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John Law

**PROPOSED AMENDMENT TO THE MASTER DEED OF COLONNADE CLUB
HORIZONTAL PROPERTY REGIME**

Beaufort County, South Carolina



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STATE OF SOUTH CAROLINA

)
) FOURTH AMENDMENT TO THE MASTER
) DEED OF COLONNADE CLUB
) HORIZONTAL PROPERTY REGIME

COUNTY OF BEAUFORT

)
)

THIS FOURTH AMENDMENT TO THE MASTER DEED OF COLONNADE CLUB HORIZONTAL PROPERTY REGIME is made and entered into this 31 day of May, 2022 by The Colonnade Club Homeowners Association, Inc., a South Carolina non-profit corporation ("Association").

WITNESSETH

WHEREAS, on our about May 13, 1986, Rapalm Investment Company made its Master Deed of Colonnade Club Horizontal Property Regime which it recorded in the Office of the Register of Deeds for Beaufort County, South Carolina on May 20, 1986 in Book 449 at page 38, and re-recorded on June 20, 1986 in Book 452 at page 5 ("Master Deed"); and

WHEREAS, a First Amendment to the Master Deed of Colonnade Club Horizontal Property Regime was recorded in the Office of the Register of Deeds for Beaufort County, South Carolina on June 20, 1986 in Book 452 at page 116; a Second Amendment to the Master Deed of Colonnade Club Horizontal Property Regime was recorded in the Office of the Register of Deeds for Beaufort County, South Carolina on October 30, 1986 in Book 462 at page 823; and a Third Amendment to the Master Deed of Colonnade Club Horizontal Property Regime was recorded in the Office of the Register of Deeds for Beaufort County, South Carolina on February 8, 2018 in Book 3643 at page 450.

WHEREAS, five Expansion Amendments to the Master Deed have been recorded in the Office of the Register of Deeds for Beaufort County, South Carolina on August 6, 1986 in Book 455 at page 1949, re-recorded on October 10, 1986 in Book 460 at page 2158; on December 18, 1986 in Book 466 at page 646; on April 14, 1987 in Book 474 at page 1580; on June 9, 1987 in Book 478 at page 1560, re-recorded on September 23, 1987 in Book 486 at page 1093; and on August 17, 1988 in Book 508 at page 879.

WHEREAS, pursuant to the Master Deed and By-Laws notice of the proposed amendments was provided to the members of the Association in the Notice of the Meeting of the Association held on May 21, 2022 and

WHEREAS, pursuant to a vote of more than 67% of the Total Percentage Interest, as defined in the Master Deed, of votes cast in person or by proxy at a duly called meeting, the Association approved, ratified and made the amendments to the Master Deed and bylaws as set forth below; and

NOW, THEREFORE, the Association declares that the Master Deed is amended as hereinafter set forth.

1. The above "Whereas" clauses are hereby incorporated herein and made a part hereof

2. We, the undersigned, as President and Secretary of the Association, do hereby certify that a duly convened meeting of the Members of the Association held on May 21, 2022, for which notice was provided to the Members on April 4, 2022, the amendment set forth below were adopted by an affirmative vote of the Members with the votes in favor in the percentages set forth below.

3. With respect to the proposed amendment to Article III, sixty-seven (67%) percent of the Total Percentage Interest, as defined in the Master Deed, cast in person or by proxy at a duly constituted meeting of the Association was necessary to adopt the amendment, and of the total votes cast, 69.64% percent of the Total Percentage Interest were in favor. Accordingly, the amendment set forth takes effect:

ARTICLE III, Section 3.6. Transfer Fee on Unit Conveyances. All conveyances of Units by the Developer or any Owner shall be subject to a transfer fee of One half of One percent ($\frac{1}{2}$ of 1%) of the sales price to be paid by the Purchaser. The transfer fee shall be paid to The Colonnade Club Homeowners Association, Inc., a South Carolina non-profit corporation. This fee collected will go into the Reserve Account for future projects.

Witness our hands and seals the date first above written.

COLONADE CLUB HOMEOWNERS
ASSOCIATION, INC.

Witness:
Ernesta Fierro
Heidi Rj

By: *Herbert Waldin*
HERBERT WALDIN, President

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGEMENT
under S.C. Code § 30-5-30(C)

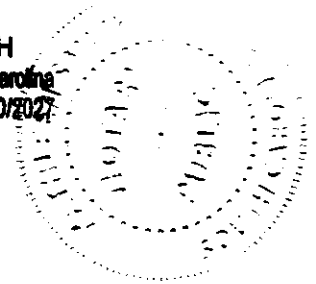
I the undersigned notary public, do hereby certify that the within named officer of Colonnade Club Homeowners Association, Inc. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 31 day of May, 2022.

Kathleen Smith

Notary Public,
Beaufort County, South Carolina
My Commission Expires: 10/20/2027
Acting in Beaufort County, South Carolina

KATHLEEN SMITH
Notary Public, State of South Carolina
My Commission Expires 10/20/2027



Drafted by and when recorded, return to:

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