

BEAUFORT COUNTY SC - ROD BK 01821 PG 1650 FILE NUM 2003065071 08/19/2003 11:15:34 AM REC'D BY A WILLIAMS RCPT# 176131 RECORDING FEES 11.00

BEAUFORT COUNTY TAX MAP REFERENCE					
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STATE OF SOUTH CAROLINA	) ) ) )	FIRST AMENDMENT TO  MASTER DEED  ESTABLISHING BRIGHTON BATHORIZONTAL PROPERTY REGIN	_
COUNTY OF BEAUFORT	)	(Record Book 1668 at Page 387)	

This First Amendment to Master Deed Establishing Brighton Bay Horizontal Property Regime (this "First Amendment") is made by Brighton Bay Associates, L. P. (the "Declarant") for the purpose of filing in the public records of Beaufort County, South Carolina.

WHEREAS, on November 21, 2002, the Master Deed Establishing Brighton Bay Horizontal Property Regime (the "Master Deed") was recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Record Book 1668 at Page 387; and

WHEREAS, Section 7.02(c) of the Master Deed designates the remote Storage Units located in Buildings 7 and 8 as Common Elements of Brighton Bay Horizontal Property Regime (the "Regime"), and allows for the sale of the exclusive right to use the Storage Units by the Declarant to one or more Unit Owners and the assignment of Storage Units to particular Units, with any Storage Unit so assigned being thereupon permanently attached to the Unit belonging to the purchaser and designated as a Limited Common Element for the benefit of such Unit by the recordation of an amendment to the Master Deed; and

WHEREAS, Section 7.02(d) of the Master Deed designates the ground level parking spaces located beneath Building 7, 8 and 14 that are not specifically assigned to each Unit in Building 7, 8, and 14 as Common Elements of the Regime, and allows for the sale of the exclusive right to use any such unassigned parking spaces by the Declarant to one or more Unit Owners and the assignment of unassigned parking spaces to particular Units, with any parking spaces so assigned being thereupon permanently attached to the Unit belonging to the purchaser



and designated as a Limited Common Element for the benefit of such Unit by the recordation of an amendment to the Master Deed; and

WHEREAS, since the recordation of the Master Deed, the Declarant has sold the exclusive rights to use certain Storage Units and certain parking spaces located beneath Building 7, 8 and 14 to certain Unit Owners;

NOW, THEREFORE, for and in consideration of the sale by the Declarant to certain Unit Owners of the exclusive rights to use certain Storage Units and certain parking spaces located beneath Building 7, 8 and 14 to certain Unit Owners, as more fully set forth below, and in order to designate certain Storage Units and certain parking spaces located beneath Building 7, 8 and 14 as Limited Common Elements of the Regime for the exclusive use and benefit of certain Units, and to correct a scriveners error, the Declarant hereby amends the Master Deed as follows:

- 1. <u>Recitals</u>. The foregoing preamble and "Whereas" clauses are hereby incorporated as if restated verbatim.
- 2. Storage Units. There is a typographical error in Section 7.02(c) of the Master Deed, in that there are actually a total of 29 Storage Units, with 17 Storage Units in Building 7 and 12 Storage Units in Building 8. The following Storage Units are hereby designated as Limited Common Elements of the Regime for the exclusive use and benefit of the specified Units:

Storage Unit	Regime Unit		
7-1	708		
7-2	703		
7-3	712		
7-4	712		
7-5	713		
7-6	1418		
7-7	1404		
7-8	1405		
7-9	726		
7-10	724		
7-11	722		
7-12	1402		
7-13	735		
7-14	736		
7-15	732		



Storage Unit	Regime Unit
7-16	733
7-17	1403
8-1	1422
8-2	709
8-3	1424
8-4	813
8-5	820
8-6	818
8-7	817
8-8	825
8-9	1426
8-10	1410
8-11	1428
8-12	1425

In accordance with Section 7.02(c) of the Master Deed, the foregoing Storage Units are hereby attached to the foregoing corresponding Unit, and may not hereafter be sold separately from the respective corresponding Unit.

3. <u>Parking Spaces</u>. The following parking spaces are hereby designated as Limited Common Elements of the Regime for the exclusive use and benefit of the specified Units:

Parking Space	Regime Unit
7-3	726
7-11	725
7-23	722
7-37	721
8-8	820
8-11	808
	Will remain a General
8-16	Common Element of the
	Regime
8-18	720
8-19	701
8-20	801
8-23	813
8-30	819
8-33	825
8-37	709

Parking Space	Regime Unit
8-38	735
8-35	809
14-1	Will remain a General Common Element of the Regime
14-6	1418
14-12	1410
14-15	1416
14-25	1404
14-28	1403
14-34	1424
14-36	1401
14-37	1402

In accordance with Section 7.02(d) of the Master Deed, the foregoing parking spaces are hereby attached to the foregoing corresponding Unit, and may not hereafter be sold separately from the respective corresponding Unit.

4. Ratification and Affirmation. The Declarant hereby ratifies and affirms the Master Deed, as amended by this First Amendment.

[Signature page follows]

## OR BK 01821 PAGE 1854

IN WITNESS WHEREOF, Brighton Bay Associates, L. P. has caused this instrument to be executed this 14th day of August, 2003.		
WITNESSES:		Brighton Bay Associates, L. P. By: Bright Interests, Inc., General Partner
John of Advant		By: George Bright, Vice President
Carly J. Condandon.		Attest: Xemen Q. Ban James A. Brown, Secretary
STATE OF TENNESSEE	)	A CUANOVIII EIN CUI CON .
COUNTY OF HAMILTON	)	ACKNOWLEDGEMENT
I, the undersigned Notary Public	. do hereh	v certify that George Bright Vice Procident -S

I, the undersigned Notary Public, do hereby certify that George Bright, Vice President of Bright Interests, Inc., and James A. Brown, Secretary of Bright Interests, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 14th day of August, 2003.

