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STATE OF SOUTH CAROLINA) **FIRST AMENDMENT**
) **TO BY-LAWS**
) *Reference Tracer: Book S155, Page 513*
COUNTY OF CHARLESTON)

THIS FIRST AMENDMENT TO THE BY-LAWS FOR CRAFTS HOUSE HOMEOWNERS' ASSOCIATION, INC. (hereafter the "First Amendment to By-Laws") is made this 8th day of June, 2023, by the Crafts House Homeowners' Association, Inc. (hereafter the "Association") as follows:

WITNESSETH

WHEREAS, the Master Deed for Crafts House Horizontal Property Regime dated July 11, 1986 (hereafter the "Master Deed") was recorded in the Office of the Register of Deeds for Charleston County, South Carolina in Book S155, at Page 513; and,

WHEREAS, the First Amendment to Master Deed (hereafter the "First Amendment to Master Deed") was recorded in the Office of the Register of Deeds for Charleston County, South Carolina in Book S589, at Page 591; and,

WHEREAS, an Amendment to Master Deed (hereafter the "Second Amendment to Master Deed") was recorded in the Office of the Register of Deeds for Charleston County, South Carolina in Book 0676, at Page 154; and,

WHEREAS, pursuant to Article XI, Section 1 of the By-Laws of Crafts House Homeowners' Association, Inc. (hereafter the "By-Laws"), the Association may amend the By-Laws upon an affirmative vote of not less than seventy-five (75%) percent of the total vote of the Association by written agreement of seventy-five (75%) percent of the Association; and

WHEREAS, by written agreement in compliance with Article XI, Section of the By-Laws and by affirmative vote of not less than seventy-five (75%) percent of the total vote of the Association, the members of the Association voted to amend the By-Laws as set forth below:

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, pursuant to Article XI, Section 1 of the By-Laws, the Association hereby amends the By-Laws 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 and/or By-Laws.
2. Article IV, Section 4 of the By-Laws is hereby deleted in its entirety and replaced with the following:

Section 4. Notice of Meetings. The Secretary shall mail or e-mail a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, to each member at the last address and/or e-mail address of such member furnished to the Secretary at least ten (1) days but not more than twenty (20) days prior to such meeting. Mailing and/or e-mailing notice as herein provided shall be deemed delivery thereof. Any member may waive notice of the meeting in writing and/or via e-mail either before or after the meeting. Attendance of a member at a meeting, either in person or by proxy or by Virtual Meeting, except for the purpose of stating, at the beginning of the meeting, any objection to the transaction of business, shall constitute waiver of notice and any objection of any nature whatsoever as to the transaction of any business at such meeting. Notice given to one tenant in common, joint tenant or tenant by the entirety shall be deemed notice to all such Co-owners.

3. Article IV, Section 1 of the By-Laws is hereby deleted in its entirety and replaced with the following:

Section 1. Place of Meeting. In the Board of Directors' sole discretion and judgment, the Board of Directors may permit all Co-Owners to participate in annual or special meetings of the Association or conduct any such annual or special meeting of the Association through the use of any means of communication by which all Co-Owners participating may hear each other simultaneously during the meeting (hereafter the "Virtual Meeting"). In addition to the foregoing, in its sole discretion and judgment, the Board of Directors may permit one or more but less than all of the Co-Owners to participate in an annual meeting or special meeting of the Association by the use of any means of communication by which all Co-Owners participating may hear each other simultaneously during the meeting (hereafter "Virtual Attendance"). Any Co-Owner participating in an annual meeting or special meeting of the Association by Virtual Meeting or Virtual Attendance is deemed to be present in person at such meeting and is entitled and hereby authorized to cast the Co-Owner's vote via e-mail or other authorized digital format designated in the notice of meeting.

4. Article IV, Section 9 of the By-Laws is hereby deleted in its entirety and replaced with the following:

Section 9. Majority Vote. Acts authorized, approved, or ratified by the casting of a majority of the votes represented at a meeting at which a quorum is present (in person, by proxy, or by Virtual Meeting) shall be the

