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STATE OF SOUTH CAROLINA)
)
 COUNTY OF CHARLESTON) AMENDMENT TO THE COVENANTS AND
 RESTRICTIONS OF DEER POINT VILLAS,
 SEABROOK ISLAND AND AMENDMENT TO
 THE BYLAWS OF DEER POINT VILLAS
 OWNERS ASSOCIATION, INC.

The within amendments to the Covenants and Restrictions of Deer Point Villas, Seabrook Island and to the Bylaws of Deer Point Villas Owners Association, Inc. are made effective as of the 3rd day of June, 2017 by Deer Point Villas Owners Association, Inc.

WHEREAS, Deer Point Villas is located on Seabrook Island, Charleston County, South Carolina; and

WHEREAS, the "Covenants of Deer Point Villas Seabrook Island" were recorded March 12, 1982 in the RMC Office for Charleston County in Book Y127, Page 153 (the "Original Covenants"); and

WHEREAS, the "Amended and Restated Covenants and Restrictions of Deer Point Villas Seabrook Island" were recorded January 11, 1995 in the RMC Office for Charleston County in Book O251, Page 556 (the Original Covenants and the Amended and Restated Covenants and Restrictions are collectively referred to herein as the "Covenants"); and

WHEREAS, the Bylaws of Deer Point Villas Owners Association, Inc. (herein the "Bylaws") are attached as Exhibit B to the Original Covenants; and

WHEREAS, the Bylaws provide that the same may be amended by a two-thirds vote of the owners in attendance in person or by proxy at a duly called meeting; and

WHEREAS, the Covenants provide that the same may be amended upon the affirmative vote of two-thirds of the owners present, in person or by proxy, at a duly called meeting of the Association; and

WHEREAS, at a meeting of the owners of Deer Point Villas Owners Association held June 3, 2017 the within amendments were approved by more than two-thirds (67%) of the owners entitled to vote thereon.

NOW, THEREFORE, Deer Point Villas Owners Association, Inc. hereby adopts the following amendments to the Covenants and Bylaws:

The following is hereby added to the end of Section 5 of the Amended and Restated Covenants and Restrictions for Deer Point Villas Seabrook Island:

Any assessment which is not paid, after proper notice is provided by either email or mail, within thirty (30) days after the due date shall incur a late charge equal to the greater of: (A) \$25.00; (B) ten percent (10%) of the amount unpaid, or (C) such higher amount as may be determined by the

Board of Directors and as permitted by South Carolina law. All assessments not paid within thirty (30) days after the due date, plus late charges, as set forth above, shall accrue simple interest at the greater of: (A) the rate of eighteen percent (18%) per annum, or (C) the maximum rate permitted by applicable law.

All payments made by an Owner to the Association shall first be applied to late charges, then to interest and then to the oldest assessment then unpaid.

ARTICLE IV, SECTION 1 of the Bylaws of Deer Point Villas Owners Association, Inc. is hereby deleted and replaced with the following:

The affairs of the corporation shall be managed by a Board of Directors. The Board of Directors shall consist of not less than three (3) nor more than five (5) members. Prior to each annual meeting of the Owners, the Board shall determine the number of Directors for the upcoming year. Each Director elected shall serve a two (2) year term, provided, however, that the Board shall have the authority, in its discretion, to establish a different term (greater than two years or less than two years) for a Director, prior to such Director's election, in order to establish or maintain, in so far as possible, staggered terms for the Directors.

By signing below, the President and Secretary of Deer Point Villas Owners Association hereby certify that the within amendments were adopted by the affirmative vote of in excess of two-thirds (67%) of the owners of Deer Point Villas present in person or by proxy at a duly called meeting of the owners held June 3, 2017.

In witness whereof, this instrument was executed effective as of the date and year first above written.

DEER POINT VILLAS OWNERS
ASSOCIATION, INC.

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature: Elyse Jung]

By: Elyse Jung
Its: President

[Handwritten signature: Cynthia Worley]

By: Cynthia Worley
Its: Secretary



STATE OF NORTH CAROLINA)
)
COUNTY OF Forsyth)

ACKNOWLEDGMENT

I, KAREN L. DURHAM, a Notary Public for the above named state, do hereby certify that Deer Point Villas Owners Association, Inc., by and through its President, Elyse Jung, personally appeared before me this day and acknowledged due execution of the foregoing instrument.

Witness my hand and official seal this 25 day of July, 2017.

[Signature] (L.S.)

NOTARY PUBLIC ~ State of NORTH CAROLINA
Print Name of Notary: KAREN L. DURHAM
My Commission Expires: 12-26-2017



STATE OF SOUTH CAROLINA)
)
COUNTY OF PICKENS)

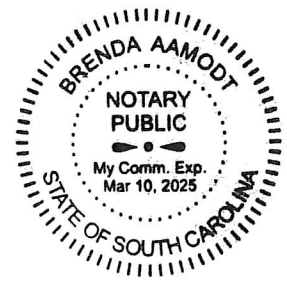
ACKNOWLEDGMENT

I, BRENDA AAMODT, a Notary Public for the above named state, do hereby certify that Deer Point Villas Owners Association, Inc., by and through its Secretary, Cynthia Worley, personally appeared before me this day and acknowledged due execution of the foregoing instrument.

Witness my hand and official seal this 27th day of July, 2017.

[Signature] (L.S.)

NOTARY PUBLIC ~ SOUTH CAROLINA
Print Name of Notary: BRENDA AAMODT
My Commission Expires: 3-10-2025



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