

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF CHARLESTON ) FIRST AMENDMENT TO MASTER DEED OF  
 RENAISSANCE ON CHARLESTON HARBOR  
 HORIZONTAL PROPERTY REGIME  
 (ANNEXATION OF PHASE 2)

KNOW ALL MEN BY THESE PRESENTS that this First Amendment to Master Deed of Renaissance on Charleston Harbor Horizontal Property Regime ("First Amendment") is made this 24<sup>th</sup> day of April, 2002, by Renaissance on Charleston Harbor, LLC ("Developer").

WHEREAS, by Master Deed of Renaissance on Charleston Harbor Horizontal Property Regime dated April 24, 2002 ("Master Deed"), Developer submitted certain properties and improvements to the Renaissance on Charleston Harbor Horizontal Property Regime ("Regime"), as more fully described in said Master Deed, recorded in the Office of the Register of Mesne Conveyances for Charleston County, in Deed Book B404 at Page 201, and identified therein as Phase 1 of the Regime; and

WHEREAS, Article XIII of the Master Deed reserves the right of the Developer to annex additional property and improvements into the Regime, including that portion of the Expansion Land identified therein as Phase 2 of the Regime; and

WHEREAS, Developer wishes to submit Phase 2 to the Regime, as described in Exhibit "A" to this First Amendment, including without limitation the clubhouse and pool Common Area amenities to be constructed as shown in Exhibit "B" to this First Amendment;

NOW THEREFORE, Developer does hereby submit that portion of the Expansion Land and all improvements to be constructed thereon identified as Phase 2 on Exhibit "A-1" to the Master Deed and Exhibit "A" to this First Amendment, including without limitation the Common Area clubhouse and pool to be constructed as shown on the Site Plan in Exhibit "C" to the Master Deed and also depicted in the Clubhouse Floor Plan and Pool Layout Plan attached hereto as Exhibit "B" to this First Amendment. Common Area and Limited Common Area are depicted on the Clubhouse Floor Plan and the pool consists entirely of Common Area. Phase 2 consists entirely of Common Area and does not contain any Units, and therefore does not affect the Schedules of Assigned Values and Percentage Interests attached as Exhibit "D" to the Master Deed.

All definitions contained in the Master Deed shall be deemed amended to the extent necessary to cause the additional real property and improvements contained in Phase 2 to be treated as fully integrated into the Regime, and all said definitions as amended shall apply to this First Amendment.

**[SIGNATURE PAGE(S) TO IMMEDIATELY FOLLOW]**

IN WITNESS WHEREOF, Developer has caused this First Amendment to Master Deed to be executed to be effective as of this 24<sup>th</sup> day of April, 2002.

WITNESS:

RENAISSANCE ON CHARLESTON HARBOR,  
LLC

By: RCH Management, Inc.  
Its: Manager

Betty L. Manney  
[Signature]

By: [Signature]  
Its: Vice President

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

PROBATE

PERSONALLY appeared before me the undersigned witness who being duly sworn, says that s/he saw the within-named Renaissance on Charleston Harbor, LLC., by RCH Management, Inc., by JANET K. SAFRAN, its VICE PRESIDENT, sign, seal and as its act and deed deliver the within-written First Amendment to Master Deed and that s/he with the other witness whose signature appears above witnessed the execution thereof.

Betty L. Manning  
WITNESS

SWORN TO before me this  
24<sup>th</sup> day of April, 20 02

[Signature] (L.S.)

Notary Public for South Carolina  
My Commission expires: 3-08-2009



Exhibit "A"

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in the Town of Mount Pleasant, County of Charleston, State of South Carolina, the same being shown and designated as Tract IV-A Phase 2, containing .66 acres, on a plat entitled "Plat of The Renaissance on Charleston Harbor (Tract IV-A, Phase 1, 2 and 3) Patriots Point dated February 26, 2002, revised April 10, 2002, and recorded in the office of the Register of Mesne Conveyances for Charleston County in Plat Book EF at Page 529, said plat being incorporated herein by reference. According to said plat having the following metes and bounds: Beginning at a point approximately 128.23 feet west of the 15' water easement at the joint corner with Lot IV-A, Phase 3 and running along Tract IV-A Phase 1 N31°06'48"W for a distance of 69.23 feet to a point; thence turning and running S58°53'12"W for a distance of 2.21 feet to a point; thence turning and running N30°25'53"W for a distance of 15.80 feet to a point; thence turning and running S58°47'57"W for a distance of 15.24 feet to a point; thence turning and running S30°25'53"E for a distance of 15.80 feet to a point; thence turning and running S06°34'07"W for a distance of 13.34 feet to a point; thence turning and running N83°25'53"W for a distance of 22.96 feet to a point; thence turning and running N30°25'53"W for a distance of 5.00 feet to a point; thence turning and running S58°52'20"W for a distance of 16.57 feet to a point; thence turning and running N75°58'37"W for a distance of 20.92 feet to a point; thence turning and running S58°3'12"W for a distance of 15.21 feet to a point; thence turning and running S88°00'04"W for a distance of 27.94 feet to a point; thence turning and running N31°16'46"W for a distance of 96.49 feet to a point; thence turning and running along Tract IV-D S58°43'15"W for a distance of 152.15 feet to a point; thence turning and continuing along Tract IV-A Phase 2 S46°42'39"W for a distance of 131.63 feet to a point; thence along Tract IV-A Phase 3 S46°42'39"E for a distance of 27.97 feet to a point; thence continuing along Tract IV-A Phase 3 N 43°17'46"E for a distance of 97.89 feet to a point; thence turning and continuing along Tract IV-A Phase 3 S46°42'14"E for a distance of 50.81 feet to a point; thence turning and continuing along Tract IV-A Phase 3 the following courses and distances N43°17'46"E for a distance of 19.75 feet to a point; thence turning and running S46°42'14"E for a distance of 56.12 feet to a point; thence turning and running N43°16'22"E for a distance of 85.29 feet to the point of beginning.

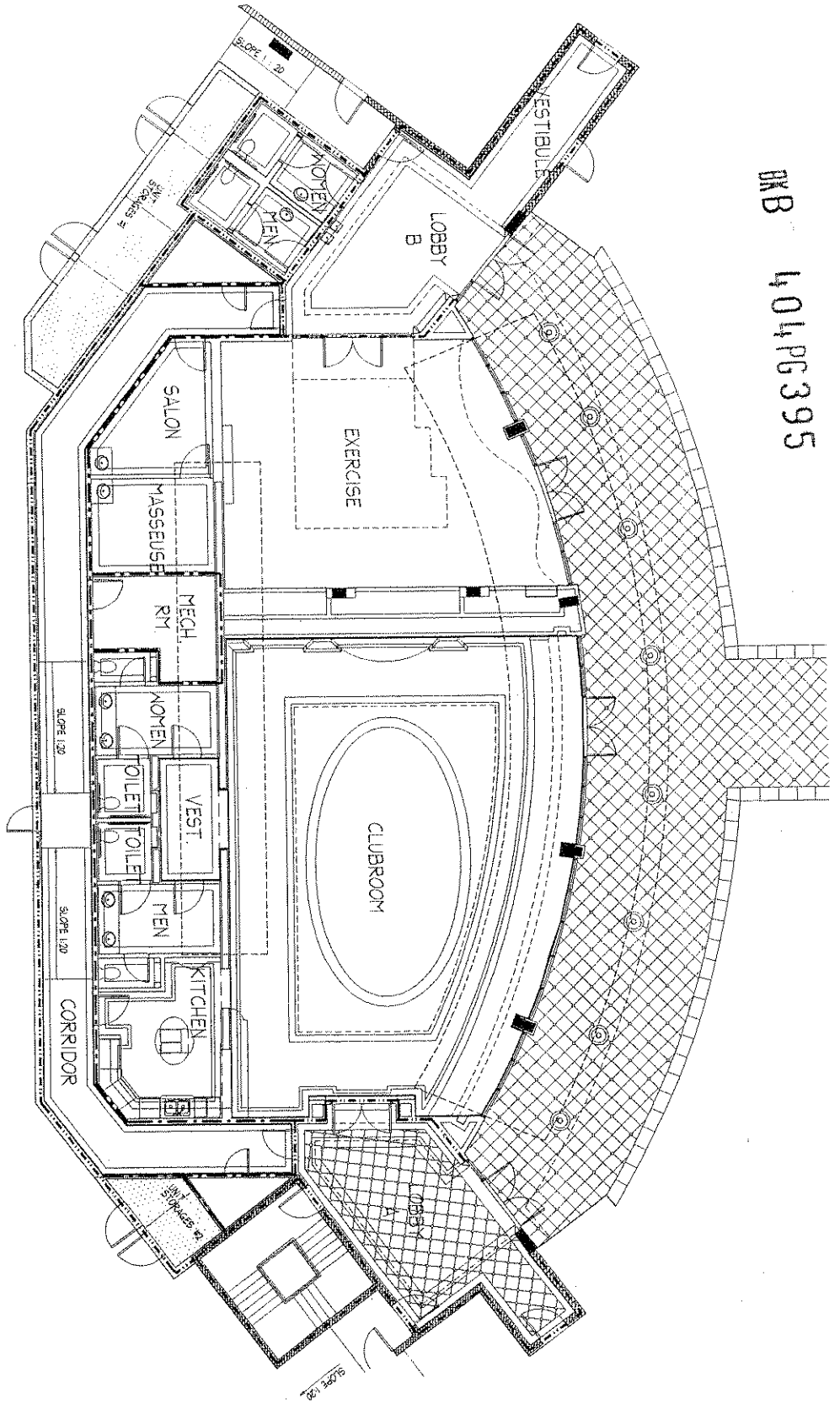
TMS: 517-00-00-129

ALL EASEMENTS CONTAINED IN PHASE 1 OF THE REGIME, AS DESCRIBED IN EXHIBIT "A" TO THE MASTER DEED, SHALL ALSO APPLY TO THIS LEGAL DESCRIPTION FOR PHASE 2 OF THE REGIME.

**Exhibit "B"**

Attached Clubhouse Floor Plan and Pool Layout Plan

AKB 404 PG 395



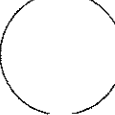
PHASE 2: CLUBHOUSE FLOOR PLAN - TERRACE LEVEL

	COMMON AREA	5,493.60 sq. ft.
	LIMITED COMMON AREA	313.5 sq. ft.

**A2-06**

**CLUBHOUSE FL. PLAN - TER. LEVEL**  
 THE RENAISSANCE ON CHARLESTON HARBOR  
 MOUNT PLEASANT, SOUTH CAROLINA  
 RENAISSANCE ON CHARLESTON HARBOR LLC.

NO.	REVISION	DATE

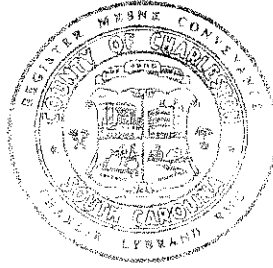


**THE LESSARD ARCHITECTURAL GROUP INC.**  
 8803 WESTWOOD CENTER DRIVE, SUITE 400, VIENNA, VA 22182  
 703/760-9344 • FAX 703/760-9328 • email@lessardgroup.com  
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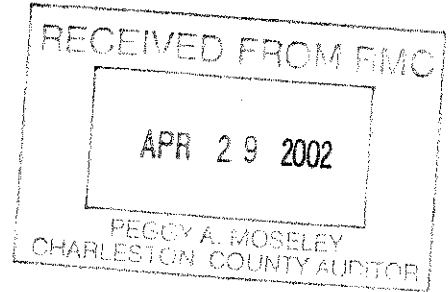
**Fee** —

**Postage** —

**TOTAL** 13.00

A

**ROGERS TOWNSEND & THOMAS, PC**  
ATTORNEYS AND COUNSELORS AT LAW  
1441 MAIN STREET, 11TH FLOOR  
POST OFFICE BOX 100209  
COLUMBIA, SOUTH CAROLINA 29202-0200



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CHARLES LYBRAND  
REGISTER  
CHARLESTON COUNTY SC

