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STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

**FIRST AMENDMENT TO
BY-LAWS FOR
GREYSTONE HOMEOWNERS
ASSOCIATION, INC.**

THIS FIRST AMENDMENT to the By-Laws for Greystone Horizontal Property Regime was made and enacted on May 2, 2023.

INTRODUCTION

1. WHEREAS, Greystone Horizontal Property Regime was established pursuant to a Master Deed which was recorded on January 12, 1983 at Book J130, Page 200 in the Charleston County Register of Deeds.

2. WHEREAS, the By-Laws of Greystone Homeowners Association, Inc. were likewise recorded on January 12, 1983 at Book J130, Page 200 in the Charleston County Register of Deeds, as Exhibit "E" to the above-referenced Master Deed. Article IX of the By-Laws sets forth the procedure for Amendment of said By-Laws, as follows:

A. These By-Laws may be amended in the following manner:

(1) Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

(2) A resolution for the adoption of the proposed amendments shall be presented to the meeting of the members.

(3) No amendment shall be attached to a Certificate [unless] approved by members representing two-thirds (2/3) of the total value of the property in the Regime as shown in the Master Deed.

B. The Amendment shall be attached to a Certificate executed by the officers of the Association, certifying that the amendment was duly adopted and shall be recorded in the office of the [Register of Deeds] for [Charleston] County, South Carolina.

3. WHEREAS, in accordance with S.C. Code Ann. § 27-30-130 (B)(1)(a), the herein Amendment is effective immediately upon the execution of the above-referenced Certificate by the officers of the Association

4. WHEREAS, in accordance with S.C. Code Ann. § 27-30-130 (B)(2), the herein Second Amendment shall be duly recorded in the ROD Office for Beaufort County on or before January 10, 2024.

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

RESOLUTION

The undersigned, being the duly elected President and Secretary of Greystone Homeowners Association, Inc., a nonprofit corporation duly organized and existing under the laws of the State of South Carolina (“Association”), do hereby certify that the following resolution was adopted by the Association’s Board of Directors (“Board”) pursuant to Article IX of the Association’s By-Laws.

:

WHEREAS, Article IX, Paragraph A of the By-Laws requires that a Resolution for the adoption of proposed Amendments to the By-Laws be presented to the meeting of the members; and

WHEREAS, the Board is desirous that certain proposed Amendments to the By-Laws be voted upon by the members via mail-in ballot following a members meeting December 8, 2022 during which the Board will present the proposed amendments and explain the need for each.

RESOLVED, that the Board does hereby present to the meeting of the members scheduled on December 8, 2022, two (2) proposed Amendments to the By-Laws as more particularly set forth on the proposed Record of Vote.

[SIGNATURE PAGE FOLLOWS]

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HOMEOWNERS ASSOCIATION, INC.

In witness whereof, the undersigned has executed this instrument on this, the 21 day of
June, 2023.

Holly Wilson
Witness #1 Signature (not notary)

Holly Wilson
Witness #1 Printed Name

Windee A. Little
Witness #2 Signature (not notary)

Windee A. Little
Witness #2 Printed Name

GREYSTONE HOMEOWNERS
ASSOCIATION, INC.

Elizabeth B. Reigart
President
Print name: Elizabeth B. Reigart

Kathryn Kirchoff
Secretary
Print name: Kathryn Kirchoff

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

PERSONALLY appeared before me, the above signatories and witnesses, who are either personally known to me or provided satisfactory evidence of their identity, and oath is made that (s)he saw the within named Greystone Homeowners Association, Inc., by and through its authorized officers above-named, sign, seal and as its act and deed, deliver the within instrument, and that said signatories, with the other witnesses subscribed above, executed the herein instrument, and that neither subscribing witness is a party to or a beneficiary of the transaction.

Acknowledged, sworn to and subscribed before me)

This, the 21 day of June, 2023)

Layman White
Notary Public for the State of South Carolina)
My commission expires: 2/17/26)

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HOMEOWNERS ASSOCIATION, INC.

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

RECORD OF VOTE

The undersigned owner(s) of a Condominium Unit in Greystone Horizontal Property Regime, Mount Pleasant, South Carolina, 29466, have executed this Record of Vote in support of, or in opposition to, the proposed Amendments to the By-Laws of Greystone Homeowners Association, Inc. ("By-Laws") attached as Exhibit "E" to the Master Deed of Greystone Horizontal Property Regime, recorded on January 12, 1983 at Book J130, Page 200 in the Charleston County Register of Deeds.

PROPOSED AMENDMENTS TO BY-LAWS

AMENDMENT # 1

DELETE current Article IX, Paragraph A, sub-paragraph (3) of the By-Laws and substitute alternative language so as to allow the By-Laws to be amended by approval by a simple majority (50 percent plus one vote), as opposed to the current two-thirds.

CORRECT the scrivener's errors in Article IX, Paragraph B which reference Horry County rather than Charleston County, and the Clerk of Court rather than the Register of Deeds.

If the proposed Amendment # 1 is approved, Article II, Paragraph A(3) and Paragraph B of the By-Laws would read as follows:

Article IX AMENDMENT

A. These By-Laws may be amended in the following manner:

.....

(3) No amendment shall be attached to a Certificate unless it has been approved by members representing a simple majority (50 percent plus one vote) of the total votes of the membership.

B. The Amendment shall be attached to a Certificate executed by the officers of the Association, certifying that the amendment was duly adopted and the same shall be recorded in the office of the Register of Deeds for Charleston County, South Carolina.

AMENDMENT # 2

DELETE current Section B under Article II, MEMBERS MEETINGS, and replace it in its entirety with language allowing the annual members meeting to be scheduled at a time determined by the Board of Directors.

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If the proposed Amendment # 2 is approved, the new Section B would state as follows:

B. The annual members meeting shall be held at a location and on a date and time of day as determined by the Board of Directors. The annual members meeting shall be for the purpose of electing directors and transacting any other business authorized to be transacted by the members. The annual meeting may be waived by a unanimous agreement of the members in writing which provides for the naming of directors not otherwise designated.

ADD a new Section C, titled “Electronic Voting and Electronic/Virtual Meetings Policy” under Article II, MEMBERS MEETINGS. The existing sections C, D, E, F, G, H and I would be re-labeled D, E, F, G, H, I and J.

If the proposed Amendment # 2 is approved, the new Section C, titled “Electronic Voting and Electronic/Virtual Meetings Policy” would state as follows:

1. Electronic Transmission of Votes and Proxy
 - a. Any votes or proxies submitted by Members who are eligible to vote or submit proxies at meetings of the Members may be submitted by electronic transmission in accordance with this Policy and as provided by the Board of Directors.
 - b. The Board of Directors may engage an electronic voting and proxy service provider from time to time, which service shall be the exclusive method by which Members may submit votes and ballots electronically for the time period during which the service is engaged.
 - c. In order to participate in the electronic voting and ballot service engaged by the Board of Directors, a Member must provide the Board of Directors with adequate identifying information to enable the Board of Directors to determine that the vote or ballot received by electronic transmission was authorized by the Member. Such information may include, but is not limited to, the Member’s name, email address, the last four digits of the Member’s social security number, and any other necessary identifying information, as determined by the Board of Directors, to authenticate a vote or proxy submitted by a Member.
 - d. The electronic submission of a vote or proxy in accordance with this Policy shall be deemed to be by written ballot, or by signed and dated proxy as required by the Association’s By-Laws. Electronic signatures shall be valid.
 - e. Electronic voting is an alternative form of voting that Members may elect to use. Nothing in this Resolution shall prevent a Member from voting in person or through a written ballot or written proxy as set forth in the governing documents.
 - f. Except as expressly set forth herein, this Policy does not otherwise alter the voting and proxy eligibility requirements of the Association’s governing documents or South Carolina law.
 - g. Members voting by absentee ballot shall be deemed to be present at the meeting for all purposes.
2. Meetings Held Via Electronic Means

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- a. In order to participate in an Association meeting, Board of Directors meeting or committee meeting held via electronic means, a Member must provide the Board of Directors with adequate identifying information to enable the Board of Directors or committee members to determine that the individual is authorized to attend the meeting. Such information may include, but is not limited to, the Member's name, email address, telephone number, and any other necessary identifying information to confirm the individual's authority to attend the meeting.
 - b. All meetings held via electronic means shall be held on a readily available platform. Instructions to access the meeting shall be provided in the meeting notice that is required to be provided to all owners in the case of a members meeting, or all Board members or committee members in the case of a Board meeting or committee meeting. Instructions shall include a link to allow attendance via video conference or internet exchange, as well as the telephone number to allow meeting attendance via teleconference. Instructions shall include the meeting ID, any passwords required, and any additional information required for access to the meeting.
 - c. Members attending any meeting via electronic means shall have the ability to hear all attendees and have the ability to be heard by all attendees or otherwise have the opportunity to participate in the meeting. If a Member who is entitled to participate in the electronic meeting is prevented from doing so due to circumstances not of the Member's making, then the meeting chair is to ensure that all efforts are made to allow the Member to participate.
 - d. The Board of Directors shall determine whether any such meeting may be held entirely or partially by electronic means.
3. Notice. In lieu of delivering notice [by United States mail or hand delivery], the Association or its agent may send notice by electronic means if consented to by the member to whom the notice is given, provided that the Association or its agent certifies in writing that notice was sent and, if such electronic mail was returned as undeliverable, notice was subsequently sent by United States mail.

*** END OF AMENDMENTS***