

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

**FIRST AMENDMENT  
TO THE MASTER DEED OF  
THE PALMETTOS @ FOLLY  
HORIZONTAL PROPERTY REGIME**

KNOW ALL MEN BY THESE PRESENTS that this First Amendment of the Master Deed of The Palmettos @ Folly Horizontal Property Regime is made on the date hereinafter set forth by Palmettos at Folly, LLC, a South Carolina Limited Liability Company, and MLM, Inc., a South Carolina corporation, hereinafter called "Declarant/Grantor":

**WITNESSETH:**

**WHEREAS**, Palmettos at Folly, LLC, and MLM, Inc., have heretofore committed certain real property to **The Palmettos @ Folly Horizontal Property Regime** by the Master Deed of The Palmettos @ Folly Horizontal Property Regime, which Master Deed is recorded in the office of the RMC of Charleston County, South Carolina, in Deed Book Y394 at page 514; and

**WHEREAS**, Building 1 of The Palmettos @ Folly Horizontal Property Regime has now been completed and Declarant desires to amend the Master Deed and the Rules and Regulations for The Palmettos @ Folly Owners Association, Inc., in the following particulars, to-wit: (i) to modify the Unit Plans and Unit Sizes for Building 2, and (ii) to address issues pertaining to the parking and storage of boats and watercraft within the Common Areas.

**NOW, THEREFORE**, Declarant/Grantor does hereby modify, amend and supplement the provisions of the Master Deed of The Palmettos @ Folly Horizontal Property Regime and the exhibits thereto, the same being recorded in the office of the RMC of Charleston County, South Carolina, in Deed Book Y394 at page 514, in the following particulars, to-wit:

**AMENDED ARTICLE III**

Article III, Section 4(d) of the Master Deed is hereby amended and restated as follows:

(d) Building 2. Building 2 will contain twelve (12) dwelling units, with three (3) floors of dwelling units over ongrade parking. On each of the first, second and third floors, Building 2 will have four (4) units. The Units are lettered alphabetically in Building 2 from left to right facing the front elevation beginning with Unit A on the third floor as shown on Exhibit "D" to the Master Deed and Amended Exhibit "D" attached hereto and incorporated herein by reference. The

modified Unit Plans and Sizes are shown in Amended Exhibit "D" and Amended Exhibit "F" attached hereto and incorporated herein by reference. Beneath Building 2 there are sixteen (16) numbered parking spaces.

### **AMENDED RULES AND REGULATIONS**

(I) Parking of Vehicles and Watercraft. Unless expressly approved by the Board of Directors or the management agent:

- (1) the Owner(s) or tenants of a Unit and their guests or invitees may not occupy more than two (2) parking spaces, except that guests may park in areas designated for guest parking;
- (2) no parking shall be permitted on streets or driveways unless clearly marked as parking spaces;
- (3) no unlicensed, unsafe or inoperable vehicle may be parked on the property;
- (4) no house trailer, mobile home, or bus, and no recreational motor vehicle, truck or commercial vehicle over 3/4 ton capacity shall be parked on the property; provided that such vehicles which will fit into a designated parking space shall be permitted on the property for loading, unloading or maintenance services during normal business hours;
- (5) boats, jet skis, trailers and watercraft may only be parked or stored in the covered parking spaces under Building 1 and Building 2. No boat, jet ski, trailer or watercraft may be parked or stored within any other Common Areas.
- (6) no washing of vehicles is permitted on the Common Area and vehicle repairs shall be limited to minor emergency repairs, such as a dead battery or flat tire.
- (7) vehicles violating these Rules may be towed at the sole cost and risk of the person violating the Rule.

**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 The Palmettos @ Folly Horizontal Property Regime Council of Co-Owners acting by and through The Palmettos @ Folly Owners Association, Inc.) has executed this First Amendment to the Master



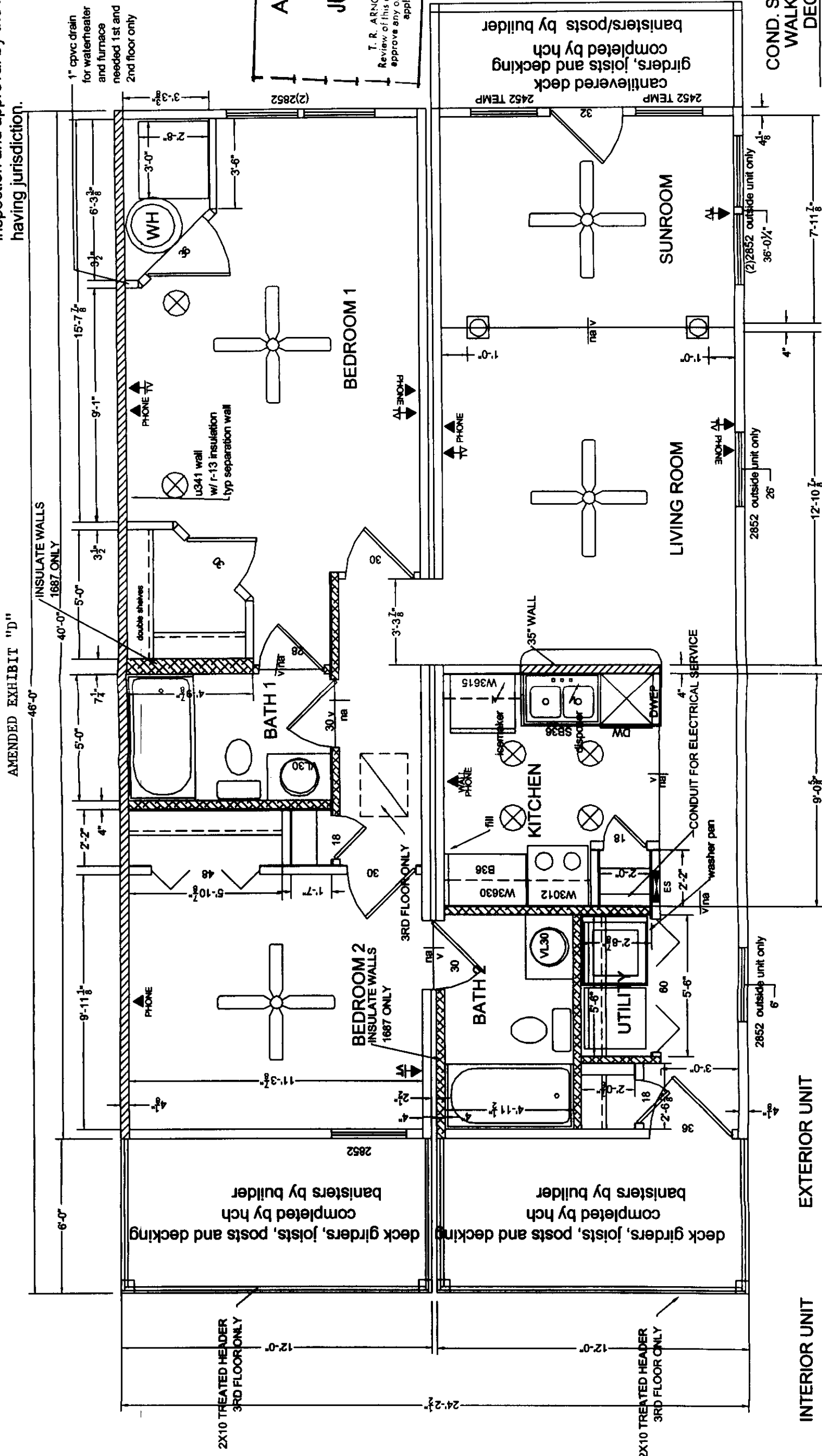


**AMENDED EXHIBIT "D"**  
**THE PALMETTOS @ FOLLY HORIZONTAL PROPERTY REGIME**  
**BUILDING FLOOR PLANS**  
**AND**  
**ELEVATIONS**  
  
**BUILDING 2**

**TYPICAL LAYOUT  
SEE FLOORPLAN -3 FOR BUILDING LAYOUT**

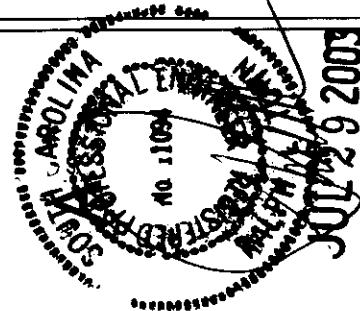
**BUILDING 2**

Building must be sprinkled in accordance with NFPA 13. Design by others. Complete installation on-site by others subject to inspection and approval by the local authority having jurisdiction.



BMC 461PG320

**B**  
**APPROVED**  
**JUL 31 2003**  
T. R. ARNOLD & ASSOCIATES, INC.  
Review of this document does not authorize or approve any omissions or deviations from the applicable requirements.



**SCALE 1/4" = 1'**  
TOTAL 1161 SQ FT

COND. SPACE 968 SQ FT  
WALKWAY 145 SQ FT  
DECK 48 SQ FT

REVISIONS		BY	DATE
1	WIDENED CANT. DECK	JMY	5/13/3
2	ENLARGED FURNACE CLOSET	JMY	5/13/3
3	CHANGES PER FAX DATED 5/16/3	JMY	5/18/3

**HandCrafted Homes**  
101 Eastern Minerals Road, Henderson, N.C. 27537  
Phone: 252-436-0001 Fax: 252-430-6662

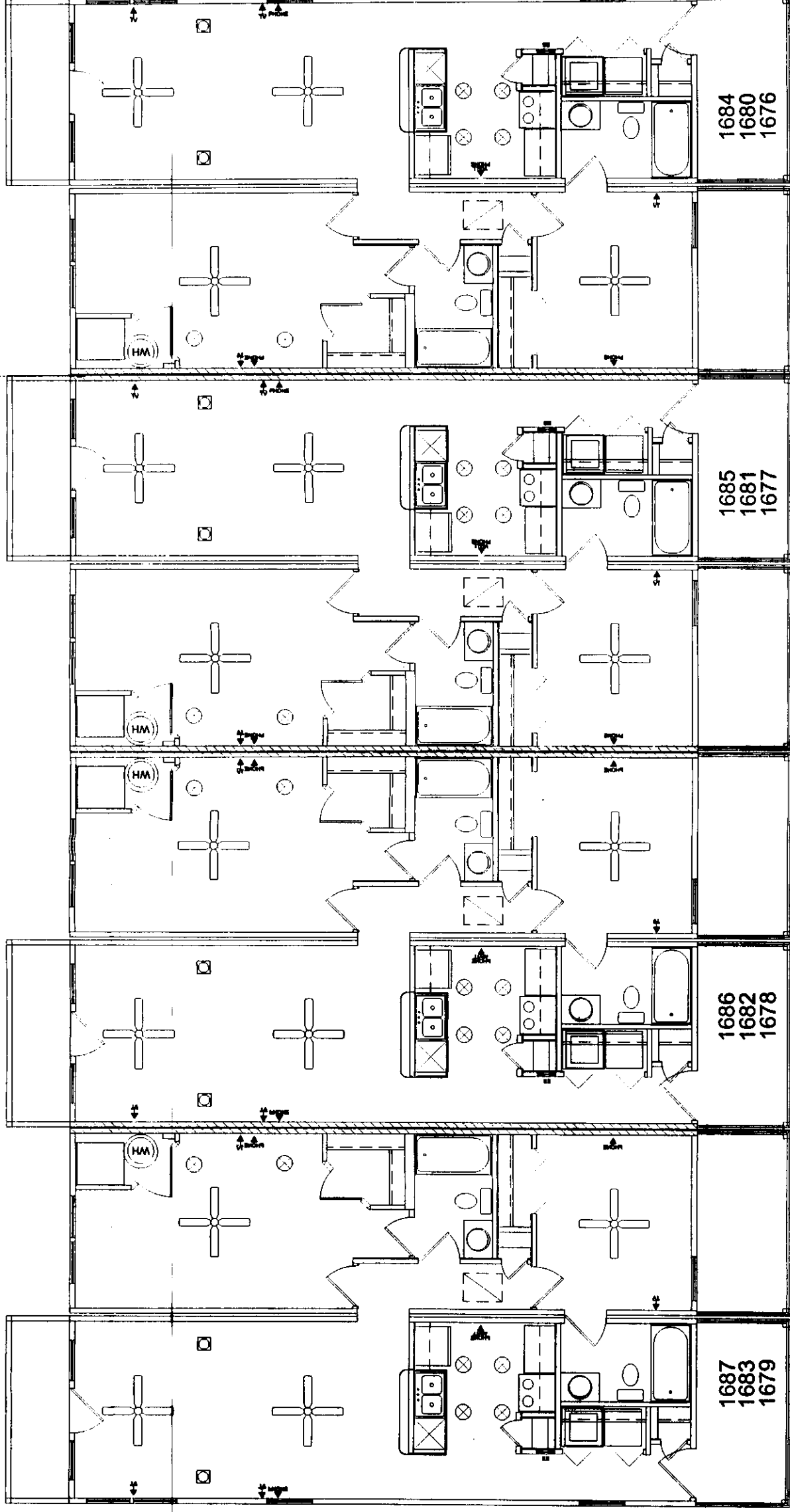
MODEL: Mincey Project  
DRAWN BY: JMY  
DATE: 5/29/3

FILENAME: P-10-00060  
SCALE: 1/4" = 1'-0"

SERIAL NUMBER: SN  
PAGE: FLOORPLAN SHEET 1  
03.1

Building must be sprinkled  
Design by others subject to local/state codes  
Complete installation on-site by others subject to local/state codes and inspection and approval by the local authority having jurisdiction

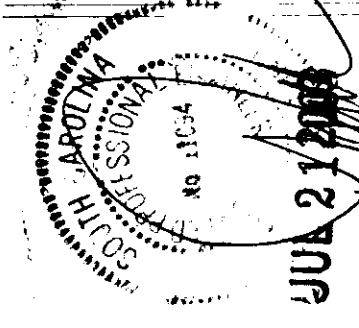
all tenant separation walls  
insulated for sound and 1 hr. fire rated



BUILDING LAYOUT FOR THE FIRST, SECOND, THIRD FLOOR  
SCALE- 1/8" = 1'

BUILDING TOTAL SQ. FOOTAGE  
18,836 SQ. FT.  
SEE FLOORPLAN-1 FOR TYPICAL FLOORPLAN

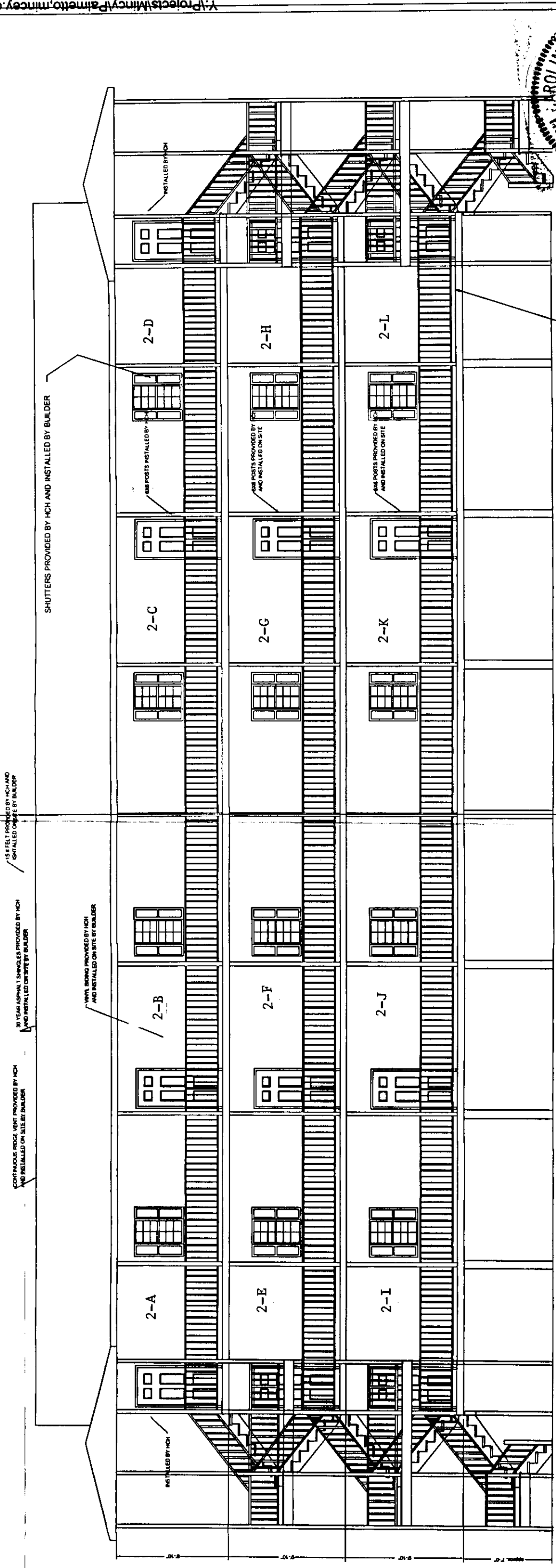
BUILDING 2  
AMENDED EXHIBIT "D"



REVISIONS		BY	MODEL	FILENAME	SERIAL NUMBER:	PAGE:
DATE	REVISION			P-10-00060		
SYNO	WORKED/CANTEY/ED/DECS					
SYNO	CHANGES PER FAX DATED 5/10/03					
				BUILDER: Mincey		
				DATE: 5/2/03		
				DRAWN BY: jmy		
				SCALE: AS NOTED		
					FLOORPLAN SHEET 3	03.2

101 Eastern Minerals Road, Henderson, N.C. 27537  
Phone: 252-436-0001 Fax: 252-430-6862

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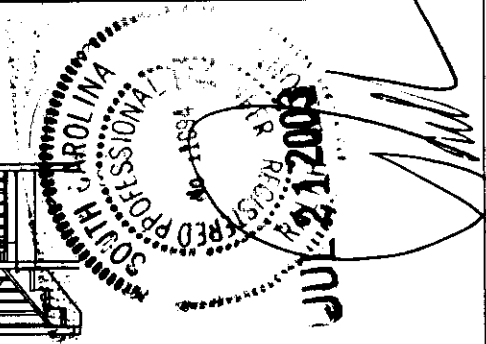


STAIRWAY DESIGN, MATERIALS, & CONSTRUCTION TO BE THE RESPONSIBILITY OF THE BUILDER  
 ALL GUARDRAILS, POSTS, GRIDDERS, ETC. THAT ARE ACCESSORY  
 TO SITE WORK DESIGN, MATERIALS, & CONSTRUCTION  
 TO BE THE RESPONSIBILITY OF THE BUILDER

FRONT ELEVATION

BUILDING 2

AMENDED EXHIBIT "D"



101 Eastern Minerals Road, Henderson, N.C. 27537  
 Phone: 252-436-0001 Fax: 252-430-6662

REVISIONS		BY	DATE

MODEL:	PALMETTO	FILENAME:	P-10-00060
BUILDER:	MINCEY	SCALE:	1/8" = 1'-0"
DRAWN BY:	jmy	DATE:	DATE

HandCrafted Homes

ATTIC AREA : 4452 SF  
 ATTIC VENTILATION REQUIRED : 14.8 SF

SERIAL NUMBER: SN

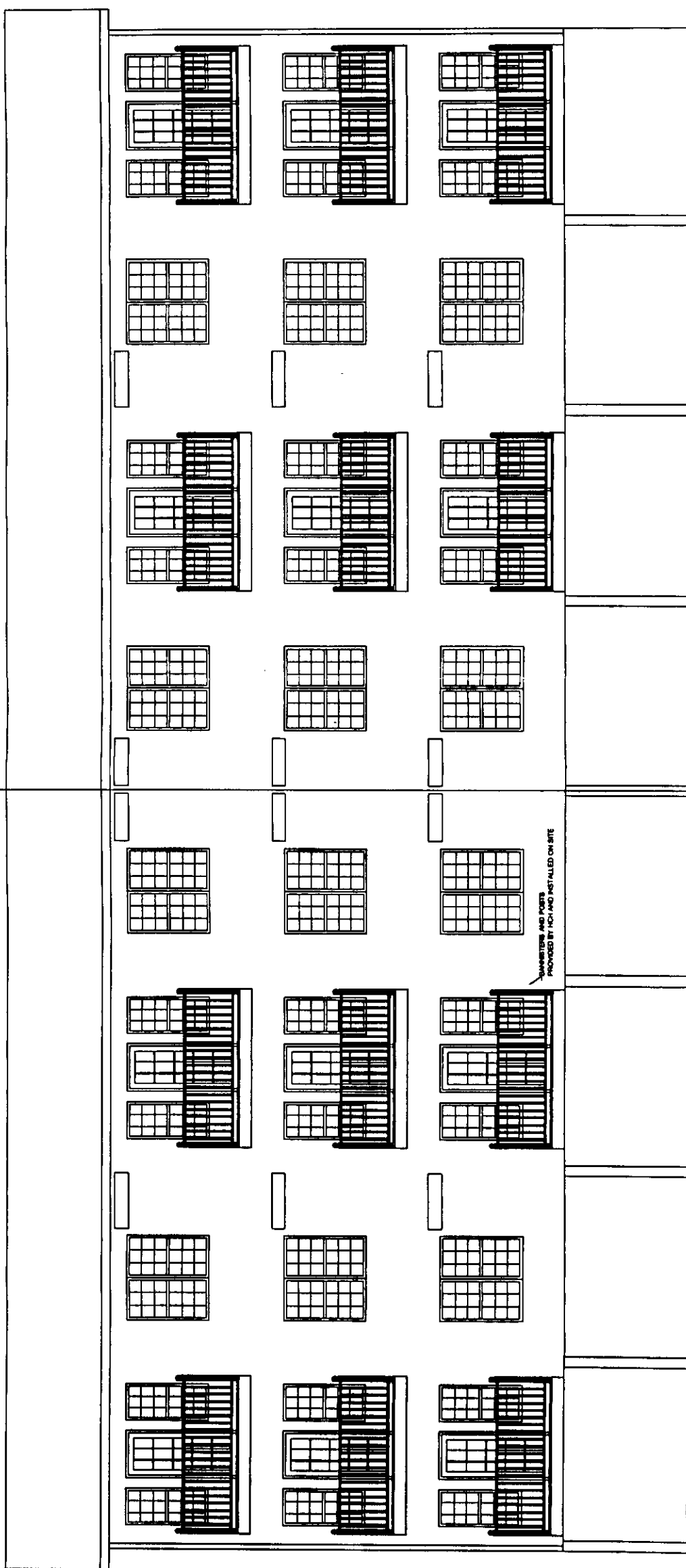
EXT ELEV SHEET 1 05.1

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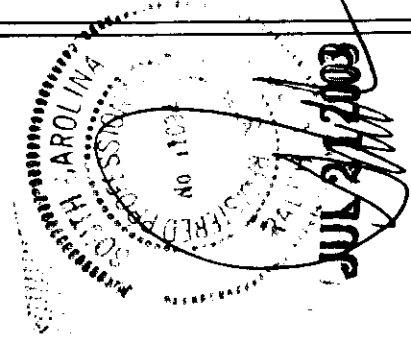
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REAR ELEVATION

BUILDING 2

AMENDED EXHIBIT "D"



REVISIONS		BY	
DATE	REVISION		

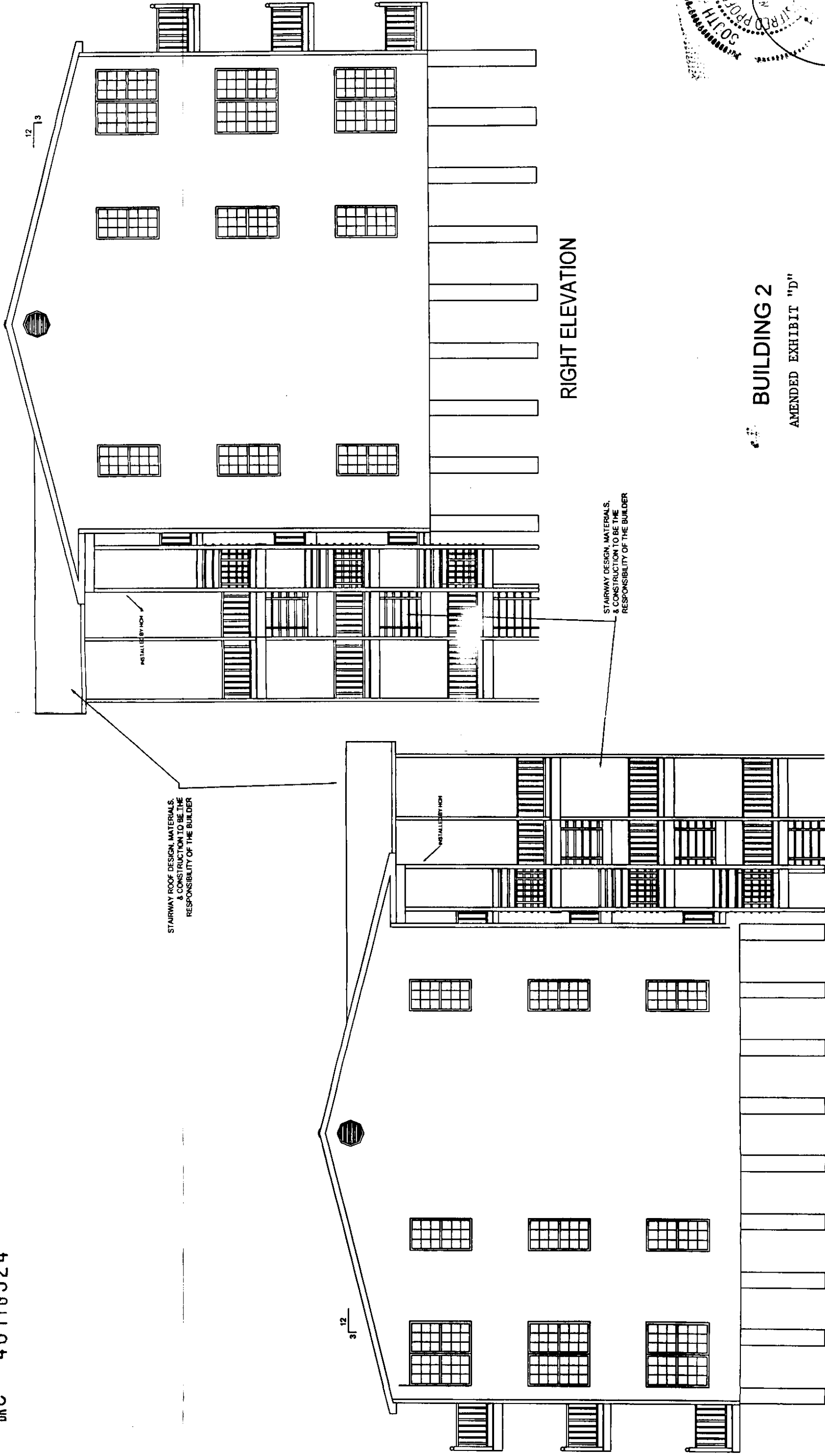
MODEL:	PALMETTO	BUILDER:	MINCEY	FILENAME:	P-10-00060
DRAWN BY:	jmy	DATE:	DATE	SCALE:	1/8" = 1'-0"

101 Eastern Minerals Road, Henderson, N.C. 27537	
Phone: 252-436-0001 Fax: 252-430-6662	
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PAGE:	EXT ELEV SHEET 2 05.2

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**BUILDING 2**  
 AMENDED EXHIBIT "D"

REGISTERED PROFESSIONAL ARCHITECT  
 SOUTH CAROLINA  
 JUL 21 2003

REVISIONS		BY	
DATE	REVISION		

**HandCrafted Homes**  
 101 Eastern Minerals Road, Henderson, N.C. 27537  
 Phone: 252-436-0001 Fax: 252-430-6662

MODEL: PALMETTO  
 DRAWN BY: jry  
 BUILDER: MINCEY  
 FILENAME: P-10-00060  
 SERIAL NUMBER: SN  
 SCALE: 1/8" = 1'-0"

DATE: DATE  
 SERIAL NUMBER: SN  
 FILENAME: P-10-00060  
 SCALE: 1/8" = 1'-0"

EXT ELEV SHEET 3  
 05.3

**AMENDED EXHIBIT "F"****THE PALMETTOS @ FOLLY HORIZONTAL PROPERTY REGIME****UNIT SIZES AND DESIGNATIONS****BUILDING 1****Number of Units****Size and Designation**

15  
 768 square feet each unit (air conditioned);  
 192 square foot covered privacy deck,  
 assigned as a Limited Common Area for each Unit; Two  
 bedroom/Two bath Units, being Units 1-A, 1-B, 1-C, 1-D and  
 1-E (third floor)  
 1-F, 1-G, 1-H, 1-I and 1-J (second floor)  
 1-K, 1-L, 1-M, 1-N and 1-O (first floor)

15 Total Units

**BUILDING 2****Number of Units****Size and Dimensions**

12  
 960 square feet each unit (air conditioned);  
 48 square foot covered privacy deck, assigned as a  
 Limited Common Area for each Unit; Two bedroom/Two bath  
 Units, being Units 2-A, 2-B, 2-C and 2-D (third floor)  
 2-E, 2-F, 2-G and 2-H (second floor)  
 2-I, 2-J, 2-K and 2-L (first floor)

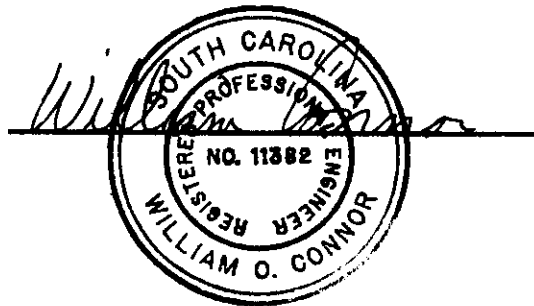
12 Total Units

**27 UNITS IN BOTH BUILDINGS**

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

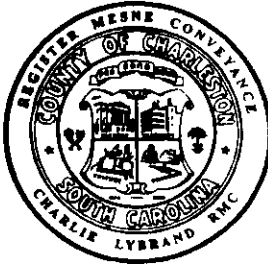
**CERTIFICATION**

**I CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BUILDING PLANS ADEQUATELY AND ACCURATELY ILLUSTRATE THE BUILDINGS DESIGNATED FOR THE PALMETTOS @ FOLLY HORIZONTAL PROPERTY REGIME, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 27, CHAPTER 31, CODE OF LAWS OF SOUTH CAROLINA, 1976.**



**DATE:** 8-5-03

BKC 461 PG 327



**RECORDER'S PAGE**

**This page Must remain with the original document.**

John E Romanosky

Recording Fee 18.00  
State Fee —  
County Fee —

Postage —

**TOTAL** 18.00

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CHARLES LYBRAND  
REGISTER  
CHARLESTON COUNTY SC

RECEIVED FROM RMC

AUG 25 2003

PEGGY A. MOSELEY  
CHARLESTON COUNTY AUDITOR

X41 I  
R

**PID VERIFIED BY ASSESSOR**  
REF JR/R  
DATE 8/29/03