

After recording, please return to:

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Buist Byars & Taylor, LLC  
652 Coleman Blvd., Ste 200  
Mount Pleasant, SC 29464

Please cross-reference to:

Master Deed Establishing Island Bluff Villas  
Horizontal Property Regime recorded at Book P144  
at Page 820 19

STATE OF SOUTH CAROLINA	)	AMENDMENT TO THE MASTER DEED
	)	ESTABLISHING ISLAND BLUFF
	)	VILLAS HORIZONTAL PROPERTY REGIME
	)	
COUNTY OF CHARLESTON	)	

THIS AMENDMENT TO THE MASTER DEED ESTABLISHING ISLAND BLUFF VILLAS HORIZONTAL PROPERTY REGIME (this "Amendment") is made this 18<sup>th</sup> day of January, 2008, by The Island Bluff Villas Horizontal Property Regime Council of Co-owners (the "the Council of Co-owners")

WITNESSETH

WHEREAS, Island Bluff Developers, a South Carolina General Partnership, executed that certain Master Deed Establishing Island Bluff Villas Horizontal Property Regime, on April 16, 1985, which Master Deed was recorded in the RMC Office for Charleston County, South Carolina on in Book P144 at Page 819, (the "Master Deed"); and

WHEREAS, the Master Deed establishes a Horizontal Property Regime governed by a Council of Co-owners (the "Council of Co-owners") comprised of all Co-owners of an apartment as set forth in the Master Deed and which Council of Co-owners is responsible for the operation of the Horizontal Property Regime established in the Master Deed; and

WHEREAS, pursuant to the terms of Article XII, Sections 1 and 2 of the Master Deed, the Council of Co-owners may amend the Master Deed and Bylaws attached thereto at any time after an affirmative vote of two-thirds (2/3) of the total votes entitled to be cast by the Co-owners; and

WHEREAS, by a special vote of over two-thirds (2/3) of the total votes entitled to be cast by the Co-owners, the Council of Co-owners agreed to amend the Master Deed and Bylaws as set forth herein; and

WHEREAS, the Council of Co-owners now desires and agrees to amend the Master Deed and Bylaws as set forth herein; and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, pursuant to the powers granted to the Council of Co-owners by the Master Deed as set forth more fully above herein, the Council of Co-owners amends the Master Deed and Bylaws as follows:

1. Article V, Section 1. Board of Directors

Number and Term of Office. The affairs of the Council shall be governed by a Board of Directors. The Board of Directors shall consist of five (5) directors. The directors shall be elected from the members at the annual meeting of the Council except as provided in Sections 3 and 10 of this Article V. The term of office shall be fixed at two (2) years and the directors shall initially be elected to serve staggered terms; three (3) for two (2) years and two (2) for one (1) year, and they shall serve until their successors shall be elected for a term of two (2) years, provided, however, that each director shall hold office until his successor is elected or until his death or until he shall resign or until he shall have been removed, as provided in Section 10 of this Article V, or by operation of law. All directors must be Co-owners of an Apartment.

2. Article VII, Section 6, Rules of Conduct, Item 7, of the Bylaws attached as Exhibit "G" to the Master Deed is hereby amended as follows:

- (7) No swimming or dogs allowed in the pond at any time. Fishing is allowed but only for residents and accompanied guests.

3. Article VII, Section 7, Regime Working Capital, of the Bylaws attached as Exhibit "G" to the Master Deed is hereby amended as follows:

Section 7. Regime Working Capital. At the time title is conveyed to a Co-owner (buyer) by the current Co-owner (seller), the buyer shall contribute to the working capital reserve. This amount shall be determined by the Board and shall go into the reserve fund and will be used for capital expenditures.

3. Except as set forth in this Amendment, the Master Deed and Bylaws shall remain in full force and effect.

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[SIGNATURES ON FOLLOWING PAGE]



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# RECORDER'S PAGE

**NOTE:** This page **MUST** remain with the original document



**FILED**

March 31, 2008  
11:22:34 AM

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Charlie Lybrand, Register  
Charleston County, SC

dw ~~E~~  
**Filed By:**

**MARSHLAND COMMUNITIES**  
PO BOX 1693  
JOHNS ISLAND SC 29457

**Number of Pages:**  
**4**

DESCRIPTION	AMOUNT	
		Amend
Recording Fee	\$	10.00
State Fee	\$	-
County Fee	\$	-
Postage		
<b>TOTAL</b>	<b>\$</b>	<b>10.00</b>
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**APR 2 2008**

PEGGY A. MOSELEY  
CHARLESTON COUNTY AUDITOR

**PID VERIFIED BY ASSESSOR**

REP ADL

DATE 3/2/08

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