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STATE OF SOUTH CAROLINA)
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)
COUNTY OF BEAUFORT) **FIRST AMENDMENT OF BYLAWS OF**
) **TREETOPS HORIZONTAL PROPERTY**
) **REGIME AND TREETOPS OWNER'S**
) **ASSOCIATION**

WHEREAS, Treetops Limited Partnership, a South Carolina limited partnership purchased certain improved real property from the Federal Deposit Insurance Corporation by deed dated March 30, 1983 and recorded April 1, 1983 in Book 366 at Page 865; and

WHEREAS, Treetops Limited Partnership also purchased certain real property from Conlewood Dunes Partnership by deed dated December 13, 1983 and recorded December 19, 1983 in Book 384 at Page 355; and

WHEREAS, Treetops Limited Partnership, after performing certain renovations, submitted the property to the provisions of the Horizontal Property Act of South Carolina thereby creating Phase I of Treetops Horizontal Property Regime by master deed dated December 14, 1983 and recorded on December 19, 1983 in Book 384 at Page 259; and

WHEREAS, Treetops Limited Partnership conveyed the real property comprising Phase II, Phase III and Phase IV of Treetops Horizontal Property Regime by deeds dated December 8, 1983 and recorded on December 19, 1983 in Book 384 at Page 335, Book 384 at Page 340, Book 384 at Page 345, and Book 384 at page 350; and

WHEREAS, Exhibit "H" to said master deed consists of the Bylaws of Treetops Horizontal Property Regime and Treetops Owners' Association; and

WHEREAS, Article XIII, Section 1 of the bylaws provides that the bylaws may be amended with the consent of sixty-seven (67%) percent of the vote assigned to all apartments in the regime; and

WHEREAS, Article VII, Section 9(a) contains restrictions on the use of apartments but does not address the number of adult persons that can be permitted to occupy the apartments without seriously compromising the common elements that are the property of all owners; and

WHEREAS, the directors now intend to amend the bylaws with the consent of a sufficient majority of the owners given at a meeting called for purposes which included amending the bylaws to set forth reasonable restrictions on the adult occupants who may properly occupy an apartment.

NOW THEREFORE, Article VII, Section 9 "Use of Apartments - Internal or External Changes" is deleted in its entirety and the following, Article VII, Section 9 "Use of Apartments - Internal or External Changes" is substituted therefor.

(a) All apartments shall be utilized for residential purposes only. This shall expressly include the right of the owner to rent such apartments to others for residential purposes in accordance with the provisions of the master deed and of Article XII of these bylaws. Occupancy shall be limited to no more than two (2) adults for each bedroom contained in the apartment. This restriction is applicable to all occupants whether owners, guests, tenants, or at will occupants. Should the directors become aware that an apartment is regularly being occupied by more than two (2) adults for each bedroom a notice shall be given to the owner and to the occupants of the apartment if other than the owner. The notice shall require compliance with the restriction established herein and advise that upon the failure of the occupants to comply the regime will enjoin continued violations of the bylaw through Article VII, Section 13.

The owners having approved the proposed amendment by a sufficient majority at a meeting duly called the bylaws are hereby so amended.

Treetops Horizontal Property Regime

By:
Its President

Witness

Attest:
Its Secretary

Notary

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 30 day of May, 2002 by John Spears, Jr., President of Treetops Horizontal Property Regime and by Merle Given Brown, Secretary of Treetops Horizontal Property Regime on behalf of the regime.

Witnessed before me this 30 day of May, 2002.

Notary Public for South Carolina
My Commission Expires: _____
My Commission Expires November 28, 2004