

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON) FIRST AMENDMENT TO MASTER DEED
FOR 9 BOGARD STREET
HORIZONTAL PROPERTY REGIME

THIS FIRST AMENDMENT TO MASTER DEED FOR 9 BOGARD STREET HORIZONTAL PROPERTY REGIME (the "First Amendment") is made this 5th day of November, 2004, by 9 Bogard Street Condominium Property Owners Association, Inc., a South Carolina non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, by "Master Deed for 9 Bogard Street Horizontal Property Regime" dated September 21, 2004, recorded at the Charleston County R.M.C. Office on September 24, 2004, in Book L510, at Page 200 (the "Master Deed"), Yellow Dog Design & Development, LLC, a South Carolina limited liability company, created a horizontal property regime upon certain property situated in Charleston County, South Carolina; and

WHEREAS, pursuant to Article 16, Section 16.2 (d) of the Master Deed, the Association has the right to amend the Master Deed if such amendment is necessary, in the judgment of the Board of Directors, to cure any ambiguity or to correct or supplement any provisions of the Regime Documents that are defective, missing, or inconsistent with any other provisions thereof, so long as written objection to such amendment is not received from Members representing more than fifty (50%) percent of the total votes of the Association within twenty (20) days after written notice of the proposed amendment is given to all Members; and

WHEREAS, notice of the proposed amendment has been given to the Members and no objection to such amendment has been received from Members representing more than fifty (50%) percent of the total votes of the Association within twenty (20) days after such written notice was given; and

WHEREAS, through inadvertance, the Engineer and Surveyor's Certification was not recorded with the Master Deed and the purpose of this amendment is to rectify that mistake.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the Association does hereby amend the Master Deed as follows:

1. Exhibit II is hereby amended to add the attached Engineer and Surveyor's Certification.
2. The Board of Directors, pursuant to the authority granted to it and in accordance with the provisions of Section 16.2 (c) of the Master Deed, by its duly elected President, does hereby certify that the within First Amendment to the Master Deed for 9 Bogard Street Horizontal Property Regime was duly adopted. By its execution below, the developer does hereby signify its consent to the within made First Amendment.

IN WITNESS WHEREOF, the Association has hereunto set its hand and seal, by and through the undersigned Director, as of the day and year first above written.

WITNESS:

Patricia P. H. Conroy
J. M. Little

9 Bogard Street Condominium Property Owners Association, Inc.

By: Fredda B. Culbreth
 Fredda B. Culbreth, President

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that the Association, by and through the above named Director, personally appeared before me this 5th day of November, 2004, and acknowledged the due execution of the foregoing instrument.

Patricia D. N. Carolyn (SEAL)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 10/10/06

DEVELOPER'S CONSENT
TO
FIRST AMENDMENT TO MASTER DEED
FOR 9 BOGARD STREET HORIZONTAL PROPERTY REGIME

The Developer hereby consents to the execution and delivery of this First Amendment to Master Deed for 9 Bogard Street Horizontal Property Regime.

WITNESSES:

Yellow Dog Design & Development, LLC

Patricia Y. McCurdy

By: *Fredda B. Culbreth*
Fredda B. Culbreth, Member

[Signature]

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

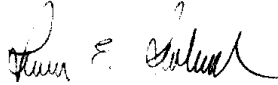
I, the undersigned Notary Public for the State of South Carolina, do hereby certify that the Developer, by and through the above named Member, personally appeared before me this 5th day of November, 2004, and acknowledged the due execution of the foregoing instrument.

Patricia Y. McCurdy (SEAL)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 10/10/04

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ENGINEER'S & SURVEYOR'S
CERTIFICATION

To the best of my knowledge, information and belief, the plot plan referred to in the description of the property, the building plans, the floor plans and the elevations attached to the Master Deed as a portion of Exhibit II adequately and accurately, within reasonable construction tolerances, depict the land, the horizontal and vertical locations of the buildings and units and other improvements, the dimensions, area, and location of each unit and all common areas therein and the dimensions, areas and locations of common elements affording access to each apartment proposed or in existence at 9 Bogard Street Horizontal Regime, in accordance with the requirements of Title 27, Chapter 31, Code of Laws of South Carolina (1976), as amended.



Lewis E. Seabrook
Civil Engineer & Land Surveyor
S. C. Reg. No. 09860
September 20, 2004



RECORDER'S PAGE

This page Must remain with the original document.



BWH 515PG253

Recording
 Fee 11.00
 State
 Fee _____
 County **EXEMPT**
 Fee _____
 Postage _____
 TOTAL 11.00
 A

Sottile, Hopkins & Daniel, LLC

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FILED

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CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
 BY ASSESSOR**
 REP UMG
 DATE 11/18/04

RECEIVED FROM RMC
 NOV 18 2004
 PEGGY A. MOSELEY
 CHARLESTON COUNTY AUDITOR