

STATE OF SOUTH CAROLINA) FIRST AMENDMENT TO MASTER DEED
) OF 38 ASHLEY AVENUE HORIZONTAL
COUNTY OF CHARLESTON) PROPERTY REGIME

WHEREAS, ASHLEY AVENUE, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, hereinafter referred to as Declarant, established pursuant to the Horizontal Property Act of the State of South Carolina, a Horizontal Property Regime known as 38 ASHLEY AVENUE HORIZONTAL PROPERTY REGIME, on certain real property in Charleston County, South Carolina, by Master Deed of Ashley Avenue, LLC, a South Carolina Limited Liability Company, dated September 25, 2001, and recorded on September 25, 2001, in Deed Book B383, at Page 328, in the RMC Office for Charleston County, South Carolina, and

WHEREAS, Declarant is now desirous of amending the Master Deed to require any and all controversies and claims arising out of or relating to 38 Ashley Avenue Horizontal Property Regime or the units, land, and building which form a part of the Regime to be settled by **binding Arbitration** to be held in Charleston, South Carolina, and conducted in accordance with Title 15-48-10, et. seq., of the South Carolina Code of Laws of 1976, as amended, and the rules of the American Arbitration Association, and

NOW, THEREFORE, Pursuant to the powers reserved by the Declarant in the Master Deed of 38 Ashley Avenue Horizontal Property Regime; Ashley Avenue, LLC, a South Carolina limited liability company, hereby amends the Master Deed to require any and all controversies and claims arising out of or relating to 38 Ashley Avenue Horizontal Property Regime or the units, land, and buildings which form a part of the Regime to be settled by **binding Arbitration** to be held in Charleston, South Carolina, and conducted in accordance with Title 15-48-10, et. seq., of the South Carolina Code of Laws, as amended, and the rules of the American Arbitration Association. Judgment upon the award rendered by the arbitrators may be entered by any court having jurisdiction thereof with the prevailing party being entitled to reimbursement of their reasonable attorney's fees and costs.

Ashley Avenue, LLC, a South Carolina limited liability company hereby ratifies and confirms the said Master Deed and this Amendment thereto.

ALTMAN & ALTMAN, P.A.
P. O. BOX 339
CHARLESTON, SC 29402

BK R 383PG377

Recording Fee	<u>10.00</u>
State Fee	<u>- 0 -</u>
County Fee	<u>- 0 -</u>
Postage	<u> </u>
TOTAL	<u>10.00</u>

(e)

TMS VERIFIED
BAC LMG
DTD. 10-3-01

FILED
R383-375

2001 OCT -1 AM 9: 23
CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

RECEIVED FROM RMC
OCT 3 2001
PEGGY A MOSELEY
CHARLESTON COUNTY AUDITOR

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