

AMENDMENT TO MASTER DEED

OF

**CLEMSON CENTRE
HORIZONTAL PROPERTY REGIME
Clemson, South Carolina**

Prepared by:

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(864)654-3680

THE PARTIES AGREE THAT THE PROVISIONS OF THE SOUTH CAROLINA UNIFORM ARBITRATION ACT, SECTION 15-48-10, Et Seq. OF THE CODE OF LAWS OF SOUTH CAROLINA FOR 1976 (AS AMENDED) SHALL BE APPLICABLE TO THIS AGREEMENT, EXCEPT THAT WHERE THE TERMS OF THIS AGREEMENT CONFLICT WITH THE UNIFORM ARBITRATION ACT, THEN THE TERMS OF THIS AGREEMENT SHALL PREVAIL.

WHEREAS, Clemson Downtown Properties, LLC as Developer, has previously recorded a Master Deed for Clemson Centre Horizontal Property Regime, recorded June 17, 2005, in Deed Book 913, Page 130, records of Pickens County, South Carolina; and,

WHEREAS, Article 13.2(b) of the Master Deed provides that the Master Deed may be amended at any time from time to time at a meeting of the Association called in accordance with the Bylaws and this Master Deed upon the vote of the Owners representing at least sixty-seven (67%) percent of the total number of units; provided however, that if the Association shall vote to amend the Bylaws in any respect, such amendment shall be set forth in an amendment to the Master Deed and shall be valid only when approved by a vote of the Owners presenting at least sixty-seven (67%) percent of the total number of Units.

WHEREAS, at a specially called meeting of the Association, called in accordance with the By-Laws and the Master Deed, a vote was held and Owners representing sixty-seven (67%) percent or more of the total number of Units voted in favor of amending the Master Deed so as to allow the correction of the total square footage for Unit 16 and Unit 17 which were incorrectly stated in the Master Deed.

WHEREAS, the certification attached hereto as Exhibit 1 executed by the Board of Directors of Clemson Centre Owner's Association, Inc. evidences the special called meeting of the Association held on June 5, 2017 and the affirmative vote required to amend the Master Deed.

NOW, THEREFORE, the Association does hereby make, declare and publish its intention to amend the Master Deed in Article III, Property Rights and on Exhibit F to accurately reflect that the total square footage in Unit 16 is 1,315 square feet and the total square footage in Unit 17 is 1,613 square feet. Clemson Centre Owners Association does hereby amend the Master Deed.

IN WITNESS WHEREOF, the Association has caused this Amendment to Master Deed to be executed this 5th day of June, 2017.

Clemson Centre Owners Association, Inc.

By: _____

Tom Winkopp

President

Darlene Monissette

Ginny Lennell

STATE OF SOUTH CAROLINA)

)

PROBATE

COUNTY OF PICKENS)

Personally appeared before me the undersigned witness and made oath that (s)he saw the within-named Tom Winkopp as President of Clemson Downtown Properties Owners Association, sign, seal and as his act and deed, deliver the within written instrument for the uses and purposes therein mentioned, and that (s)he with the other witness witnessed the execution thereof.

Darlene Monissette

Sworn to before me this 5th

day of June, 2017.

Ginny Lennell (L.S.)

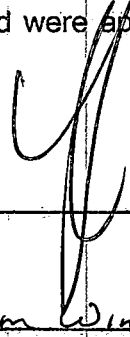
Notary Public for South Carolina

My Commission Expires: May 23, 2022

EXHIBIT 1
Certification

The undersigned Directors of Clemson Centre Owner's Association, Inc. do hereby certify that at a Special Meeting of the Association held on June 5, 2017, the amendments contained in this Amendment to the Master Deed were approved by 67% of the members of the Association.

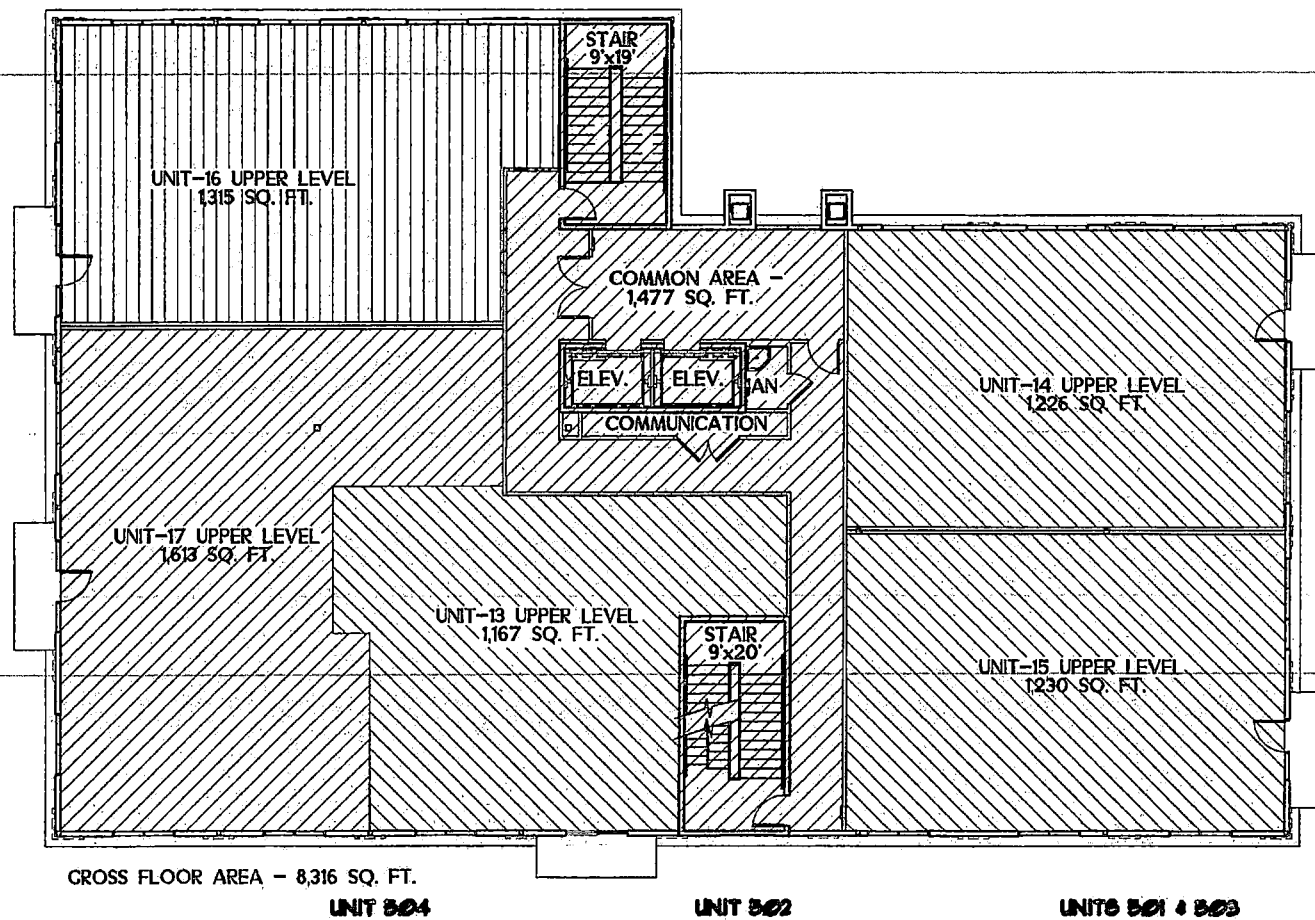
June 5, 2017



Tom Winkopp

EXHIBIT A

Penthouse Level Floor Plan



1
A5.1

PENTHOUSE LEVEL FLOOR PLAN
SCALE: N.T.S.

BLDG. NORTH
5-13-2011