

STATE OF SOUTH CAROLINA )  
COUNTY OF RICHLAND ) SECOND AMENDMENT TO MASTER DEED OF  
WHEATON COURT HORIZONTAL PROPERTY REGIME

WHEREAS, the original Master Deed of Wheaton Court Horizontal Property Regime (hereinafter "Master Deed") dated and recorded April 04, 1985 in the RMC Office for Richland County, South Carolina in Deed Book D-736 at Page 05, provided in Article XXV that it can be amended by the co-owners owning at least two-thirds of units and at least two-thirds of the total interest in the General Common Elements and Limited Common Elements;

AND WHEREAS, the First Amendment to Master Deed For Wheaton Court (hereinafter "First Amendment") was recorded 08/17/1998 16:31:32:04 in the Richland County Register Of Deeds in Book 00152 at Page 0141 to provide for certain revisions to the Master Deed;

THE UNDERSIGNED, being the owners of at least two-thirds of the units, two-thirds of the total interest in the General Common Elements and Limited Common Elements and two-thirds of the total value of the property in the Wheaton Court Horizontal Property Regime (hereinafter "Regime") hereby enter into this Second Amendment to the Master Deed (hereinafter "Second Amendment") and agree that said Master Deed shall be amended as follows:

**Article III Survey and Description of Improvements:** The second paragraph shall be amended to read "Also attached hereto and made a part hereof by referenced is a set of initial floor plans of the buildings, identified herein as Exhibit C which show graphically the dimensions, area and location of each Unit and the dimension, area and location of the common elements affording access to each unit."

**Article IV Apartments (Units) And General and Limited Common Elements** has four (4) changes:

The final paragraph on Page 2 of the Master Deed shall be amended as follows: "thirty two (32)" is deleted and replaced with "thirty three (33)".

The first full paragraph on Page 3 of the Master Deed: "There are two types of units located within four buildings on the real property set forth in Exhibit A to this Master Deed." shall be deleted and replaced with "There are three types of units located within five buildings on the real property set forth in Exhibit A to this Master Deed."

On Page 3 of the Master Deed after the paragraph "Building D. Units # A through H contain a living room, a dining room, a kitchen, two bedrooms, one closet and one bath." and before the sentence "General Common Elements means and includes:", insert the following paragraph: "Building E - One unit with the interior to be modified (at purchaser's sole expense) to include no more than one bedroom, one closet, one bathroom, one kitchen and one living room."

On Page 3 of the Master Deed, Paragraph (4) will be deleted in its entirety but all subsequent paragraph numbers will intentionally remain unchanged even though paragraph (4) has been deleted.

**Exhibit B (As Built survey of the Regime property):** The laundry building will be relabeled "Building E".

**Exhibit C Page 11 of 11:** The title "Laundry Building Floor Plan" will be deleted and relabeled "Building E Initial Floor Plan".

**Exhibit D Wheaton Court Percentage Ownership** shall be deleted and replaced with the following:

Exhibit D  
Wheaton Court Percentage Ownership

	Unit	Square Feet Per Unit	Percentage Ownership
Building A	A	762	2.60887%
	B	762	2.60887%
	C	762	2.60887%
	D	762	2.60887%
	E	762	2.60887%
	F	762	2.60887%
	G	762	2.60887%
	H	762	2.60887%
Building B	A	938	3.21145%
	B	938	3.21145%
	C	938	3.21145%
	D	938	3.21145%
	E	938	3.21145%
	F	938	3.21145%
	G	938	3.21145%
	H	938	3.21145%
Building C	A	938	3.21145%
	B	938	3.21145%
	C	938	3.21145%
	D	938	3.21145%
	E	938	3.21145%
	F	938	3.21145%
	G	938	3.21145%
	H	938	3.21145%
Building D	A	938	3.21145%
	B	938	3.21145%
	C	938	3.21145%
	D	938	3.21145%
	E	938	3.21145%
	F	938	3.21145%
	G	938	3.21145%
	H	938	3.21145%
Building E		600	2.05424%

**Exhibit E** is recognized as the architect's certificate referencing the property as it was built, specifically the number of Units in the Regime. As said architect's certificate is a historical document, its certification can not be restated but the changes contemplated by the Second Amendment contained herein should reflect there are thirty three (33) Units in the Regime with the recording of the Second Amendment.

**"APPENDIX Bylaws of Wheaton Court Condominium Association, Inc., Section 1. Identity, paragraph C" of the Master Deed and "1. Section 1 Identity, section (c)" of the First Amendment (page 6)** shall be amended to read "The office of the Association shall be the address of the Association as registered and maintained with the South Carolina Secretary of State or other designated governmental entity which may be subsequently assigned the responsibility for maintaining records for organizations such as the Association.

The language below is new language to be added to the Master Deed (as amended):

With respect to the collection of any funds intended for the management of General and Limited Common Elements of Building E (including, without limitation, assessment of dues, late fees, special assessments and interest): Amounts shall begin to accrue and become due immediately after such time as the ownership of the Limited Common Elements in Building E is conveyed from the Regime (hereinafter "Conveyance of Ownership").

Upon Conveyance of Ownership, the purchaser(s) and all subsequent purchaser(s) will be solely responsible for all aspects relating to the installation, maintenance and expense of all utilities serving Building E.

Upon Conveyance of Ownership, Building E will be subject to the governance of the Regime specified in the Master Deed, Bylaws, First Amendment, Second Amendment, any subsequent amendments to the Master Deed and policies created and/or revised by the Regime's Board of Directors from time to time.

IN WITNESS WHEREOF, the undersigned have executed this Second Amendment on the date affixed with each respective signature.

**[THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]**

Unit Number   C  

\_\_\_\_\_ not mortgaged, or

\_\_\_\_\_ mortgaged and the mortgagee information is as follows:

Mortgagee Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State Zip: \_\_\_\_\_

Witness Signature

Signature of First Owner (William Renwick Bradley)

Date:

Notary Witness Signature

STATE OF SOUTH CAROLINA )

## Probate

COUNTY OF \_\_\_\_\_ )

Personally appeared before me, the undersigned witness, and made oath that (s)he saw the within named First Owner and Second Owner (as applicable), swear, sign, seal and as his/her/their act and deed, deliver the within Second Amendment and that (s)he with the other witness duly witnessed the execution thereof.

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Witness signature

Notary Witness Signature

Notary Public for \_\_\_\_\_  
(Name of State issuing notary commission)

My Commission Expires: \_\_\_\_\_

NOTARIES OUTSIDE THE STATE OF SOUTH CAROLINA MUST INCLUDE A SEAL!

## INSTRUCTION FOR COMPLETION

You may want to visit your local bank to assist you in completing this document as they normally have notaries present.

Building Number 103 Unit Number A

My Unit is:

       not mortgaged, or

XXX mortgaged and the mortgagee information is as follows:

Mortgagee Name: Bank of IOU  
Mailing Address: 123 Main Street  
City, State Zip: Anywhere, USA 12345

Sworn, signed, sealed and  
delivered in the presence of:

Witness Signature  
Witness Signature

John Q Public signature  
Signature of First Owner (exactly as name appears on deed)  
Date: August 01, 2007

Notary Witness Signature  
Notary Witness Signature

Mary Q. Public signature  
Signature of Second Owner, if applicable  
(exactly as name appears on deed)  
Date: August 01, 2007

STATE OF SOUTH CAROLINA )  
COUNTY OF LEXINGTON )

Probate

Personally appeared before me, the undersigned witness, and made oath that (s)he saw the within named First Owner and Second Owner (as applicable), swear, sign, seal and as his/her/their act and deed, deliver the within Second Amendment and that (s)he with the other witness duly witnessed the execution thereof.

Sworn to and subscribed before me this

01st day of August 2007.

Witness Signature  
Witness signature

Notary Witness Signature  
Notary Witness Signature  
Notary Public for South Carolina  
(Name of State issuing notary commission)  
My Commission Expires: 03/14/2012