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STATE OF SOUTH CAROLINA)
)
) **THIRD AMENDMENT TO**
) **MASTER DEED OF THE**
) **COLONY AT HERON RESERVE**
) **HORIZONTAL PROPERTY REGIME**
 COUNTY OF CHARLESTON)

THIS THIRD AMENDMENT TO THE MASTER DEED OF THE COLONY AT HERON RESERVE HORIZONTAL PROPERTY REGIME (this "Third Amendment") is made this 11th day of April, 2011, by The Colony at Heron Reserve, LLC, a South Carolina limited liability company.

BACKGROUND STATEMENT

WHEREAS, The Colony at Heron Reserve, LLC, a South Carolina limited liability company ("Developer"), has previously made, submitted and established the Master Deed of The Colony at Heron Reserve Horizontal Property Regime (the "Master Deed"), and submitted the Property more particularly described in Exhibit "A" thereto to the said Horizontal Property Regime; and

WHEREAS, the Master Deed, dated April 10, 2006, was recorded April 12, 2006 in Book O579, Page 162 of the RMC Office for Charleston County, South Carolina (the "RMC Office"), and amended by the First Amendment to the Master Deed of The Colony At Heron Reserve Horizontal Property Regime dated May 10, 2006 and recorded May 12, 2006 in Book C583, Page 230 of the RMC Office; and amended by the Second Amendment to the Master Deed of The Colony at Heron Reserve Horizontal Property Regime dated August 22, 2006 and recorded September 5, 2006 in Book Z596, Page 524 of the RMC Office; and

WHEREAS, pursuant to Section 6.4 of the Amended and Restated By-Laws of The Colony at Heron Reserve Owners Association, Inc. attached as Exhibit "F" to the Master Deed (the "By-Laws"), Developer is authorized to unilaterally make certain amendments to the By-Laws prior Developer's initial sale of all of the Units; and

WHEREAS, the Developer previously amended and restated the By-Laws in their entirety pursuant to Section 6.4 and now desires to further amend the By-Laws pursuant to the provisions of Section 6.4 and to effectuate the same by recording this Third Amendment; and

NOW, THEREFORE, the Developer hereby amends the Amended and Restated By-Laws contained in Exhibit "A" to the Second Amendment to the Master Deed as follows:

1. All capitalized terms used herein but not defined herein shall have the definitions set forth in the Master Deed.
2. The Amended and Restated By-Laws of The Colony at Heron Reserve Owners Association, Inc. contained in Exhibit "A" to the Second Amendment to the Master Deed are

Exhibit "A"

[First Amendment to the Amended and Restated By-Laws of
The Colony at Heron Reserve Owners Association, Inc.]

**FIRST AMENDMENT TO AMENDED AND RESTATED BY-LAWS OF
THE COLONY AT HERON RESERVE OWNERS ASSOCIATION, INC.**

This First Amendment to the Amended and Restated By-Laws of The Colony at Heron Reserve Owners Association, Inc. ("First Amendment") is made effective as of August 16, 2006.

Whereas, the By-Laws of The Colony at Heron Reserve Owners Association, Inc. (the Corporation") were amended and restated effective as of August 15, 2006 and was recorded in the RMC Office in Charleston County on September 7, 2006;

Whereas, The Colony at Heron Reserve, LLC as the "Developer" has the right to amend the By-Laws of the Corporation pursuant to Section 6.4 of the By-Laws; and

Whereas, the Developer wishes to amend the By-Laws as hereinafter provided and such amendment has been approved by the Board of Directors of the Corporation;

Now, Therefore, the By-Laws of the Corporation are hereby amended as follows:

1. Section 3.6 is hereby restated in its entirety as follows:

Section 3.6 Organizational Meetings. The first meeting of the Board of Directors following each annual meeting of the Members shall be held within ten (10) days thereafter at such time and place as the Board shall fix, provided, that this Section 3.6 shall not apply for so long as the Developer has the right to appoint and remove directors of the Association as provided in the Master Deed.

2. Section 3.7 is hereby restated in its entirety as follows:

Section 3.7 Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as a majority of the directors shall determine, but at least one (1) such meeting shall be held each quarter, provided, that this Section 3.7 shall not apply for so long as the Developer has the right to appoint and remove directors of the Association as provided in the Master Deed.

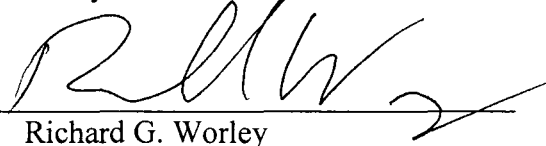
3. Section 6.6 is hereby restated in its entirety as follows;

Section 6.6 Validity and Effective Date. Any amendment to these By-Laws shall become effective upon recordation in the Office of the RMC for Charleston County, unless a later date is specified, provided, however, for so long as the Developer has the right to appoint and remove directors of the Association as provided in the Master Deed, any such amendment may be adopted with retroactive application if an earlier date is specified by the Board of Directors in approving and adopting any such amendment. No amendment may remove, revoke or modify any right or privilege of the Developer without the written consent of the Developer for so long as the Developer owns any portion of the Condominium.

[Remainder of page intentionally left blank;
signature on following page.]

The foregoing First Amendment to the Amended and Restated By-Laws has been adopted by the Board of Directors of The Colony at Heron Reserve Owners Association, Inc., effective as the date first above written.

The Colony at Heron Reserve Owners Association, Inc.



By: Richard G. Worley
Its: President

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