PGS:

STATE OF SOUTH CAROLINA)	AMENDMENT TO MASTER DEED
)	LONG GROVE HORIZONTAL PROPERTY
COUNTY OF CHARLESTON)	REGIME

WHEREAS, Long Grove Horizontal Property Regime ("Long Grove") was created upon the recording of the Master Deed for Long Grove Horizontal Property Regime, dated April 18, 2005, in the Register's Office for Charleston County, in Book U535, Page 435, ("Master Deed"); and

WHEREAS, Paragraph 22 of the Master Deed provides that the Master Deed may be amended by the affirmative vote, written consent, or any combination of affirmative vote and written consent of the members of the Association holding two-thirds (2/3) of the Total Association Vote; and

WHEREAS, Members of the Association holding two-thirds (2/3) of the Total Association Vote, by affirmative vote, written consent, or any combination of affirmative vote and written consent, determined to amend the Master Deed as hereinafter more specifically set forth.

NOW, THEREFORE, the Master Deed is amended as follows:

Section 12 of the Master Deed entitled "REPAIR AND RECONSTRUCTION" is amended so as to delete the first two (2) paragraphs and substitute the following two (2) paragraphs which are consistent with the provisions of Section 27-31-250, Code of Laws of South Carolina, South Carolina Horizontal Property Act ("Act"), entitled "Repair or Reconstruction; vote of co-owners; application of insurance proceeds".

THE AMENDMENT AS APPROVED, deletes the first two (2) paragraphs of Paragraph 12of the Master deed and substitutes the following follows:

12. REPAIR AND RECONSTRUCTION.

Pursuant to the Act, in the event of damage to or destruction of any part of the Regime as a result of fire or any other casualty the Association shall proceed with the reconstruction and repair of the Regime in accordance with the provisions below unless:

- (1) repair or replacement is illegal under a state statute or local health ordinance; or
- (2) eighty percent of the Owners, including the Owner of a Unit which is not to be rebuilt, vote not to rebuild.

If the Owners do not agree to proceed with the reconstruction and repair of the Regime, the insurance proceeds shall be delivered pro rata to the Owners in accordance with the percentage of ownership set forth in Exhibit "B" to the Master Deed.

ALL OTHER TERMS AND PROVISIONS OF THE MASTER DEED NOT AFFECTED BY THE ABOVE AMENDMENT SHALL REMAIN IN FULL FORCE AND EFFECT.

(Signatures on Page 2)

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CISA & DODDS, M.P 85 LOWCOUNTRY BLVD SUIT 101 MOUNT PLEASANT, SC 29464 IN WITNESS WHEREOF, Long Grove Property Owners Association, Inc., by and thru its undersigned President, has set its hand and seal this _______ day of June, 2023.

WITNESSES: Witness Wotary Public	LONG GROVE PROPERTY OWNERS ASSOCIATION, INC. By: Joanne E. Grimshaw Its: President
STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON) N
The foregoing inst	rument was acknowledged before me this B day of June, 2023 by
	ciation, Inc., by and thru its Joanne E. Grimshaw, its President.
Long Grove Property Owners Asso	Notary Public for South Carolina Notary Name: John J. Dodds, III

My Commission Expires: 04/05/2032

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CISA & DODDS 858 LOWCOUNTRY BLVD. SUITE 101

MT. PLEASANT SC 29464 (BULLET)



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Karen Hollings, Register of Deeds Charleston County, SC

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LONG GROVE POA

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Charleston County Auditor

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