKERS. PROPERTY STORED IN THE STORAGE LOCKERS IS NOT INSURED BY THE ASSOCIATION OR THE REGIME.

AMENDED RULES AND REGULATIONS

Parking and Vehicles

Item (I)(1) of the Rules and Regulations for Marsh Winds Owners Association is hereby deleted and restated as follows:

(I)(1) the Owner(s) or tenants of a Unit and their guests or invitees may not occupy more than three (3) parking spaces.

Item (I)(2) of the Rules and Regulations for Marsh Winds Owners Association is hereby deleted and restated as follows:

(I)(2) No unlicensed, unsafe or inoperable vehicle may be parked on the property; boats, watercraft and trailers may be parked or stored only in the stacked parking spaces assigned to a particular Unit and in the miscellaneous storage area beneath Building 2. No boats, watercraft or trailers may be parked upon any other area of the property.

IN WITNESS WHEREOF, the Declarant/Grantor, on behalf of itself and to bind itself, and its successors in interest, including all Co-Owners who comprise and who shall comprise the Council of Co-Owners (which is known as Marsh Winds Horizontal

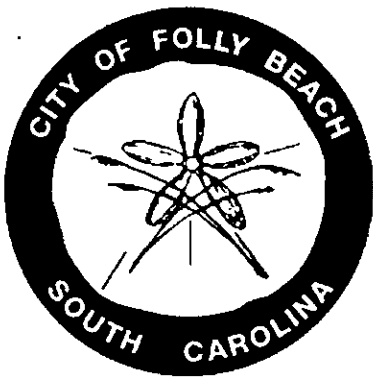


EXHIBIT "A"

BAC 475:6184

City of Folly Beach

PO Box 48, Folly Beach, South Carolina 29439
843-588-2447 fax 843-588-2004

11/5/2003

Bushy's #! LLC
P.O. Box 1417
Folly Beach, SC 29439

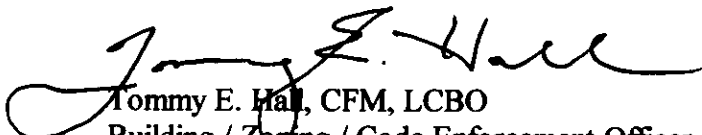
RE: Parking requirements for Marshwinds

Dear Sirs:

Per the original approved plans for The Marshwinds complex you must use designated parking for any areas that have stack parking, i.e., under the building. This is to prevent anyone from blocking anyone other than himself. This must be done to insure those (under the building) places are allowed in the final count for the required number of places.

If I can be of further assistance please call me at 588-7010.

Sincerely:


Tommy E. Hall, CFM, LCBO
Building / Zoning / Code Enforcement Officer

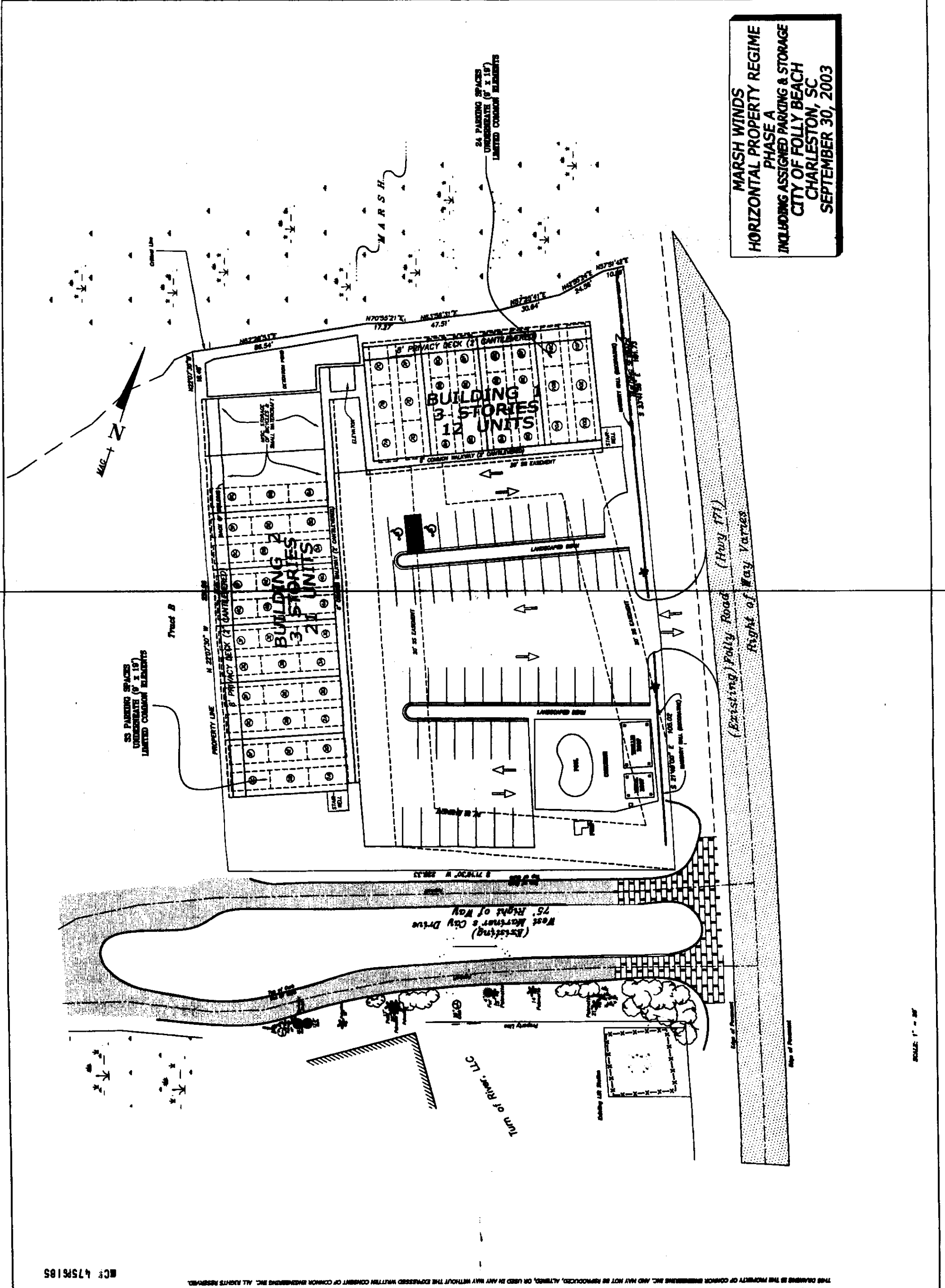
*Mayor: Vernon Knox
City Administrator: Toni Connor
Director of Public Safety: George Tittle
Building Official: Tom Hall
Director of Public Works: Steve Robinson*

**MARSH WINDS
HORIZONTAL PROPERTY REGIME
PHASE A
INCLUDING ASSIGNED PARKING & STORAGE
CITY OF FOLLY BEACH
CHARLESTON, SC
SEPTEMBER 30, 2003**

MARSH WINDS
HORIZONTAL PROPERTY REGIME
INCLUDING ASSIGNED PARKING & STORAGE
CITY OF FOLLY BEACH
CHARLESTON COUNTY SOUTH CAROLINA
JOB # 1887
SHEET 1 OF 1
DATE: SEPTEMBER 30, 2003
SCALE: 1" = 20'



CONNOR ENGINEERING, INC.
Engineers — Surveyors — Planners
2527 Ashley River Road
Charleston, South Carolina 29414
Phone: 766-0462 Fax: 766-1001
Email: melli@connoreng.com



MC# 4756185

THIS DRAWING IS THE PROPERTY OF CONNOR ENGINEERING, INC. AND MAY NOT BE REPRODUCED, ALTERED, OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF CONNOR ENGINEERING, INC. ALL RIGHTS RESERVED.

Digitized by Google



BKC 475PG186

RECORDER'S PAGE

This page Must remain with the original document.

John Romanosky

AKI
L10

Recording Fee 11.00
State Fee —
County Fee —

Postage —

TOTAL 11.00

C

FILED

0475-181

2003 NOV 12 AM 11:55

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 12/8/03

RECEIVED FROM RMC

DEC 08 2003

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR