

STATE OF SOUTH CAROLINA ) AMENDMENT TO MASTER DEED FOR  
 ) MARINER'S CAY RACQUET AND YACHT  
 COUNTY OF CHARLESTON ) CLUB, A SOUTH CAROLINA HORIZONTAL  
 PROPERTY REGIME (An Expandable Regime)

WHEREAS, the Master Deed for Mariner's Cay Racquet and Yacht Club, A South Carolina Horizontal Property Regime is dated April 26, 1982, and is recorded in the Charleston County RMC Office in Book J-128, page 300; and

WHEREAS, the Master Deed has been amended by instruments recorded in Book H-131, Page 292; Book N-132, Page 35; Book D-133, Page 59; Book O-135, Page 328, and Book Z-193, Page 848 (collectively the "Master Deed"); and

WHEREAS, in accordance with Article XI of the Master Deed, notice of a proposed Amendment to the Master Deed was provided to the Co-owners and at the meeting of the Mariner's Cay Racquet and Yacht Club Homeowners' Association, Inc. (the "Association") duly called and held January 24, 1998 the Co-Owners adopted the proposed Amendment in accordance with the provisions for amendment contained in the Master Deed; and

NOW, THEREFORE, the Board of Directors of the Association do hereby certify that the Mariner's Cay Master Deed has been amended as follows:

1. The last sentence of Article VII, Section 1 entitled Architectural Control shall be amended so that after amendment it shall read as follows:

"Failure by the Board, or its appointed designated committee, to approve or disapprove such plans and specifications within 60 days after their being submitted to it shall constitute approval".

2. Article VIII, Section 2 entitled Responsibility of Owner shall be amended so that after amendment it shall read as follows:

"In the event that the Board of Directors should determine that the need for maintenance or repairs by the Association as provided for in Section 1 of this Article VIII is caused through the wilful or negligent act of an Owner, his family, guests, invitees, or tenants, the cost of which is not covered or paid for by insurance, then the costs, direct or indirect, of such maintenance and repairs shall be added to and become part of the assessment to which such Owner and his unit is subject. Each Owner shall maintain, repair, and replace at his own expense all portions of his Unit which may become in need thereof, including the heating and air-conditioning system for such Unit, all bathroom and kitchen fixtures, water heaters, appliances, light fixtures, carpeting, drapes, all drywall, doors (excluding front doors), all door and window glass, screens, and other items within the Unit. Further each Owner shall, at his own expense, maintain, repair, and replace, when necessary, that portion



RETURN TO:  
Krawcheck & Davidson, L.L.C.  
9 State Street  
Charleston, SC 29401

BK G 318PG277

*amend*

Recording Fee	<u>10.00</u>
State Fee	_____
County Fee	_____
Postage	_____
TOTAL	<u>10.00</u> A

FILED

6318-275  
99 JAN 12 AM 11:07

CHARLIE LYBRAND  
REGISTER  
CHARLESTON COUNTY SC

TMS VERIFIED	
BAC	<u>LC2</u>
DTD	<u>1-20-99</u>

Recorded this 12 day of Jan Year 99  
On Property Record Card

*Reggie A. Mosley*  
Auditor Charleston County