EASE RETURN TO:
Pelzer Law Firm, LLC
266 Meeting Street
Charleston, SC 29401

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CHARLESTON COUNTY, SC

Book 1157 Page 374

STATE OF SOUTH CAROLINA	)	**FIRST AMENDMENT TO MASTER**
	)	**DEED FOR BAY POINTE VILLAS**
	)	**HORIZONTAL PROPERTY REGIME**
COUNTY OF CHARLESTON	)	*Book A135, Page 640*

THIS FIRST AMENDMENT TO THE MASTER DEED FOR BAY POINTE VILLAS HORIZONTAL PROPERTY REGIME (hereafter the "Amendment") is made this 16th day of December, 2022, by the Bay Pointe Villas Council of Co-Owners, Inc. (hereafter the "Association") as follows:

WITNESSETH

WHEREAS, the Association is a South Carolina non-profit corporation whose members consist of all persons, corporations, limited liability companies, partnerships, or other legal entities that own Apartments in the Regime that are subject to the Master Deed for Bay Pointe Villas Horizontal Property Regime dated January 21, 1983 and recorded in the Office of the RMC for Charleston County in Book A135, at Page 640 on February 14, 1984 (hereafter the "Master Deed"); and

WHEREAS, the Association is charged with the administration of the affairs of the Bay Pointe Villas Horizontal Property Regime (hereafter the "Regime"); and

WHEREAS, pursuant to Article X, Section 10.1 of the Master Deed, the Association may amend the Master Deed upon an affirmative vote of at least sixty-seven percent of the votes entitled to be cast; and

WHEREAS, on July 30, 2022, the Annual Meeting was held as set forth in Article IV, Section 4.2 of the Bylaws for Bay Pointe Villas Council of Co-Owners, Inc. (hereafter the "Bylaws"), attached as Exhibit A to the Master Deed, and at which Annual Meeting at least sixty-seven percent of the votes entitled to be cast voted to amend the Master Deed as set forth below.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, pursuant to Article X, Section 10.1 of the Master Deed, the Association hereby amends the Master Deed after the affirmative vote of at least sixty-seven percent of the votes entitled to be cast as follows:

1. Incorporation of Recitals; Definitions: The foregoing recitals are true and correct and are hereby incorporated as if set forth verbatim herein. All capitalized terms used herein but not defined herein shall have the definitions set forth in the Master Deed.

2. Article IV, Section 4.2 of the Bylaws is hereby deleted in its entirety and replaced with the following:

   4.2 Date and Time. The members shall meet at least once a year. This annual meeting shall be held on a day and time to be designated in the notice of the meeting in April of each year.

3. Except as specifically amended and modified by this Amendment, the Master Deed shall continue in full force and effect in accordance with its terms.

BAY POINTE VILLAS COUNCIL OF CO-OWNERS, INC.

WITNESS

By: Dory Munder
Its: President

WITNESS

STATE OF SOUTH CAROLINA)
) **ACKNOWLEDGMENT**
COUNTY OF CHARLESTON)

THE foregoing instrument was acknowledged before me on this 16th day of December, 2022 by Bay Pointe Villas Council of Co-Owners, Inc. by Dory Munder, Its President.

South Carolina Notary Public
My Commission Expires: 2/26/28

LORA B. MCINTOSH
Notary Public
South Carolina
My Comm. Expires February 26, 2028

Charleston County ROD

101 Meeting Street, Suite 200 <> Charleston, SC 29401
PO Box 726 <> Charleston, SC 29402
V: 843.958.4800 <> F: 843.958.4803
www.charlestoncounty.org

Karen Hollings
Register of Deeds

RECORDER'S RECEIPT

Received From:

NAME	PELZER LAW FIRM
ADRS	266 MEETING ST
ADR2	
C/S/Z	CHARLESTON SC 29401 (BOX)

DATE:	06-Jan-23
INVOICE #:	X000563133
DRAWER:	Drawer 2
CLERK:	SLW
TIME:	03:04:29 PM

Qty	Description	# Total Pgs	# Refs	Pstg	Value in OOO	Unit Price	Extra Ref Cost	County Fee	State Fee	Item Total
1	Amen/Mas/Deed					25.00		$ -	$ -	$ 25.00
								$ -	$ -	$ -
								$ -	$ -	$ -
								$ -	$ -	$ -
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								$ -	$ -	$ -
									TOTAL	$ 25.00

PAID:

Check #	Amount
2511	$ 25.00
Check Total	$ 25.00
Cash Total	

Total Paid: $ 25.00

Balance: $ -

***Please note:**
The ROD Office retains any recording fee overages of $5 or less.

It is our pleasure to serve you!