

STATE OF SOUTH CAROLINA) AMENDMENT TO MASTER DEED OF
) HIGH HAMMOCK VILLAS HORIZONTAL
COUNTY OF CHARLESTON) PROPERTY REGIME

This Amendment to the Master Deed of High Hammock Villas Horizontal Property Regime (the "Master Deed") is made this 22ND day of August, 1998.

WHEREAS, the Master Deed is recorded in the RMC Office for Charleston County in Book M-105, Page 240, and corrected by instrument recorded in the RMC Office for Charleston County in Book R-105, page 170; and

WHEREAS, by its provisions, the Master Deed may be amended by the vote of sixty-six and two-thirds (66 2/3rds%) percent of the co-owners cast at a meeting duly called for that purpose; and

WHEREAS, more than the requisite percentage of co-owners have affirmatively voted to amend the Master Deed as set forth herein in accordance with the provisions of the Master Deed.

NOW, THEREFORE, for and in consideration of the premises herein contained, the receipt and sufficiency of which is acknowledged, the Master Deed of High Hammock Villas Horizontal Property Regime is amended as follows:

- 1) Paragraph 9 entitled Insurance of the Master Deed shall be amended so that after amendment it shall read as follows:

The Council shall insure the Common Elements, both General and Limited, against fire, liability, windstorm, and all other risks normally insured against in connection therewith.

WITNESS the Hand and Seal of the Secretary of High Hammock Villas Co-Owners Council, Inc. this 22ND day of August, 1998.

WITNESSES:

HIGH HAMMOCK VILLAS CO-OWNERS COUNCIL, INC.

[Handwritten Signature]
[Handwritten Signature]

[Handwritten Signature]
Its: President

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me this 22ND day of August, 1998 by High Hammock Villas Co-Owners Council, Inc. by Robert Gobble, its President.

Idrah Dewida
Notary Public for South Carolina
My Commission Expires: 9/23/06

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

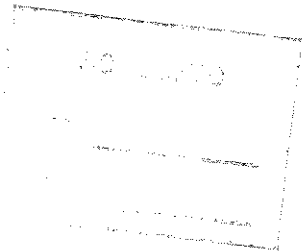
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FILED

U309-826
98 AUG 28 PM 2:41
CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

Recording Fee	<u>10.00</u>
State Fee	<u>—</u>
County Fee	<u>—</u>
Postage	<u>—</u>
TOTAL	<u>10.00</u>

B



Recorded this 28 day of Aug year 98
On Property Record Card
Deputy A. Mosley
Auditor Charleston County

STATE OF SOUTH CAROLINA) AMENDMENT TO MASTER DEED OF
) HIGH HAMMOCK VILLAS HORIZONTAL
COUNTY OF CHARLESTON) PROPERTY REGIME

This Amendment to the Master Deed of High Hammock Villas Horizontal Property Regime (the "Master Deed") is made this 18th day of August, 1997.

WHEREAS, the Master Deed is recorded in the RMC Office for Charleston County in Book M-105, Page 240, and corrected by instrument recorded in the RMC Office for Charleston County in Book R-105, page 170; and

WHEREAS, by its provisions, the Master Deed may be amended by the vote of sixty-six and two-thirds (66 2/3rds%) percent of the co-owners cast at a meeting duly called for that purpose; and

WHEREAS, more than the requisite percentage of co-owners have affirmatively voted to amend the Master Deed as set forth herein in accordance with the provisions of the Master Deed.

NOW, THEREFORE, for and in consideration of the premises herein contained, the receipt and sufficiency of which is acknowledged, the Master Deed of High Hammock Villas Horizontal Property Regime is amended as follows:

1) Paragraph 14 entitled Structural Alterations of the Master Deed shall be amended so that after amendment it shall read as follows:

Upon two-thirds vote of the Co-Owners, after submission to them of detailed plans and specifications and a fixed price contract for the proposed work at a duly called meeting of the Council, the Board may be authorized to make or have structural alterations made in the general common elements and/or limited common elements; provided, however, that any structural alteration of all or part of the limited common elements shall be uniform. No Co-Owner may make any alteration in the general common elements or structural alteration of his apartment and/or the limited common elements appurtenant thereto without first having obtained a building permit from the city building inspector and having the plans and specifications therefor approved by the Board and depositing with said Board an amount of money sufficient, in the sole discretion of the Board, to defray all costs of modifying this Master Deed and recording said modification, including attorneys fees.

2) Paragraph 15 entitled Transfer of Units - Section A of the Master Deed shall be amended so that after amendment it shall read as follows:

TMS 147-09-00-006 THW 105

Any sale of any apartment by the owner to a person, firm, or corporation shall be subject to all of the terms, covenants, limitations, and provisions of this Master Deed and all related documents.

- 3) Paragraph 15 entitled Transfer of Units - Sections B, C, and E of the Master Deed shall be deleted in their entirety.
- 4) Paragraph 16 entitled Management Agent - Sections A, B, and C of the Master Deed shall be deleted in their entirety.
- 5) Paragraph 17 entitled Regime Working Capital of the Master Deed shall be deleted in its entirety.
- 6) Paragraph 27 entitled Warranties of the Master Deed shall be deleted in its entirety.
- 7) Exhibit C entitled General Description of Apartments of the Master Deed shall be amended by the addition of the following:

Apartment Numbering - The apartment numbers shown were originally developed when the complex was built. These numbers appear on the deed. These will remain in use for legal descriptions. Shown below are those numbers along with the one used as the mailing address:

Address #	Deed #	Address #	Deed #	Address#	Deed #
A100	43B	A101	43A	A102	43C
A103	42A	A104	42B	B105	39B
B106	39A	B107	39C	B108	40A
B109	40B	B110	41A	B111	41B
C112	38A	C113	38B	C114	37A
C115	37B	C116	36B	C117	36A
C118	36C	D119	35A	D120	35B
D121	34A	D122	34A	D123	33B
D124	33A	D125	33C	E126	32A
E127	32B	E128	31B	E129	31A
E130	31C	F131	30A	F132	30B
F133	29A	F134	29B	G135	28A
G136	28B	G137	27B	G138	27A
G139	27C	H140	26B	H141	26A
H142	26C	H143	25A	H144	25B
H145	24A	H146	24B	I147	23B
I148	23A	I149	23C	I150	22A
I151	22B	I152	21A	I153	21B
J154	20B	J155	20A	J156	20C

J157	19A	J158	19B	J159	18A
J160	18B	K161	17B	K162	17A
K163	17C	K164	16A	K165	16B
K166	15A	K167	15B	K168	14A
K169	14B	K170	13B	K171	13A
K172	13C	L173	12A	L174	12B
L175	11B	L176	11A	L177	11C
L178	10A	L179	10B	M180	9A
M181	9B	M182	8A	M183	8B
N184	7A	M185	7B	M186	6A
M187	6B	O188	5A	O189	5B
O190	4B	O191	4A	O192	4C
O193	3A	O194	3B	P195	2B
P196	2A	P197	2C	P198	1A
P199	1B				

8) There shall be a new Paragraph 27 added to the Master Deed which shall read as follows:

CAPITAL RESERVE FUND: The Council shall establish a Capital Reserve Fund. The fund shall be used for known future expenses of planned maintenance of the common property and emergencies. These funds are to be set aside and used for these specific purposes only.

WITNESS the Hand and Seal of the Secretary of High Hammock Villas Co-Owners Council, Inc. this 18th day of August, 1997.

WITNESSES:

HIGH HAMMOCK VILLAS CO-OWNERS COUNCIL, INC.

Marilyn Summs
Julie J. Maxwell

Bart J. Jantzen
 Its: Secretary

BK

S288PG770

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me this 18th day of August, 1997 by High Hammock Villas Co-Owners Council, Inc. by Barr Youker, its Secretary.

Julie J. Marmouille
Notary Public for South Carolina
My Commission Expires: 12-17-06

RETURN TO:
KRAWCHECK & DAVIDSON
9 STATE ST.
CHASN., S.C. 29401

BK S288PG771

10.00
c

FILED

S288-767

97 AUG 20 PM 3:17

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

Recorded this 20 day of Aug Year 97
On Property Record Card

Peggy A. Mosley
Auditor Charleston County

TMS VERIFIED
DAC LES
D.T.D. 8-22-97

all in taking any action on behalf of such co-owner. All votes appurtenant to a single villa must be cast together and may not be split.

3. **Article III, Section 9** of the By-laws shall be amended so that after amendment it shall read as follows:

Budget Presentation and Discussion: The order of business at annual members' meetings and as far as practical at other members' meetings will be:

- a. Roll call and certifying of proxies;
- b. Proof of notice of meeting or waiver of notice;
- c. Reading of minutes of prior meeting;
- d. Offices' report;
- e. Committee reports;
- f. Budget Presentation and Discussion
- g. Election of Directors and Officers;
- h. Unfinished business;
- i. New business;
- j. Adjournment.

4. **Article IV, Section 1** of the By-laws shall be amended so that after amendment it shall read as follows:

Number and Term: The number of directors which shall constitute the whole Board of Directors (the "Board") shall be seven (7). All directors must be members of the Council. The directors shall be elected to serve staggered terms of two (2) years.

5. **Article IV, Section 4** of the By-laws shall be amended so that after amendment it shall read as follows:

Board of Directors: Each Director shall have one vote on all matters acted upon by the Board of Directors.

6. **Article IV, Section 5.I** of the By-laws shall be deleted in its entirety.
7. **Article IV, Section 5.J** of the By-laws shall be amended so that after amendment it shall read as follows:
- To contract for management of the condominium and to delegate to such other party all powers and duties of the Corporation except those specifically required by the Master Deed to have specific approval of the Board or membership. Finances shall remain under the control of the President and Treasurer.
8. **Article IV, Section 5.L** of the By-laws shall be deleted in its entirety.
9. **Article IV, Section 5.N** of the By-laws shall be amended so that after amendment it shall read as follows:
- To impose a special assessment (against any owner), not to exceed \$200.00 for each occurrence, for the violation by the owner or his/her guests of any rule or regulation adopted by the Board or any breach of any By-laws contained herein or the breach of any provision of the Master Deed.
10. **Article IV, Section 7** of the By-laws shall be amended so that after amendment it shall read as follows:
- Compensation: Neither Directors nor officers shall receive compensation for their services. However, they may receive reimbursement for their expenses in the conduct of their duties as the Council may determine.
11. **Article IV, Section 8.B** of the By-laws shall be amended so that after amendment it shall read as follows:
- Meetings: Special meetings shall be held whenever called by the

direction of the President or a majority of the Board. The Secretary or Management Company shall give notice of each special meeting either personally, by mail or telegram, at least three (3) days before the date of such meeting

12. **Article IV, Section 9.C** of the By-laws shall be amended so that after amendment it shall read as follows:

Approval of Minutes of last meeting.

13. **Article IV, Section 10** of the By-laws shall be amended so that after amendment it shall read as follows:

Annual Statement: The Board shall present at all Council Meetings a full and clear statement and accounting of the business and condition of the Corporation, including a report of the operating expenses of the Corporation and the assessments and fees which are delinquent.

14. **Article V, Section 3** of the By-laws shall be amended so that after amendment it shall read as follows:

Tenure of Officers; Removal: All officers shall be subject to removal, with or without cause, at any time by action of the Board. Sustained absence from meetings, delinquency in paying assessments, fees, or fines due the Corporation, and failure to promptly complete assignments are examples of grounds for removal. The Board may delegate powers of removal of subordinate officers and agents to any officer.

15. **Article V, Section 4.A** of the By-laws shall be amended so that after amendment it shall read as follows:

The President: The President shall preside at all meetings of the members and directors; he/she shall have general and active management of the business of the Corporation; he/she shall see that all

orders and resolutions of the Board are carried into effect; he/she shall execute bonds, mortgages, and other contracts on behalf of the Corporation.

16. **Article V, Section 4.C** of the By-laws shall be amended so that after amendment it shall read as follows:

The President: He/she shall submit a report of the operations of the Corporation to the directors and to the council members at the annual meeting, and from time to time as needed.

17. **Article V, Section 5.A** of the By-laws shall be amended so that after amendment it shall read as follows:

The Secretary: The Secretary or management company shall keep the minutes of the members' and of the Board's meetings in one or more books provided for that purpose.

18. **Article V, Section 5.B** of the By-laws shall be amended so that after amendment it shall read as follows:

He/she or the management company shall see that all notices are fully given in accordance with the provisions of these By-laws or as required by law.

19. **Article V, Section 5.C** of the By-laws shall be amended so that after amendment it shall read as follows:

He/she or the management company shall be custodian of the corporate records.

20. **Article V, Section 5.D** of the By-laws shall be amended so that after amendment it shall read as follows:

The Secretary or management company shall keep a register of the post office address of each member, which shall be furnished to the Secretary or management company by such member.

21. **Article V, Section 6** of the By-laws shall be amended as follows:

- a) Article V, Section 6 shall be entitled "The Vice President."
- b) Article V, Section 6, Paragraphs B, C, D, E and F shall be deleted in their entirety.

22. **Article V, Section 7** of the By-laws shall be amended so that after amendment it shall read as follows:

The Treasurer: A. He/she or the management company shall keep full and accurate accounts of receipts and disbursements in books belonging to the Corporation, and shall deposit all monies and other valuable effects in the name and to the credit of the Corporation, in such depositories as may be designated by the Board.

B. He/she or the management company shall disburse the funds of the Corporation as ordered by the Board, taking proper vouchers for such disbursement, and shall render to the President and Directors, at the regular meetings of the Board, or whenever they may require it, an account of all his/her transactions as Treasurer and of the financial condition of the Corporation. Such records shall be open to inspection by members at reasonable times.

C. With the approval of the Board he/she shall be authorized to delegate all or part of his/her responsibilities to competent accounting, collection or management personnel, pursuant to written definition of the responsibilities delegated, but, in such event, the Treasurer shall retain supervisory responsibilities.

23. The original language in **Article V, Section 7** of the By-laws shall be amended so that after amendment it shall be shown as Article V, Section 8 and shall read as follows:

Vacancies: If any office becomes vacant by reason of death, resignation, disqualification, or otherwise, the remaining Directors, by a majority vote of the remaining Directors provided for in these By-laws, may choose a successor or successors who shall hold office for the unexpired term. If the number of Directors falls below five, a special members meeting shall be called for the purpose of filling such vacancies in the Board of Directors.

24. The original **Article V, Section 8** of the By-laws shall be amended so that after amendment it shall be shown as Article V, Section 9.

25. **Article VII, Section 2** of the By-laws shall be amended so that after amendment it shall read as follows:

Checks: All checks or demands for money and notes of the Corporation shall be signed by the President, Treasurer or designated management company.

26. **Article VII, Section 3.C** of the By-laws shall be amended so that after amendment it shall read as follows:

Special assessments for common expenses not adequately funded through the Regular Assessments may be required by the Board and shall be levied and paid in the same manner as hereinabove provided for Regular Assessments. Notwithstanding anything in these By-laws or the Master Deed which authorize assessments and expenditures, no special assessment exceeding \$200.00 per apartment or expenditure for major structural alterations of the common elements shall be made without the

approval of a majority of vote of the membership.

27. **Article VII, Section 3.D** of the By-laws shall be amended so that after amendment it shall read as follows:

When the Board has determined the amount of any assessment, the Treasurer or management company of the Corporation shall mail or present a statement of the assessment to each of the assessed owners. All assessments shall be payable to the Corporation, and upon request, the Treasurer or his/her designated agent shall give receipt for each payment made.

28. **Article VII, Section 3.F** of the By-laws shall be amended so that after amendment it shall read as follows:

The Board of Directors may assess a late fee of \$25.00 per month on assessments, regular and special, which are not paid within 15 days of their due date.

29. The By-laws shall be further amended by the addition of a new provision to be shown as Article XIV and shall read as follows:

If at least thirty days prior to a duly called meeting, a member is informed by certified or first class mail of (1) the time and place of the meeting, (2) the agenda for the meeting, and (3) 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 member neither attends the meeting nor returns his executed proxy, then such member shall be deemed to have given his proxy to and for the majority present and voting.

30. The By-laws shall be further amended by the addition of a new provision to be shown as Article XV and shall read as follows:

Committees: With the affirmative vote by a majority of the Board of Directors it may annually appoint members to and utilize the services of Standing Committees on (1) Financial Matters, (2) Maintenance, (3) Landscaping. Each committee shall be composed of a chairman who is a member of the Board and other council members. Each committee shall make a monthly report to the Board in time for review and discussion at monthly Board meetings.

Section 1 - Financial Matters: This committee will deal primarily with Budgeting and Financial control.

A. Budgeting - A proposed budget for the forthcoming year will be submitted to the Board two (2) months prior to the annual Council meeting. In preparation for the Budget, the Regime Manager, the Maintenance Committee and the Landscape Committee will submit their budgetary needs to the Financial Matters Committee.

B. Financial Control - This committee will assist the Board in all financial matters by reviewing Regime operations - expenditures - needs - long term plans - and adherence to line item budgeting.

C. The Treasurer shall be the chairman of this committee.

Section 2 - Maintenance Committee - The committee shall assist the Board and deal primarily with (A) condition of High Hammock Villas streets and parking lots and its upkeep; (B) requirements for maintaining and improving High Hammock Villas; (C) examination and follow up on Regime Management's maintenance procedures to insure most economical and best quality results are obtained and that maintenance funds are within budget; (D) closely follow any and all emergency maintenance activity.

All maintenance and/or contracts shall be inspected for compliance with the terms of the contract by at least one committee member prior to payment.

Section 3 - Landscaping - This committee will assist the Board in all landscaping

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6/22/01

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RECEIVED
KRAWCHECK & DAVIDSON
9 STATE ST.
CHASN., S.C. 29401

FILED

T288-714

97 AUG 20 PM 3:17

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

STATE OF SOUTH CAROLINA) AMENDMENT TO MASTER DEED OF HIGH
) HAMMOCK VILLAS HORIZONTAL PROPERTY
COUNTY OF CHARLESTON) REGIME

THIS Amendment to the Master Deed of High Hammock Villas Horizontal Property Regime (the "Master Deed") is made this 24 day of June, 1994.

WHEREAS, the Master Deed is recorded in the RMC Office for Charleston County in Book M-105, Page 240, and corrected by instrument recorded in the RMC Office for Charleston County in Book R-105, Page 170; and

WHEREAS, by its provisions, the Master Deed may be amended by the vote of sixty-six and two-thirds (66 2/3 %) percent of the co-owners cast at a meeting duly held; and

WHEREAS, the requisite percentage of co-owners have affirmatively voted to amend the Master Deed as set forth herein in accordance with the provisions of the Master Deed.

NOW, THEREFORE, for and in consideration of the premises herein contained, the receipt and sufficiency of which is acknowledged, the Master Deed of High Hammock Villas Horizontal Property Regime is amended as follows:

Paragraph 16, Section C, of the Master Deed shall be amended so that after amendment it shall read as follows:

C. Time of Payment. Each owner's pro-rata share of the operating expenses for the first month shall be payable at the time of conveyance of title to the owner by the grantor. Subsequent payments shall be due on the first day of each month. The Board may assess a late fee of \$10.00 per month if such assessment is not paid within 15 days of the due date.

T.M.S.# 147-09-00 - 006 and -328.

WITNESS the Hand and Seal of the President of High Hammock Villas Co-Owners Council, Inc. this 24 day of June, 1994.

WITNESSES:

HIGH HAMMOCK VILLAS CO-OWNERS COUNCIL, INC.

Marilyn Summers
Tracy B. Curtis

By: Robert Gobble
Robert Gobble
Its: President

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me, the undersigned witness, and made oath that (s)he saw the within named HIGH HAMMOCK VILLAS Co-Owners Council, Inc. by Robert Gobble, its President, sign, seal and as his act and deed, deliver the within in written instrument, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 24 Maaylin Summers
day of June, 1994.

[Signature]
NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES: June 14, 2000

[Faint signature]
[Faint text]

10.00
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RETURN TO:
BEAUMONT & DAVIDSON
3 STATE ST.
CHARL., S.C. 29401

FILED

K245-156

94 JUL 12 PM 2:18

PROPERTY RECORDS
REGISTER
CHARLESTON COUNTY SC

AMI

TMS VERIFIED
BAC *JA*
DTD 7-15-94

Recorded this 12 July 94
On Property Record Card

Deputy A. Mosley
Auditor Charleston County

STATE OF SOUTH CAROLINA) CERTIFICATION OF AMENDMENT OF
) BY-LAWS OF HIGH HAMMOCK VILLAS
COUNTY OF CHARLESTON) CO-OWNERS COUNCIL, INC.

THIS is certification that the By-Laws of High Hammock Villas Co-Owners Council, Inc., recorded in the RMC Office for Charleston County in Book M-105, Page 240, as amended by instruments recorded in Book B-145, Page 861, Book P-138, Page 638, and Book M-213, Page 089 of the RMC Office for Charleston County will reflect, are further amended in accordance and pursuant to the provisions for amending the By-Laws in the following particulars:

1. That Article VII, Section 3, Paragraph F shall be amended so that after amendment it shall read as follows:

The Board of Directors may assess a late fee of \$10.00 per month on assessments, regular or special, which are not paid within 15 days of their due date.

WITNESS the Hand and Seal of the President of High Hammock Villas Co-Owners Council, Inc., this 24 day of June, 1994.

WITNESSES: HIGH HAMMOCK VILLAS CO-OWNERS COUNCIL, INC.

Marilyn Summers
James B. Antis

By: Robert Gobble
Robert Gobble
Its: President

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me, the undersigned witness, and made oath that (s)he saw the within named HIGH HAMMOCK VILLAS Co-Owners Council, Inc. by Robert Gobble, its President, sign, seal and as his act and deed, deliver the within in written instrument, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 24 Marilyn Summers
day of June, 1994.

James B. Antis
NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES: June 14, 2000

RETURN TO:
KRAWCHECK & DAVIDSON
9 STATE ST.
CHASN., S.C. 29401

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FILED

L245-42
94 JUL 12 PM 2:19

PROPERTY CLERK
REGISTER
CHARLESTON COUNTY SC

*copy
800*

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

)
)
)CERTIFICATION OF
AMENDMENT OF BY-LAWS

THIS is certification that the By-Laws of High Hammock Villas Co-Owners Council, Inc., recorded in the RMC Office for Charleston County in Book M105, Page 240, as amended as reference to instruments recorded in Book B145, Page 861 and Book P138, Page 638 of the RMC Office for Charleston County will reflect, are further amended in accordance and pursuant to the provisions for amending the By-Laws in the following particulars:

1. That Article IV Section 5 shall be amended by the addition of an additional provision which shall be designated as ARTICLE IV, Section 5, Paragraph P, and which shall read as follows:

To authorize the periodic inspection of apartments to determine the need for repair and maintenance or other service of or to all utilities, including, but not limited to water, plumbing, sewer or other lines or other limited or general common elements and for the purpose of determining the existence of water leaks in faucets, toilets and other elements of the individual apartments.

2. That ARTICLE VII Section 3 shall be amended by the addition of an additional provision which shall be designated as ARTICLE VII, Section 3, Paragraph G and which shall read as follows:

In the event it is determined, as a result of any inspection authorized in ARTICLE IV Section 5 Paragraph P that there is a need for any repairs to limited common elements or elements of the individual units, including, but not limited to repairs necessary to alleviate water or sewer leaks, the Owner shall be given notice of such deficiencies and thirty (30) days within which to cure such deficiencies. In the event the owner fails to effectuate the needed repairs within the thirty (30) day period, the Board may authorize such repairs be made and the cost therefore shall be assessed against the Owner and shall become a lien against the apartment and shall be payable and enforceable in accordance with the provisions of the Master Deed and By-Laws regarding assessments.

WITNESS the Hand and Seal of the President of the High Hammock Villas Co-Owners Council, Inc. this 15 day of April, 1992.

WITNESSED:

HIGH HAMMOCK VILLAS CO-OWNERS COUNCIL, INC.

Marilyn Summers
Shirley A. Watts

By: Robert Gobble

Its: President

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me, the undersigned witness, and made oath that (s)he saw the within named HIGH HAMMOCK VILLAS CO-OWNERS COUNCIL, INC., by Robert Gobble, its President, sign, seal and as his/her act and deed, deliver the within written instrument, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

Marilyn Summers

SWORN to before me this 15th day of April, 1992.

Shirley A. Watts
Notary Public for South Carolina
My Commission Expires: 12-26-96

RETURN TO:
KRAWCHECK & DAVIDSON
9 STATE ST.
CHASN., S.C. 29401

BK M 213PG091

misc (passed by law)

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FILED

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ROBERT H. KING
REGISTER
CHARLESTON COUNTY SC

STATE OF SOUTH CAROLINA) CERTIFICATION OF AMENDMENT TO
) BY-LAWS OF HIGH HAMMOCK VILLAS
 COUNTY OF CHARLESTON) CO-OWNERS COUNCIL, INC.

THIS is certification that the By-Laws of High Hammock Villas Co-Owners Council, Inc. in the RMC Office for Charleston County in Book M-105, Page 240, and as amended by instruments recorded in Book P-138, Page 638; Book B-145, Page 861; Book M-213, Page 89; Book L-245, Page 42, and Book T-288, Page 714, in the RMC Office aforesaid, have been further amended in accordance with and pursuant to the provisions for amending the By-Laws in the following particulars, to wit:

1. **Article IV, Section 1**, of the By-laws shall be amended so that after amendment it shall read as follows:

Number and Term. The number of directors which shall constitute the whole Board of Directors (the "Board") shall be not less than five (5) or more than seven (7). A majority of directors present at a meeting shall constitute a quorum. All directors must be members of the Council. The directors shall be elected to serve staggered terms of two years.

2. **Article VII, Section 3.C** of the By-Laws shall be amended so that after amendment it shall read as follows:

Special Assessments for common expenses not adequately funded through the Regular Assessments may be required by the Board and shall be levied and paid in the same manner as hereinabove provided for Regular Assessments. Notwithstanding anything in these By-Laws or the Master Deed which authorize assessments and expenditures, no special assessment exceeding \$500.00 per apartment per year for expenditures for major structural alterations of the common elements shall be made without the approval of the majority vote of the membership.

3. **Article VII, Section 3.F** of the By-Laws shall be amended so that after amendment it shall read as follows:

The Board of Directors may assess a late fee of \$25.00 on assessments, regular and special, which are not paid within fifteen (15) days of their due date and, if not paid within forty-five (45) days of the due date, the Board may assess an additional late fee of \$50.00 per month thereafter until paid in full. In addition, the unpaid balance, exclusive of late fees, will accrue interest at the rate of 1.5% per month until the amount of the delinquent assessment has been fully paid.

4. Article IX of the By-laws shall be amended by the addition of the following Paragraph to be referred to as Article IX, Section 1.A:

(a) Dogs and cats on common property must be leashed and the Owner must remove pet feces from common property immediately.

(b) Parking from 7:00 PM to 7:00 AM of recreational vehicles, campers, boats, trailers, and trucks of commercial or construction nature or construction equipment is not permitted ("commercial" shall include trucks hauling construction equipment, ladders, or materials).

(c) Storage or parking of unlicensed vehicles or those vehicles with invalid Seabrook Island decals is not permitted in the High Hammock parking lot. The parking lot is for vehicles of High Hammock Co-Owners and their guests.

WITNESS the Hand and Seal of the Secretary of High Hammock Villas Co-Owners Council, Inc. this 2 day of November 2001.

WITNESSES:

HIGH HAMMOCK VILLAS CO-OWNERS COUNCIL, INC.

Marilyn Summers
Julie J. Manville

Robert Gooble
Its: President

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me this 2 day of November, 2001 by High Hammock Villas Co-Owners Council, Inc. by Robert Gooble, its President.

Julie J. Manville
Notary Public for South Carolina
My Commission Expires:

Krancheck & Wilson

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2001 NOV 29 PM 12:30
CHARLE LYBRAND
REGISTER
CHARLESTON COUNTY SC

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

CERTIFICATION OF
AMENDMENT OF BY-LAWS

This is certification that the By-Laws of High Hammock Villas Council of Co-Owners recorded in the RMC Office for Charleston County in Book M105 at Page 240, have been amended in accordance with and pursuant to the provisions for amending the By-Laws in the following particulars, to wit:

THAT ARTICLE VII, Section 1, Fiscal Year, is amended to read:

"The fiscal year shall be the determined by the Board of Directors."

WITNESS the Hand and Seal of the President of the High Hammock Villas Council of Co-Owners, this 26th day of April 1985.

WITNESSED:

HIGH HAMMOCK VILLAS COUNCIL OF
CO-OWNERS

BY: Ernest M. Zinkowski
Its President

Michael S. Kendrick
Chivonne Henner

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONNALLY appeared before me the undersigned witness who, on oath, says that she/he saw the within named High Hammock Villas Council of Co-Owners by Ernest Zinkowski, its President, sign, seal, and as its act and deed deliver the within written instrument and she/he with the other witness above subscribed witnessed the execution thereof.

SWORN to BEFORE me this 26th
day of April 198

Ruzi Canell

Chivonne Henner (L.S.)
NOTARY PUBLIC OF SOUTH CAROLINA

Notary Public, South Carolina State at Large
My Commission Expires Dec. 6, 1993

MY COMMISSION EXPIRES: _____

Leonard K... [unclear]

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FILED, INDEXED & RECORDED

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1985 MAY -6 PM 3:29

REGISTER MESSING & COMPANY
CHARLESTON COUNTY, S.C.

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STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

CERTIFICATION OF DEED
AMENDMENT OF BY-LAWS

This is certification that the By-Laws of High Hammock Villas Council of Co-Owners, recorded in the RMC Office for Charleston County in Book M105 at Page 240 have been amended in accordance with and pursuant to the provisions for amending the By-Laws in the following particulars, to wit:

That ARTICLE III, Section 2 , is amended to read:

"There shall be an annual meeting of the members of the corporation at such place as may be designated, between April 1st and April 30th of each year for the transaction of such business as may come before the meeting. Notice of each annual meeting, stating the time, date, place and in general terms, the purpose or purposes thereof, shall be sent by mail to the last known address of all members at least thirty (30) days prior to the meeting."

WITNESS the Hand and Seal of the President of the High Hammock Villa Council of Co-Owners, this 1st day of July 1984.

WITNESSED:

Uma B. Sessions
Mary Blankin

High Hammock Villas Council of Co. Owners

BY: James M. Holman M.D.
Its President

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONNALLY appeared before me the undersigned witness who, on oath, says that she/he saw the within named High Hammock Villas Council of Co-Owners, by James M. Holman, its President, sign seal, and as its act and deed deliver the within written instrument and she/he with the other witness above subscribed witnessed the execution thereof.

SWORN to BEFORE me this 1st day of July 1984

Mary Blankin

Charisanne L. Farmer (L.S.)
NOTARY PUBLIC OF SOUTH CAROLINA

Notary Public, South Carolina State at Large
My Commission Expires Dec. 6, 1993

MY COMMISSION EXPIRES: _____

LEONARD KRAWCHECK
ATTORNEY AT LAW
9 STATE STREET
P. O. DRAWER 1018
CHARLESTON, SC 29402

BKP 138-639

4.00

FILED, INDEXED & RECORDED
P138-638
1984 JUL 10 PM 4:13

REGISTERED BY
REGISTER MEANS CONVEYANCE
CHARLESTON COUNTY, S.C.

NOTICE OF SALE

BY ORDER OF THE COURT

IN AND FOR THE COUNTY OF CHARLESTON

SOUTH CAROLINA

IN RE: THE ESTATE OF

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