

**BARR, UNGER
& MCINTOSH**
ATTORNEYS AT LAW

Capers G. Barr, IV
Direct Dial: 843-377-1231
cbarr@barrungermcintosh.com

March 10, 2020

377 King Street Horizontal Property Regime
c/o Ravenel & Associates, Inc.
Attn.: Daniel Boykin
960 Morrison Drive, Suite 100
Charleston, SC 29403

Re: 377 King Street Horizontal Property Regime
Our File Number 2014-1184

Dear Daniel:

In reference to the above named matter please find enclosed the original recorded Amendment to the Master Deed for 377 King Street Horizontal Property Regime which was recorded February 26, 2020, in Book 0862 at Page 618 in the Register of Deeds Office for Charleston County.

Sincerely,

BARR, UNGER AND McINTOSH, L.L.C.

Capers G. Barr, IV

CAPERS G. BARR, IV
(signed in his absence to avoid delay)

CGBiv/jth

Enclosures (as stated)



BP0862618

PGS:

9

STATE OF SOUTH CAROLINA)
)
 COUNTY OF CHARLESTON)

**AMENDMENT TO THE MASTER DEED FOR
 377 KING STREET HORIZONTAL
 PROPERTY REGIME**
(Cross Reference Tracer – Book U502, Page 039)

This amendment to the Master Deed for 377 King Street Horizontal Property Regime is made effective this 17th day of January 2020.

WHEREAS, the Master Deed for 377 King St. Horizontal Property Regime was recorded July 21, 2004 in the Register of Deeds Office for Charleston County in Book U502, page 039 (the “Master Deed”); and

WHEREAS, 377 King Street Homeowners Association, Inc. (the “Association”) is the incorporated council of co-owners for 377 King St. Horizontal Property Regime; and

WHEREAS, section 3.4(c) of the Master Deed provides that the Owner of Unit 209 reserves the right to make any and all vertical improvements, including, but not limited to, a rooftop deck or a rooftop deck and another story, and that this absolute right shall be evidenced by an amendment to this Master Deed without the vote or consent of the Association, any Co-owner, mortgagee, purchaser of a Unit or any other person or entity; and

WHEREAS, Unit 209 is owned by Michael Kenneth Sharnas and Jennifer Ann Sharnas (collectively “Sharnas”); and

WHEREAS, Sharnas has caused improvements to be made to Unit 209, and Sharnas and the Association now wish to execute and record this amendment to the Master Deed pursuant to Section 3.4(c) of the Master Deed.

NOW, THEREFORE, the Master Deed is hereby amended as follows:

1. Those portions of Exhibit C-3 and Exhibit C-4 of the Master Deed that depict Unit 209 are amended and replaced with Exhibit “A,” attached hereto and incorporated herein by reference, which depicts the existing layout of Unit 209, as improved.
2. Sharnas hereby agrees for themselves, and for all future owners of Unit 209, that the owner of Unit 209 shall hereafter be responsible, at its sole cost and expense, for the maintenance, repair and replacement of all of the elements of the Building which have been altered and/or added in connection with the improvements made to Unit 209 as shown on Exhibit “A.” Notwithstanding anything contained in the Master Deed or in the South Carolina Horizontal Property Act to the contrary, the Association shall have no responsibility for the maintenance, repair or replacement of any of the elements of the Building which have been altered and/or added in connection with the improvements made to Unit 209 as shown on Exhibit “A,” and Sharnas, on behalf of themselves and all future owners of Unit 209, hereby agrees that the Owner of Unit 209 shall hold the Association harmless from any and all such responsibility.

3. Sharnas hereby agrees for themselves, and for all future owners of Unit 209, that the Owner of Unit 209 shall be responsible for the cost of any and all increases in the property insurance maintained by the Association on the Building arising out of or resulting from the improvements made to Unit 209 as shown on exhibit "A."
4. The Association is executing this amendment to the Master Deed only to acknowledge that the Master Deed has been amended as set forth herein.
5. All capitalized terms not defined herein shall have the meanings given to such terms in the Master Deed.

IN WITNESS WHEREOF, Michael Kenneth Sharnas, Jennifer Ann Sharnas and 377 King Street Homeowners Association, Inc. have caused this amendment to the Master Deed to be executed as of the day and year first above written.

WITNESS:

[Signature]
[Signature]
[Signature]
[Signature]

[Signature]
 Michael Kenneth Sharnas

[Signature]
 Jennifer Ann Sharnas

STATE OF South Carolina)
)
 COUNTY OF Charleston)

ACKNOWLEDGMENT

On this 17th day of January 2020, before me personally appeared the within named Michael Kenneth Sharnas and Jennifer Ann Sharnas who acknowledged to me that they executed the foregoing instrument; and who are personally known to me, or who proved to me on the basis of satisfactory evidence to be the persons who executed the foregoing instrument.

S. Zuchowski (SEAL)
 Notary Public for State of S. Carolina
 Printed Name S. Zuchowski
 My Commission Expires: 2/23/28



377 King Street Homeowners
Association, Inc.



S. Zuchowski



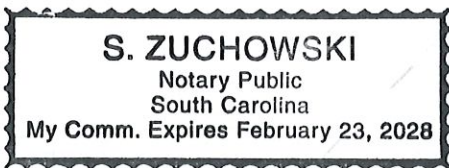
By: Brian Sexton
Its: President

STATE OF South Carolina)
)
COUNTY OF Charleston)

ACKNOWLEDGMENT

On this 27th day of January 2020, before me personally appeared the within named Brian Sexton, President of 377 King Street Homeowners Association, Inc., who acknowledged to me that he/she executed the foregoing instrument; and who is personally known to me, or who proved to me on the basis of satisfactory evidence to be the persons who executed the foregoing instrument on behalf of 377 King Street Homeowners Association, Inc..

S Zuchowski _____ (SEAL)
Notary Public for State of South Carolina
Printed Name S. Zuchowski
My Commission Expires: February 23, 2028



ARCHITECT'S CERTIFICATE

The undersigned Architect, Kevan Hoertdoerfer, Registration No. 6485, authorized and licensed to practice in the State of South Carolina, hereby certifies pursuant to S.C. Code Section 27-31-110, that the floor plans of Unit 209 in the 377 King Street Horizontal Property Regime, included herein as Exhibit "A", fully and accurately, within reasonable construction tolerances, depict the layout, area, location and, through the use of the scale provided on the floor plans, the dimensions of the Unit shown thereon.

Witness my hand and seal this 16th day of January, 2020.

WITNESS:

[Signature]

[Signature]

Kevan Hoertdoerfer
Registration No. 6485

[Signature]

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

I, MELESSIA ELLISON, (Notary Public) do hereby certify that ^{KEVAN HOERTDOERFER} ~~[insert name of architect]~~ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 16th day of January, ²⁰²⁰ ~~2019~~.

[Signature]

Notary Public – State of South Carolina

PRINT NAME OF NOTARY: MELESSIA ELLISON

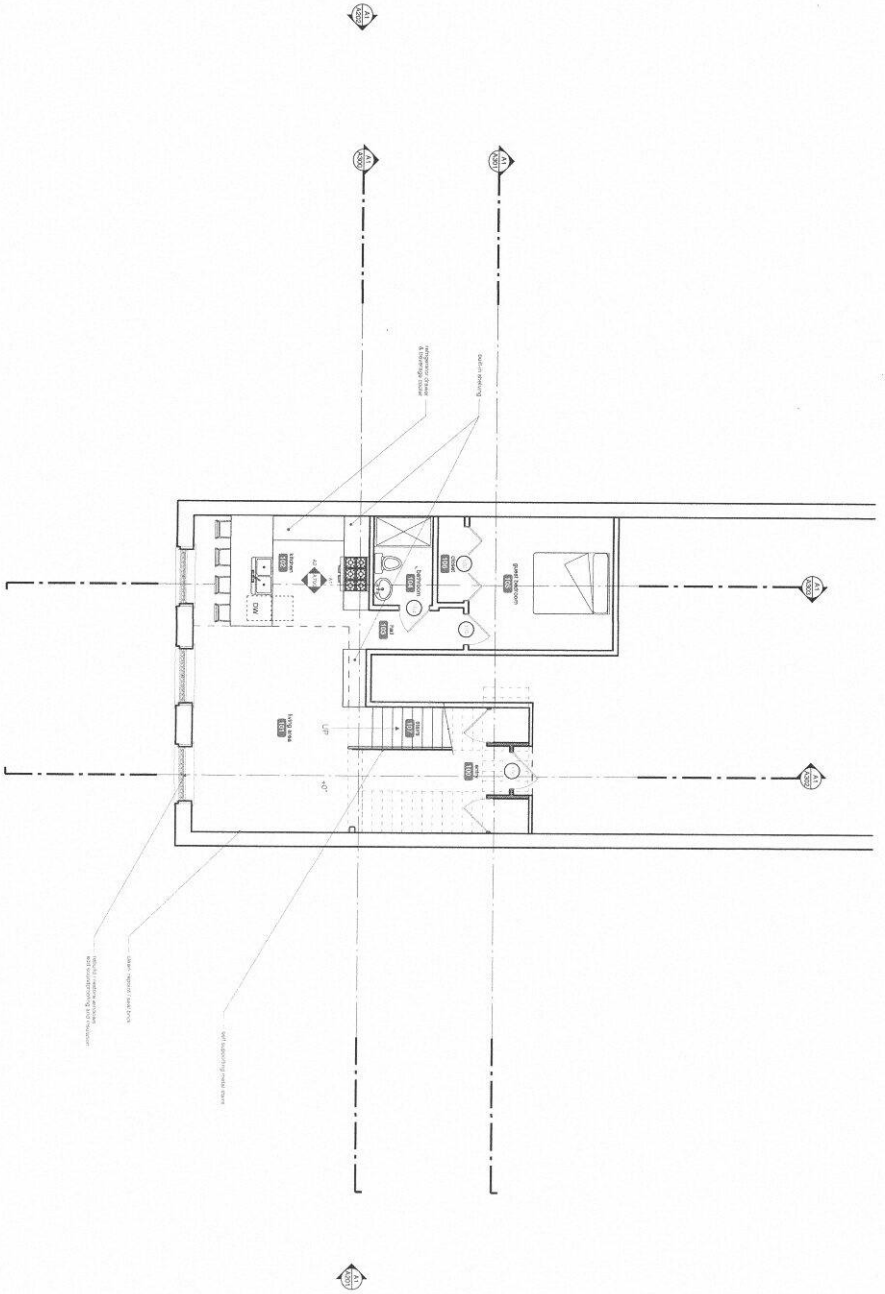
My Commission Expires: 02-26-2029



EXHIBIT "A"

FLOOR PLANS CONSISTING OF THREE (3) PAGES – SHEETS A101, A102 & A103

A1 FIRST FLOOR PLAN - PROPOSED



CONSTRUCTION DOCUMENTS

DATE: 12.4.2017
 DATE SUBMITTED: 1.29.2018
 PROJECT SET: 3.23.2018
 PROJECT SET - REVISION: 7.23.2018

LEGEND:

- Indicate room scope
- Indicate existing walls
- Indicate new walls
- Indicate new stairs
- Indicate new doors & windows
- Indicate wall type, see details on 1110
- Indicate door number, see schedule on 1110
- Indicate window number, see schedule on 1110

CONSTRUCTION DOCUMENTS



JAMES VAN DYKE
 328 King Street
 Charlotte, NC 28403
 Phone: 704.488.4400
 www.jamesvandykearchitects.com

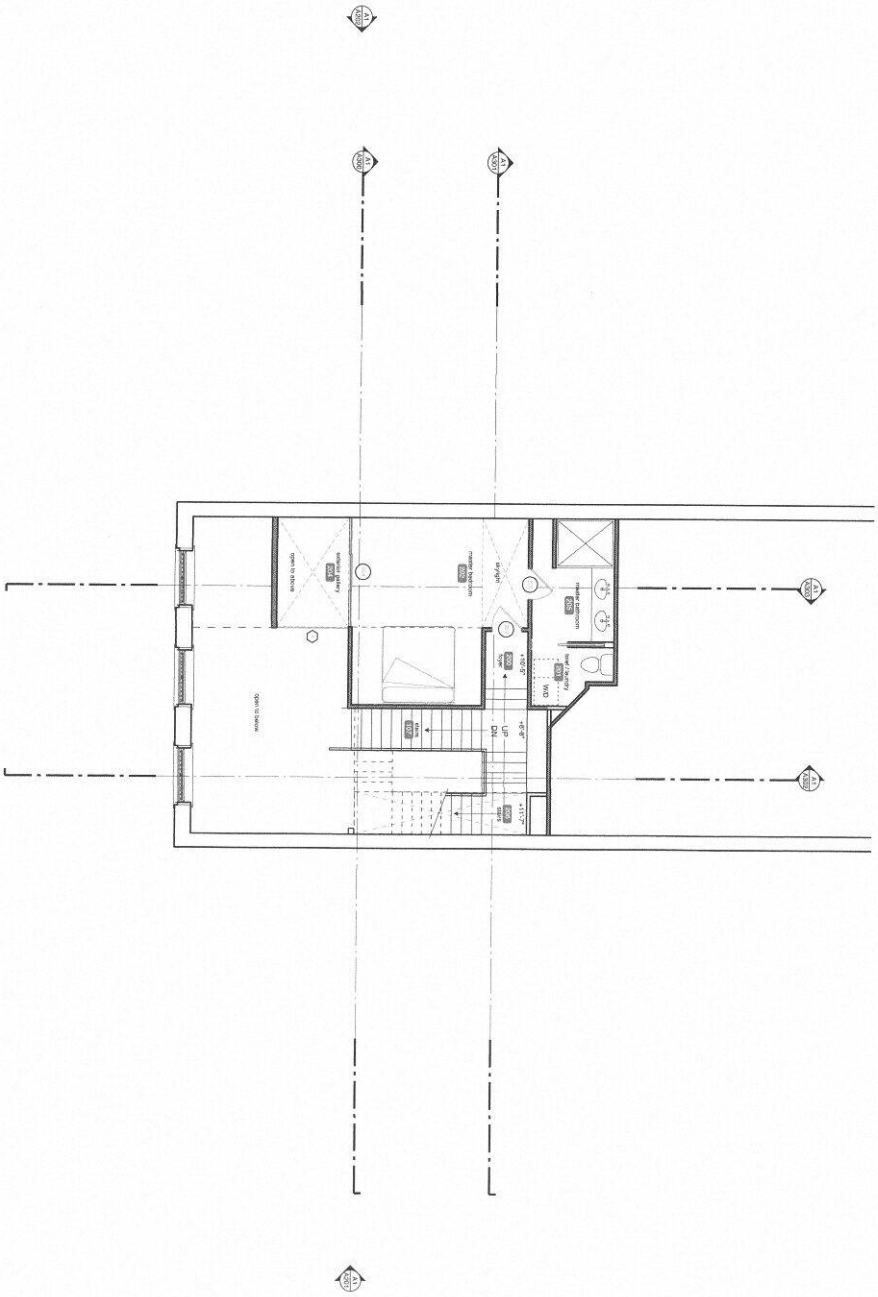
CHRISTOPHER J. BERTHOUD
 328 King Street
 Charlotte, NC 28403
 Phone: 704.488.4400
 www.jamesvandykearchitects.com

PROJECT:
 377 King Street
 CHARLESTON SOUTH CAROLINA

A101

FIRST FLOOR PLAN - PROPOSED

A1 MEZZANINE FLOOR PLAN - PROPOSED



CONSTRUCTION NOTES
 1. All dimensions in feet unless otherwise noted.
 2. See all sheets for details.

- Finished floor finish
- Finished ceiling finish
- Finished wall finish
- Finished window & door
- Mechanical symbol & schedule
- Schedule and type see schedule on A102
- Schedule and type see schedule on A102
- Schedule and type see schedule on A102

NO.	DESCRIPTION	DATE
1	Issue for Review	1-28-2018
2	Issue for Review	1-28-2018
3	Issue for Review	1-28-2018
4	Issue for Review	1-28-2018

SCALE
 CONSTRUCTION DOCUMENTS

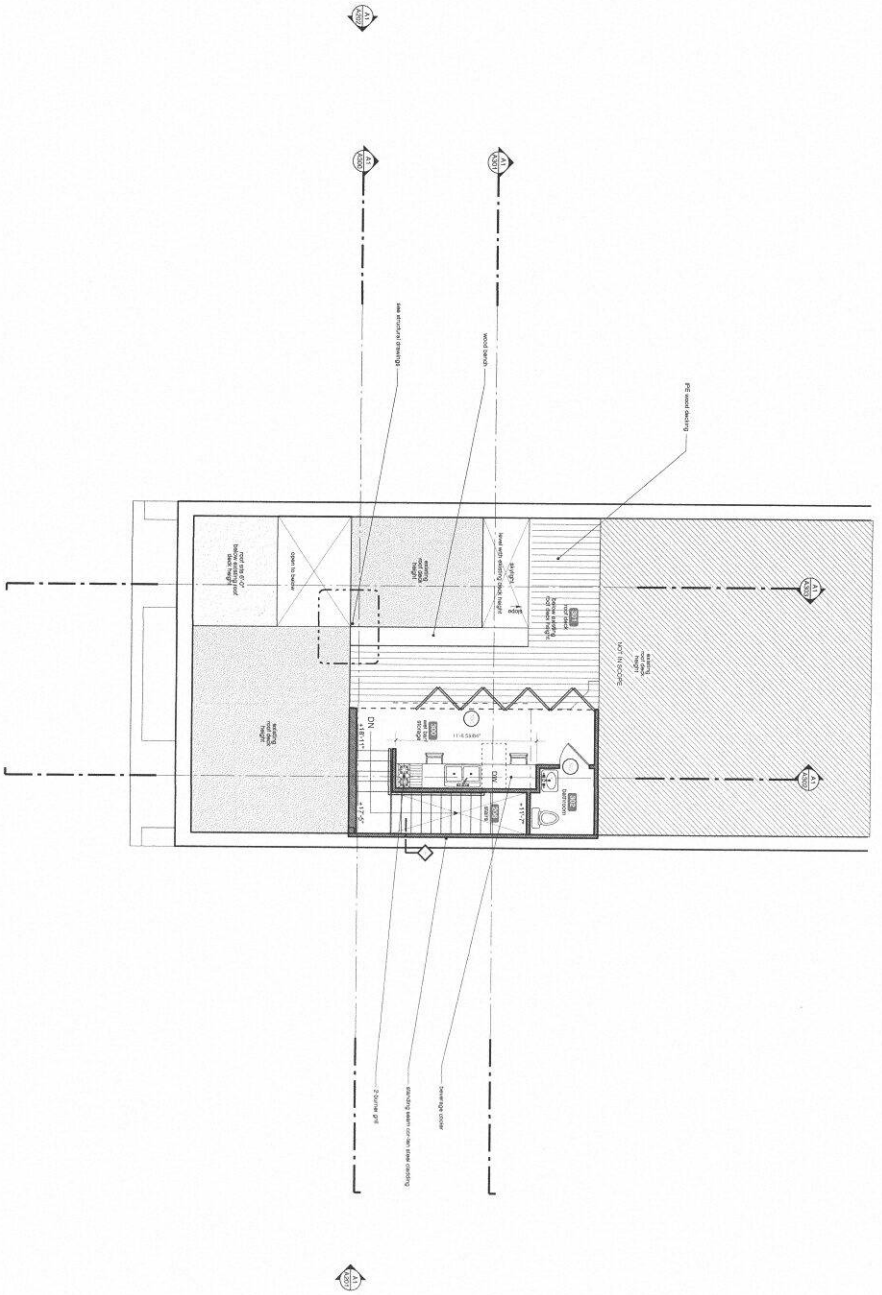


RYAN
 228 S. State Street
 Charlotte, NC 28203
 Charlotte, NC 28203
 www.saeedandpartners.com

architects
 377 King Street
 CHARLESTON, SOUTH CAROLINA

A102
 MEZZANINE FLOOR PLAN - PROPOSED

A1 ROOF PLAN - PROPOSED



PERMITTED NOTES
 A. All dimensions to face of studs or end framing unless otherwise noted.

MARK	DESCRIPTION	DATE
◇	ADD SHEATHING	12.2.2017
◇	PERFORM SFT	1.28.2018
◇	PERFORM SFT	2.23.2018
◇	PERFORM SFT - REVISION	7.23.2018

REVISIONS
 CONSTRUCTION DOCUMENTS



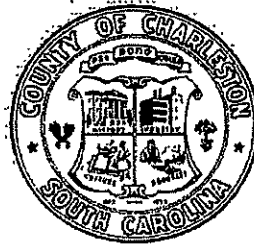
EVAN
 558 King Street
 Charlotte, NC 28202
 Phone: 704.333.4800
 www.evanarchitects.com

CHADLER
 558 King Street
 Charlotte, NC 28202
 Phone: 704.333.4800
 www.chadlerarchitects.com

PROJECT
377 King Street
 CHARLOTTE, NORTH CAROLINA

A103
 ROOF PLAN - PROPOSED

RECORDER'S PAGE



NOTE: This page **MUST** remain with the original document

Filed By:

BARR UNGER & MCINTOSH, L.L.C.
 P.O. BOX 1037
 CHARLESTON SC 29402 (BOX)

RECORDED		
Date:	February 26, 2020	
Time:	1:31:56 PM	
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0862	618	Amen/Mas/Deed
Michael Miller, Register Charleston County, SC		

MAKER:

377 KING STREET HPR AL

Note:

RECIPIENT:

NA

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AUDITOR STAMP HERE
 RECEIVED From ROD
 Feb 28, 2020
 Peter J. Tecklenburg
 Charleston County Auditor

PID VERIFIED BY ASSESSOR
 RJB
 REP _____
 DATE 03/02/2020
 HPR

Drawer
 Clerk



0862
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