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August 2, 2018

Garrett Hamilton
IMC Resort Services, Inc.
2 Corpus Christi Place, Suite 302
Hilton Head Island, SC 29928

**Re: Third Amendment to the By-Laws of St. Andrews Common Horizontal
Property Horizontal Property Regime**

Dear Garrett:

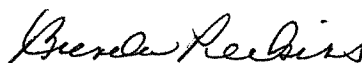
Enclosed please find the original Amendment referenced above which has been recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Deed Book 3688 at Page 1743. We have retained a copy of the Amendment for our files.

It has been a pleasure working with you on this matter.

With kind regards, I am

Sincerely,

JONES, SIMPSON & NEWTON, P.A.



Brenda Perkins
Legal Assistant to Wm. Weston J. Newton

/bsp
Enclosure

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

**THIRD AMENDMENT TO THE
BY-LAWS OF ST. ANDREWS COMMON
HORIZONTAL PROPERTY REGIME**

THIS THIRD AMENDMENT made this 23 day of July, 2018, by the Board of the Directors of St. Andrews Common Horizontal Property Regime, acting on behalf of the Association of Co-Owners of said Regime, which said Regime is an incorporated association existing and operating under the laws of the State of South Carolina.

WITNESSETH

WHEREAS, on or about the 5th day of October, 1981, Greenwood Development Corporation, a South Carolina Corporation, filed with the Clerk of Court for Beaufort County, South Carolina, its Master Deed Establishing Horizontal Property Regime said regime being established as St. Andrews Common Horizontal Property Regime pursuant to the Horizontal Property Act of South Carolina, the same being recorded on October 23, 1981, in Deed Book 335 at Page 169 and Plat Book 30 at Page 1; and

WHEREAS, on or about the 8th day of January, 1982, Greenwood Development Corporation executed the First Amendment to Master Deed of St. Andrews Common Horizontal property Regime which First Amendment was recorded on February 12, 1982, in Deed Book 341 at Page 1489 and Plat Book 30 at Page 56; and

WHEREAS, on or about the 22nd day of February 1982, Greenwood Development Corporation executed the Second Amendment to Master Deed of St. Andrews Common Horizontal Property Regime which Second Amendment was recorded on May 11, 1982, in Deed Book 343 at Page 498 and in Plat Book 30 at Page 73; and

WHEREAS, on or about the 9th day of March, 1982, Greenwood Development Corporation executed the Third Amendment to Master Deed of St. Andrews Common Horizontal Property Regime which Third Amendment was recorded on March 15, 1982, in Deed Book 343 at Page 956 and Plat Book 30 at Page 74; and

WHEREAS, on or about the 23rd day of April 1982, Greenwood Development Corporation executed the Fourth Amendment to Master Deed of St. Andrews Common Horizontal Property Regime which Fourth Amendment was recorded on April 27, 1982, in Deed Book 345 at Page 1876 and Plat Book 30 at Page 102; and

WHEREAS, on or about April 26, 2002, the Board of the Directors of St. Andrews Common Horizontal Property Regime, acting on behalf of the Association of Co-Owners of said Regime, executed the Amendment to the By-Laws of St. Andrews Common Horizontal Property Regime which Amendment was recorded on July 30, 2002, in Deed Book 1611 at Page 386; and

WHEREAS, on or about September 13, 2016, the Board of the Directors of St. Andrews Common Horizontal Property Regime, acting on behalf of the Association of Co-Owners of said Regime, executed the Second Amendment to the By-Laws of St. Andrews Common Horizontal Property Regime which Amendment was recorded on September 26, 2016, in Deed Book 3518 at Page 138; and

WHEREAS, the Master Deed at Article Twelfth provides that the administration of the Regime shall be in accordance with the provisions of the "By-Laws", the same being attached thereto as Exhibit I; and

WHEREAS, for purposes of this Amendment the said Master Deed and above-referenced Amendments to Master Deed shall collectively be referred to as "Master Deed"; and

WHEREAS, pursuant to Article XIII Amendments Section 1. Requirements for Amendments, of the By-Laws of the St. Andrews Common Horizontal Property Regime, the same may be amended only with the consent of the Owners of Apartments to which at least sixty-seven (67%) percent of the votes in the Association are allocated; and

WHEREAS, the Owners of Apartments representing at least sixty-seven (67%) percent of the votes in the Association based upon the percentage assigned to each Apartment as set forth in Exhibit J to the Master Deed desire to amend Article IV and Article VII of the said By-Laws to authorize the Board of Directors to arrange for the delivery of CATV and internet services to each apartment through a bulk rate agreement to be charged as a common expense to each Apartment and Apartment Owner; and

WHEREAS, the said Association of Co-Owners by written ballot dated April 25, 2018 with a return deadline of May 25, 2018, by an affirmative vote of the Owners of Apartments representing more than sixty-seven (67%) percent of the votes in the Association as shown on Exhibit J of the Master Deed, authorized and directed the Board to execute and have recorded an Amendment to the said By-Laws as it pertains to Article IV Section 3 and Article VII, Section 7; and

WHEREAS, the within Amendment was approved (or deemed to be approved) by eligible mortgage holders about which the Regime has received written notice holding mortgages on apartments which have at least fifty-one (51%) percent of the votes of apartments, subject to eligible holder mortgages.

NOW, THEREFORE, the Association of Co-Owners by and through the Board of Directors of said Regime hereby amends the By-Laws of the Regime as follows:

1. **Article IV, Section 3 OTHER POWERS AND DUTIES is hereby amended by adding a new subsection (o):**
 - (o) To arrange for the delivery of CATV and internet services to each Apartment through a bulk rate service agreement if determined by it to be appropriate in its sole and reasonable discretion.


2. **Article VII, Section 7 is amended to renumber Section 7 as 7 (a) and add Subsection 7(b) as follows:**

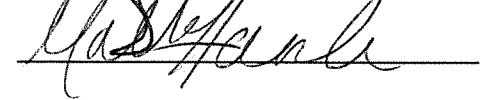
(b) **CATV AND INTERNET SERVICE.** If determined to be appropriate and feasible by the Board, CATV and internet services shall be supplied directly to each Apartment through a bulk rate contract to be negotiated by the Board, paid by the Association as a common expense and shall be charged to each Apartment and Apartment Owner as a common expense.

IN WITNESS WHEREOF, the Association of Co-Owners of St. Andrews Common Horizontal Property Regime, by its Board of Directors, has caused this Amendment to be executed effective the date and year first above written.


WITNESS:


ST. ANDREWS COMMON HORIZONTAL PROPERTY REGIME

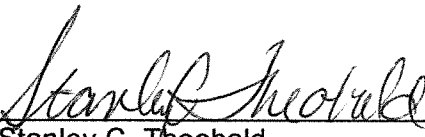




By: 
Name: Ronald R. Rusin
Its: President





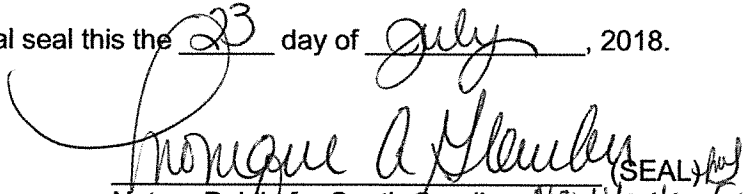
Attest: 
Name: Stanley C. Theobald
Its: Secretary

New York
STATE OF SOUTH CAROLINA)
Erie)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that Ronald R. Rusin, a duly authorized officer of **St. Andrews Common Horizontal Property Regime**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 23 day of July, 2018.



Notary Public for ~~South Carolina~~ New York, Erie County
My Commission expires: 7/15/2019

MONIQUE A. GLAUBER
01GL5013666

Notary Public, State of New York
Qualified in Erie County
My commission expires July 15, 2019