

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BEAUFORT ) **FIRST AMENDMENT TO MASTER DEED**  
 ) **TENNIS MASTER CONDOMINIUM**  
 ) **ASSOCIATION**

WHEREAS, the Master deed for the Tennis Master Condominium Association was recorded on April 19, 1997, in Book 247 at Page 345 in the Beaufort County ROD office, for the purpose of establishing the Tennis Master Horizontal Property Regime.

WHEREAS, pursuant to the Master Deed, the Association now manages and governs the tennis Master HPR and desires to amend and restate Article II, Section 2.4(6) of the Master Deed.

NOW THEREFORE, upon motion and vote of the members of the Association, at a meeting duly held in accordance with the by-laws on October 18, 2021, the members of the Association, in accordance with Article XII of Master Deed, the entire content of Article II, Section 2.4(6) of the Master Deed is deleted and replaced with the following:

Article II Sec. 2.4(6)

All repairs to the partitions, railings, balustrades, or fence bounding or enclosing any deck, terrace, balcony, courtyard, or service area that is integral to and exclusive to the Villa and the treated wood decking or concrete surface within any such areas shall be the responsibility of the Association other than any Association approved alterations or modifications made by an Owner, which shall be the Owner's sole responsibility. Provided, however, any deck above a screened porch that has been waterproofed or otherwise improved by an Owner shall be the Unit Owner's sole responsibility to maintain.

The owners having approved the proposed amendment by a sufficient majority at a meeting duly called the Master Deed so amended.

Heale Bj  
Witness

By: [Signature]  
Its President

Jaclyn Phillips  
Notary

Attest: R L D Uokro  
Its Secretary

STATE OF SOUTH CAROLINA )  
COUNTY OF BEAUFORT )

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this 11 day of January, 2022 by George Lindimore, President of Tennis Master Condominium Association and by R L D Uokro, Secretary of Tennis Master Condominium Association on behalf of the regime.

Witnessed before me this 11 day of January, 2022

Jaclyn Phillips  
Notary Public for South Carolina

My Commission Expires: My Commission Expires  
**February 4, 2024**