

**SECOND AMENDMENT TO DECLARATION (MASTER DEED) OF
POINSETT CORNERS HORIZONTAL PROPERTY REGIME**

Deed Book 2124 Page 907

THIS SECOND AMENDMENT TO DECLARATION (MASTER DEED) OF POINSETT CORNERS HORIZONTAL PROPERTY REGIME (the "Second Amendment") is made effective this 10th day of December, 2007, is made pursuant to an Order in Arbitration filed in the Office of the Clerk of Court for Greenville County, South Carolina in Judgment Roll _____ and also recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book _____, Page _____, by Poinsett Corners Condominium Owners Association, Inc, with the consent of Poinsett Corners, LLC. This Second Amendment amends the Declaration (Master Deed) of Poinsett Corners Horizontal Property Regime dated December 30, 2004 and recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book 2124 at Page 907, as amended by the First Amendment to Declaration (Master Deed) of Poinsett Corners Horizontal Property Regime dated April 5, 2005 and recorded in the Office of the Register of Deeds for Greenville County in Deed Book 2138 at Page 532 (collectively, the "Master Deed"), as set forth hereinafter. All capitalized terms used in this Amendment that are defined in the Master Deed shall have the same meanings herein as are defined and ascribed in the Master Deed.

1. Section 8.1 of the Master Deed is hereby amended to add thereto the following additional proviso at the end of the first sentence thereof. "and provided, further, that the first floor only of Units 402-R, 404-R, 406-R, 408-R, 410-R, and 412-R (collectively, the "Live-Work Units"), may be used by the Owner or Owners of such Unit for the following purposes (but subject to all restrictions contained in Section 8 2 of the Master Deed), so long as the Owner or Owners occupy the remainder of such Live-Work Unit as their primary personal residence:

- A. Home Office

- B. Home Occupation
 - 1) Accountant
 - 2) Attorney
 - 3) Bookkeeper
 - 4) Dressmaker/Seamstress/Tailor*
 - 5) Insurance Agent
 - 6) Manufacturer's Representative
 - 7) Notary Public
 - 8) Photographer/Artist
 - 9) Professional consultant
 - 10) Secretarial Service
 - 11) Tax Consultant
 - 12) Tutor
 - 13) Realtor
 - 14) Beautician/Stylist/Hair Salon*



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AMEN/MDEED
4 PGS

Book: DE 2303

Page: 1027-1030

December 06, 2007 10:35:00 AM

Rec: \$10.00

Cnty Tax: \$0.00

State Tax: \$0.00

FILED IN GREENVILLE COUNTY, SC

C Commercial

- 1) Art/Gift Boutique*
- 2) Apparel Boutique*
- 3) Retail Beverage/Coffee and Tea Shop* - no alcohol, no food preparation

* Days and hours of operation are subject to the reasonable prior written approval of the Board.

2. Section 8.8 of the Master Deed is hereby amended to provide that

a. The Owner of a Live-Work Unit shall have the right to lease the first floor only of such Unit in accordance with Section 8.7 of the Master Deed so long as such Owner shall occupy the remainder of such Live-Work Unit as the Owner's primary personal residence, in which case the Owner of such Live-Work Unit also shall be required to obtain a Leasing Permit from the Board with respect to the first floor only of the Live-Work Unit. Such Leasing Permit shall be granted or denied based on the criteria set forth in the Master Deed, as amended, and shall be considered the lease of a Residential Unit for purposes of calculating the maximum number of available Leasing Permits.

b. The Owner of a Live-Work Unit shall have the right to lease the entire Live-Work Unit as a whole, subject to compliance with all provisions of Section 8.8, in which case the first floor of the Live-Work Unit may be used by the tenant for residential (including, as appropriate, home office) purposes only in accordance with Section 8.1, but not for any purposes identified in Subsections B or C of Section 1 of this Second Amendment.

3. Section 8.15 of the Master Deed is hereby amended to provide that the provisions of Section 8.15(b) of the Master Deed shall apply to signage displayed on the first floor of a Live-Work Unit that is used in compliance with Section 1 of this Second Amendment

Except as expressly modified hereinabove, all other terms and provisions of the Master Deed remain unchanged and in full force and effect.

IN WITNESS WHEREOF, this Second Amendment is made effective as of the day and year first above written, pursuant to Order in Arbitration filed in the Office of the Clerk of Court for Greenville County, South Carolina in Judgment Roll _____ and also recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Deed _____

Poinsett Corners, LLC
a South Carolina limited liability company

Witnesses:

Miss A. K. Schler
W. Lindsey Smith

By: Windsor/Aughtry Company, Inc.

By: *Russell H. Smart*
Russell H. Smart
Its: Vice-President

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

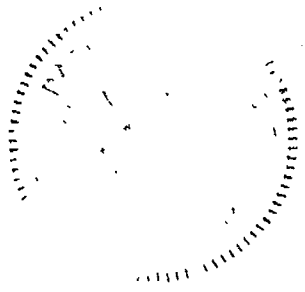
PROBATE

Personally appeared before me the undersigned witness, who says on oath that (s)he saw Russell H. Smart sign, seal and, as his act and deed, deliver the within written instrument on behalf of Poinsett Corners, LLC, and (s)he with the other witness, witnessed the execution thereof.

W. Lindsey Smith

Sworn to before me this
2nd day of October, 2007.

Fatma P. Wilhoit
Notary Public for the State of South Carolina
My Commission Expires: 1-30-13



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December 06, 2007 10:35:00 AM

Timothy J. Manning