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STATE OF SOUTH CAROLINA )  
 ) AMENDMENT TO BY-LAWS  
COUNTY OF BEAUFORT )

WHEREAS, on or about November 13, 1992, Seascape Villas Horizontal Property Regime, filed with the Register of Mesne Conveyances for Beaufort County, South Carolina, in Book 611 at Page 2924, its unified By-Laws of Seascape Villas Horizontal Property Regime; and

WHEREAS, pursuant to Article VII of the By-Laws the By-Laws may be amended by the Council in a duly constituted meeting held for such purpose, and no amendment shall take effect unless approved by co-owners representing at least two-thirds (2/3) of the total value of the Property as shown in the Master Deed; and

WHEREAS, Seascape Villas Horizontal Property Regime now wishes to amend certain provisions of said By-Laws; and

WHEREAS, at a duly called meeting held for such purpose on February 19, 1994, a ballot was taken and the proposed By-Laws Amendments were passed by a sufficient majority.

AMENDMENT TO BY-LAWS

NOW, THEREFORE, the By-Laws are hereby amended as follows:

ARTICLE III, ADMINISTRATION, Section 3., Annual Meetings, is hereby amended as follows:

Section 3. Annual Meetings. The annual meetings of the Council shall be held at the call of the Regime President once a year in the month of February. At such meetings there shall be elected by ballot of the co-owners a Board of Administration in accordance with the requirements of Section 5. of Article IV of these By-Laws. The co-owners may also transact such other business of the Council as may properly come before them.

ARTICLE III, ADMINISTRATION, Section 5., Notice of Meetings, is hereby amended as follows:

Section 5. Notice of Meetings. It shall be the duty of the Secretary to mail a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, to each co-owner of record, not less than thirty (30) days prior to such meeting. The mailing of the notice in the manner provided in this Section shall be considered notice served.

ARTICLE VI, OBLIGATIONS OF THE CO-OWNERS, Section 3., Effect of Non-Payment of Assessment; the Personal obligation of the Owner; the Lien; Remedies of Association, is hereby amended as follows:

Section 3. Effect of Non-Payment of Assessment; the Personal Obligation of the Owner; the Lien; Remedies of Association. If the assessments are not paid on the date when due, then such assessment shall become delinquent and shall be assessed such fees and penalties as the Board shall deem just and proper, and thereupon become a charge and continuing lien on the land and all improvements therein, including the dwelling unit of the owner against which each such assessment is made, in the hands of the then owner, his heirs, devisees, personal representatives and assigns. The personal obligation of the owner at the time of the assessment to pay such assessment, however, shall remain his personal obligation for the statutory period and shall not pass as a personal obligation to his successors in title unless expressly assumed by them.

ARTICLE VI, OBLIGATIONS OF THE CO-OWNERS, Section 9., Rules of Conduct, Subparagraph b.(6), is hereby amended as follows:

Section 9. Rules of Conduct b.(6). Renters, both long and short term, and owners' guests may not maintain pets on the property. Owners must keep any and all dogs on a leash, or any other pets under control so that they do not cause distress to other residents.

ARTICLE VI, OBLIGATIONS OF THE CO-OWNERS, Section 9., Rules of Conduct, shall be amended by adding an additional subparagraph d. as follows:

Section 9. Rules of Conduct.

d. These Rules of Conduct may be changed at any time at the discretion of the Board of Directors.

ARTICLE VI, OBLIGATION OF THE CO-OWNERS, shall be amended by adding an additional Section 10., as follows:

Section 10. Sale and Use of Apartments. The use or establishment of a time-sharing ownership or lease plan is prohibited within the Seascape Villas Horizontal Property Regime. Time-sharing ownership in this amendment is defined by Definition 9 and 10 in §27-32-10 of the Code of Laws of South Carolina (1976), as amended.

IN WITNESS WHEREOF, Seascape Villas Horizontal Property

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Regimes has caused these presents to be executed the 10<sup>th</sup> day of March, 1994.

Signed, sealed and delivered  
in the presence of:

SEASCAPE VILLAS HORIZONTAL  
PROPERTY REGIME:

Jim C Lenn  
Witness  
Gaulb W. Renaker  
Notary Public

BY: Dorothy A. Feind  
Its President  
ATTEST: B. H. L.  
Its Secretary

STATE OF SOUTH CAROLINA )  
COUNTY OF BEAUFORT )

PROBATE

PERSONALLY APPEARED before me, the undersigned witness,  
on oath, says that s/he saw the within named Seascape Villas  
Horizontal Property Regime, by and through its President and  
Secretary, sign the within Amendment to By-Laws and that s/he with  
the undersigned notary public, witnessed the execution thereof.

Jim C Lenn  
Witness

SWORN TO before me this  
10<sup>th</sup> day of March, 1994.

Gaulb W. Renaker  
Notary Public  
My Commission Expires: 01-16-2001

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FILED  
MICHAEL G. BRYANT, ACTING  
R.M.C. /*MLL*  
BEAUFORT COUNTY, S.C.  
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BK 690 PG 736  
FOLDER #

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