

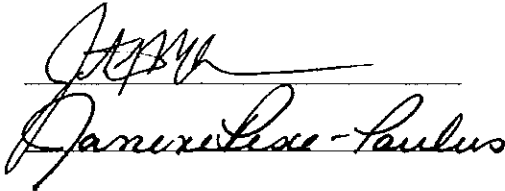
in case of hurricane, fire, earthquake, and other hazards. The assessments shall be made pro rata according to the value of the Dwelling Unit owned, and as stipulated in the Master Deed.

(b) Escrow Account. The transfer of ownership of an individual villa within the Regime carries with it the proportionate equity of that villa ownership in the Regime Escrow Account. Each villa owner will be assessed for the Regime Escrow Account in accordance with a set schedule in order to provide for a contingency fund for maintenance and repair of the Regime Property.

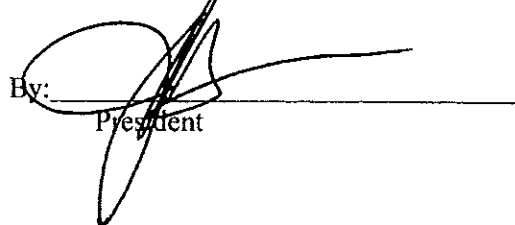
(c) Enforcement. Failure to pay any assessments authorized in this Article shall create a lien against the Dwelling Unit against which they are levied until paid unless otherwise specifically precluded herein. The lien shall also secure payment of costs of the Regime, as set forth by the Board, including any fees, fines, interest at the maximum rate then allowed by law, charges, reasonable attorneys fees, filing fees and court costs, and administrative costs. Such lien shall be superior to all other liens, except (i) liens of all taxes, bonds, assessments and other levies which by law would be superior, and (ii) a lien or charge of a first mortgage of record made in good faith and for value. The Regime may enforce such lien, when any assessment or other charges are delinquent, by suit, judgment and foreclosure. The lien shall be in addition to the right of the Regime to pursue a claim against the co-owner personally.

IN WITNESS WHEREOF, the Regime has caused this Amendment to be executed by its duly authorized officers on this 9th day of May, 2013.

WITNESSES:



SOUTH BEACH VILLAGE LAGOON
HORIZONTAL PROPERTY REGIME LI:

By: 

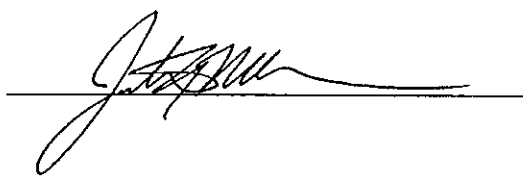
President

Attest: _____
Secretary

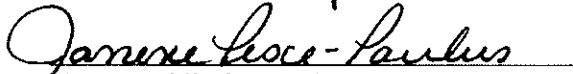
STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PROBATE

PERSONALLY appeared before me Jonathan A. Mullen,
and made oath that he/she saw the within named Jeffrey Marks,
President of South Beach Village Lagoon Horizontal Property Regime LI, sign, seal, and as his
act and deed, deliver the within written instrument, and that she/he with
Janene Pesce-Paulus witnessed the execution thereof.



SWORN to before me this
9th day of May, 2013.


Notary Public for South Carolina
My Commission Expires: 2-13-2016

STATE OF VIRGINIA)
)
COUNTY OF FAIRFAX)

PROBATE

PERSONALLY appeared before me _____,
and made oath that he/she saw the within named _____,
Secretary of South Beach Village Lagoon Horizontal Property Regime LI, sign, seal, and as his
act and deed, deliver the within written instrument, and that she/he with
_____ witnessed the execution thereof.

SWORN to before me this
_____ day of _____, 2013.

Notary Public for Virginia
My Commission Expires: _____

in case of hurricane, fire, earthquake, and other hazards. The assessments shall be made pro rata according to the value of the Dwelling Unit owned, and as stipulated in the Master Deed.

(b) Escrow Account. The transfer of ownership of an individual villa within the Regime carries with it the proportionate equity of that villa ownership in the Regime Escrow Account. Each villa owner will be assessed for the Regime Escrow Account in accordance with a set schedule in order to provide for a contingency fund for maintenance and repair of the Regime Property.

(c) Enforcement. Failure to pay any assessments authorized in this Article shall create a lien against the Dwelling Unit against which they are levied until paid unless otherwise specifically precluded herein. The lien shall also secure payment of costs of the Regime, as set forth by the Board, including any fees, fines, interest at the maximum rate then allowed by law, charges, reasonable attorneys fees, filing fees and court costs, and administrative costs. Such lien shall be superior to all other liens, except (i) liens of all taxes, bonds, assessments and other levies which by law would be superior, and (ii) a lien or charge of a first mortgage of record made in good faith and for value. The Regime may enforce such lien, when any assessment or other charges are delinquent, by suit, judgment and foreclosure. The lien shall be in addition to the right of the Regime to pursue a claim against the co-owner personally.

IN WITNESS WHEREOF, the Regime has caused this Amendment to be executed by its duly authorized officers on this 14th day of May, 2013.

WITNESSES:

SOUTH BEACH VILLAGE LAGOON
HORIZONTAL PROPERTY REGIME LI:

By: _____
President

(1) Vivian Cho
(2) Joseph Lee

Attest: David Murphy
Secretary

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PROBATE

PERSONALLY appeared before me _____,
and made oath that he/she saw the within named _____,
President of South Beach Village Lagoon Horizontal Property Regime LI, sign, seal, and as his
act and deed, deliver the within written instrument, and that she/he with
_____ witnessed the execution thereof.

SWORN to before me this
_____ day of _____, 2013.

Notary Public for South Carolina
My Commission Expires: _____

STATE OF VIRGINIA)
)
COUNTY OF FAIRFAX)

PROBATE

PERSONALLY appeared before me (3) Virith Kho,
and made oath that he/she saw the within named (4) Ronald Metzberg
Secretary of South Beach Village Lagoon Horizontal Property Regime LI, sign, seal, and as his
act and deed, deliver the within written instrument, and that she/he with
(5) Peggina Crews witnessed the execution thereof.

(6) Virith Kho

SWORN to before me this
14th day of May, 2013.

(7) [Signature]
Notary Public for Virginia
My Commission Expires: 2/29/2016