

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

CERTIFICATION OF AMENDMENT
TO BY-LAWS

THIS IS CERTIFICATION that the By-Laws of WINDSWEPT VILLAS II COUNCIL OF CO-OWNERS of record in the RMC office of Charleston County in Book B-142, Page 493J have been amended in accordance with and pursuant to the provisions for amending the By-Laws in the following particulars, to wit:

Article II, Section 2.04 shall be amended to read as follows:

ELECTION AND TERM. The Board shall consist of three (3) Directors. The terms for the Directors shall be for terms of one year(s). At the election following the adoption of this Amendment to the By-Laws, all three Directors shall be elected for a term of one year(s) so that there will be no staggered terms. A plurality of the votes cast shall be sufficient to elect a Director in any election. A director may be elected to succeed himself and a Director shall be deemed to continue in office until his successor has been elected and has assumed office.

This Amendment is intended to comply with South Carolina Code Section 33-8-106.

WITNESS the hand and seal of the Secretary of Windswept Villas II Council of Co-Owners this 10th day of December, 1994.

WITNESS:
John M. Phillips
Shirley McCall

WINDSWEPT VILLAS II COUNCIL OF
CO-OWNERS
By: Jean S. Lane
Its: Secretary/Treasurer

STATE OF SOUTH CAROLINA) AMENDMENT TO BYLAWS OF
) WINDSWEPT VILLAS II
COUNTY OF CHARLESTON) HORIZONTAL PROPERTY REGIME

This amendment to the Bylaws of Windswept Villas II Horizontal Property Regime is made by the undersigned this 20 day of February, 1998.

WITNESSETH

Whereas, the Master Deed of Windswept Villas II Horizontal Property Regime is dated December 14, 1984, and is recorded in the RMC Office for Charleston County in Deed Book B-142, at page 403, (the "Master Deed");

Whereas, attached to the Master Deed as Exhibit E are the Bylaws of Windswept Villas II Horizontal Property Regime (the "Bylaws");

Whereas, Article XI of the Master Deed provides that the Bylaws may be amended by the affirmative vote of the Co-owners owning two-thirds of the value of the Property; and

Whereas, a duly authorized vote of the Co-owners was held on February 20, 1998, and the following amendment to the Bylaws was approved by vote of the Co-owners owning two-thirds of the value of the Property.

Now, Therefore, the Bylaws are hereby amended as follows:

- 1. Article IX, Section 9.03 is hereby amended to read as follows:

9.03 Premiums and Deductibles. Premiums upon insurance policies purchased by the Council and that portion of any covered loss not compensated for because of the loss deductible clause of the policy shall be paid by the Council as a Common Expense, and shall be paid by the Co-owners in proportion to their respective interests in the Common Elements; provided, however, if a Co-owner makes a claim for damages to the contents of a Villa or to property which is part of a Villa against the Council's policy, and the source of the damage is not due to any failure of a limited or general common element or to direct fault on the part of the Council, the Co-owner shall be

responsible for paying any deductible under the loss deductible clause of said policy and said deductible shall not be a Common Expense. The contributions of Co-owners toward the expense of the premium for such insurance may be collected in quarterly installments or in one (1) yearly assessment, in addition to other assessments, as the Board of Directors may determine.

In witness whereof, the undersigned has executed this instrument the date and year first above written.

WINDSWEPT VILLAS II COUNCIL
OF CO-OWNERS, INC.

Lita M. Phillips

By: J. Hollis Harris

Bruce S. H.

Its: President

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON) SECOND AMENDMENT TO MASTER DEED
FOR WINDSWEEP VILLAS II
HORIZONTAL PROPERTY REGIME

WHEREAS, by Master Deed dated December 14, 1984, and recorded December 18, 1984 in Book B-142, Page 403 in the Charleston County RMC Office (the "Master Deed"), Windswept Villas II Horizontal Property Regime ("Regime") was created and established on the property described therein in accordance with the provisions therein. The Master Deed has been amended by instruments recorded in Book K-142, Page 853 and Book J-252, Page 689 in the Charleston County RMC Office.

NOW THEREFORE, Exhibit C of the Master Deed, the ByLaws, Article I, Sections 1.02, 1.03 and 1.04 are amended in accordance with Article XI, Section 11.02 of the Master Deed so that after amendment it shall read as follows:

1. Section 1.02 Quorum. The presence of Co-Owners owning fifty-one percent of the value of the Property shall constitute a quorum for the transaction of business at meetings of the Council, and any absent Co-Owner who does not execute and return the proxy form sent to him by First Class Mail or Registered Mail referred to in Section 1.04 of this Article shall be deemed to be present for the purposes of determining the presence of a quorum. From the time of the recording of the first deed in any additional phase, all the Co-Owners in the additional phase shall be included when determining a quorum.
2. Section 1.03 Voting. On all matters relating to the Regime upon which a vote of the Co-owners is conducted, each Co-owner shall be entitled to cast the number of votes set out in Exhibit "D" attached hereto and incorporated herein by reference. The affirmative vote of the Co-owners owning fifty-one percent (51%) or more of the value of the Property shall be required to adopt decisions unless the Master Deed or these ByLaws require a different percentage for a particular act or decision. Votes can be cast only at meetings of the Council convened in accordance with the ByLaws, and in the absence of a valid proxy, an individual shall act in his own behalf, a corporation shall act by any officer thereof, a partnership shall act by any general partner thereof, an association shall act by any associate thereof, a trust shall act by any trustee thereof, and any other legal entity shall act by any managing agent thereof. The failure of any absent Co-owner to execute and return the proxy form sent to him by First Class Mail or Certified Mail referred to in Section 1.04 of this Article shall constitute a proxy to and for the majority present and voting. When a Co-owner consists of two or more persons, any one of such persons shall be deemed authorized to act for all in taking any action on behalf of such Co-owner unless another of such persons objects, in which case the vote which such Co-owner would otherwise be entitled to cast may not be cast. All votes appurtenant to a single Villa or the Utility/Storage Unit must be cast together and may not be split.
3. Section 1.04 Proxies. Any Co-owner may by written proxy designate an agent to cast

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

NO. 215 P. 2

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his vote. Unless a proxy otherwise states, it shall be deemed to confer the authority to execute consents and waivers and to exercise the right to examine the books and records of the Council. A proxy may be revocable or irrevocable but shall be deemed revocable at will unless otherwise specified therein. No proxy shall be honored until delivered to the Secretary of the Council. If at least thirty days prior to a duly called meeting a Co-owner is informed by First Class or Certified Mail of (a) the time and place of the meeting, (b) the agenda for the meeting, and (c) such data as is then available relative to issues on which there will be a vote, and a proxy form is included in such mailing, and the Co-owner neither attends the meeting nor returns his proxy, then such Co-owner shall be deemed to have given his proxy to and for the majority present and voting.

4. All other terms and provisions of the Master Deed shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 19th day of JUNE, 2006.

WINDSWEPT VILLAS II
HORIZONTAL PROPERTY REGIME

[Signature]
Witness # 1
[Signature]
Witness # 2

By: [Signature]
Its: President

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me this 19th day of JUNE, 2006, by Windswept Villas II Horizontal Property Regime, by JAMES GALLS, Its PRESIDENT

[Signature]
Notary Public for SOUTH CAROLINA
My Commission Expires: My Commission Expires August 27, 2012

Index
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Michelle
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Charlie Lybrand, Register
Charleston County, SC

Filed By:

Krawcheck & Davidson
Attorneys at Law
9 State Street
Charleston SC 29401

AUDITOR STAMP HERE

JUL - 5 2006

PID VERIFIED BY ASSESSOR

REP _____

DATE _____

DESCRIPTION	AMOUNT	
		amend m/d
Recording Fee	\$ 10.00	
State Fee		
County Fee		
Postage		
TOTAL	\$ 10.00	
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