

GREENVILLE CO. S. C.  
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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

) FIRST AMENDMENT TO  
) MASTER DEED OF  
) JOANN CONDOMINIUMS  
) HORIZONTAL PROPERTY REGIME

WHEREAS, on the fifteenth day of September, 1980, the said David C. Thomas and J. Calvin Summey executed and recorded the Master Deed for JoAnn Condominiums, said deed being recorded in Deed Book 1133, pages 250-296 with plats for said Condominiums being recorded in Plat Book 8-E pages 55-56 and Plat Book 8-F pages 8-9 RMC Office for Greenville County, S. C., and;

WHEREAS, Paragraph 13 of said Master Deed provides that said Master Deed may be amended, and;

WHEREAS, it appears that certain amendments to said Master Deed are required,

NOW THEREFORE KNOW ALL BY THESE PRESENTS, the following amendments to said Master Deed of JoAnn Condominiums executed by all owners of all twelve units of JoAnn Condominiums.

I.

The name of the Condominiums is JoAnn Condominiums.

II.

The plats referred to in Plat Book 8-E pages 55-56 and 8-F pages 8-9 are attached hereto and incorporated by reference. In addition, a new plat is enclosed showing the common areas of said project and boundary lines of each unit.

III.

Paragraph XVIII of the Master Deed is amended as follows:

Repair, construction, reconstruction, altering or rebuilding of all or a portion of the property in the condominium following damage or destruction thereof by casualty, or voluntary reconstruction, repair or rebuilding of any portion of the condominiums or any portion of any unit shall be governed by the following provisions:

18.1 Determination by association. If all or part of the property in the condominium is damaged or destroyed by casualty, the association shall determine whether or not to repair, reconstruct or rebuild. Such determination shall be made as follows: (a) Common areas, limited common areas and facilities. If the damage is confined to the common areas, limited common areas and facilities, the damaged areas shall be repaired, reconstructed or rebuilt unless otherwise unanimously agreed upon by the co-owners. (b) All painting, decorating, maintenance, repairs and replacements to the common elements, shall be made by the association and be charged to all unit owners as a common expense, except as otherwise provided herein and to the extent that same are necessitated by the negligence, misuse or neglect of a unit owner in which case such expense shall be charged to such unit owner.

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