

6  
12 RB  
alford  
4692



BEAUFORT COUNTY SC - ROD  
BK 3497 Pgs 3296-3301  
FILE NUM 2016036263  
07/13/2016 11:31:12 AM  
REC'D BY pbaxley RCPT# 816923  
RECORDING FEES \$12.00

STATE OF SOUTH CAROLINA ) SECOND AMENDMENT TO BY-LAWS  
 ) OF OCEANWALK HORIZONTAL  
COUNTY OF BEAUFORT ) PROPERTY REGIME AND  
 ) OCEANWALK OWNERS' ASSOCIATION

THIS SECOND AMENDMENT TO BY-LAWS OF OCEANWALK HORIZONTAL PROPERTY REGIME AND OCEANWALK OWNERS' ASSOCIATION (hereinafter, "Amendment") is made effective this 1 day of JULY, 2016, by OceanWalk Owners' Association, also known as Council of Co-Owners of OceanWalk Horizontal Property Regime, a South Carolina non-profit corporation.

W I T N E S S E T H:

WHEREAS, the OceanWalk Horizontal Property Regime (hereinafter, "Regime") was established pursuant to that certain "Master Deed Establishing Horizontal Property Regime", dated November 30, 1982, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Deed Book 358 at Page 1779 (hereinafter, "Master Deed"); and

WHEREAS, the By-Laws of the Regime were attached to and made a part of the Master Deed as Exhibit "H" (hereinafter, "By-Laws"), which By-Laws provide for the administration of the property constituting the Regime; and

WHEREAS, OceanWalk Owners' Association, also known as the Council of Co-Owners of OceanWalk Horizontal Property Regime (hereinafter, "Association") is a South Carolina non-profit corporation established as the owners' association as provided in the South Carolina Horizontal Property Act and the Master Deed and By-Laws; and

WHEREAS, Article XIII of the By-Laws provides that the By-Laws may be amended upon approval of the Owners of Apartments to which at least sixty-seven percent (67%) of the votes in the Association are allocated and approval of eligible holders, about which the Association has received written notice, holding mortgages on Apartments which have at least fifty-one percent (51%) of the votes of Apartments subject to eligible holder mortgages; and

WHEREAS, on December 5, 2015, by an affirmative vote of more than sixty-seven percent (67%) of the Owners of Apartments, the Association was authorized and directed to execute and have recorded an Amendment to the By-Laws as it pertains to Articles III and IV; and

WHEREAS, the amendments to Articles III and IV of the By-Laws, which were adopted, are amendments pertaining to notice of Board meetings, posting of meeting minutes, and rules of order for meetings; and

WHEREAS, the Apartment Owners of the Association are joining in the execution of this Amendment for the purpose of certifying that the amendments herein incorporate those changes approved by the ownership of the Association as set forth herein.

NOW, THEREFORE, the Association, by and through its undersigned authorized officer(s), does hereby declare that effective on this day, the By-Laws of OceanWalk Horizontal Property Regime and OceanWalk Owners' Association are hereby amended as follows:

---

1. Article IV, New Section 16. The following new Section, identified as Section 16 of Article IV and captioned "NOTICE OF BOARD MEETINGS; POSTING OF MINUTES", is hereby adopted:

Section 16. NOTICE OF BOARD MEETINGS; POSTING OF MINUTES. The Secretary or his/her designee shall post a notice of each meeting of the Board of Directors of the Association, stating the purpose thereof as well as the time and place where it is to be held, and including agenda(s) and supporting information (when available), to each co-owner of record, at least three (3) business days prior to such meeting. The Secretary or his/her designee shall also post draft Minutes of each regular and special meeting of the Board of Directors of the Association not later than ten (10) business days after the adjournment of such meeting. The posting of notice or Minutes required herein may be satisfied by posting such materials to the official website of the Association, and the Secretary may designate a webmaster or other appropriate person/entity to perform the tasks required in this Section.

2. Article III, New Section 9. The following new Section, identified as Section 9 of Article III and captioned "Rules of Order", is hereby adopted:

Section 9. RULES OF ORDER. Robert's Rules of Order (latest edition) shall serve as a guideline for governing the conduct of all meetings of the Association when not in conflict with the Master Deed, these By-Laws, or other applicable law.

---

3. Article IV, New Section 17. The following new Section, identified as Section 17 of Article IV and captioned "Rules of Order", is hereby adopted:

Section 17. RULES OF ORDER. Robert's Rules of Order (latest edition) shall serve as a guideline for governing the conduct of all meetings of the Board of Directors of the Association when not in conflict with the Master Deed, these By-Laws, or other applicable law.

---

(SIGNATURE PAGES FOLLOW)

Witness the execution hereof by the duly authorized officer(s) of the Association as of the above-written date.

OCEANWALK OWNERS' ASSOCIATION  
ALSO KNOWN AS COUNCIL OF CO-OWNERS OF OCEANWALK HORIZONTAL PROPERTY REGIME

WITNESSES:

Phyllis Kuber  
JMSW  
JEFFREY SNEEK

Joseph M. Stajanchi  
Print Name: JOSEPH M. STAJANCHI  
Its: President

STATE OF OHIO )  
COUNTY OF SUMMIT )

ACKNOWLEDGMENT

I, the undersigned notary, do hereby certify that the within named President of OCEANWALK OWNERS' ASSOCIATION ALSO KNOWN AS COUNCIL OF CO-OWNERS OF OCEANWALK HORIZONTAL PROPERTY REGIME appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 20 day of JUNE, 2016.

JMSW JEFFREY SNEEK  
Notary Public for South Carolina OHIO  
My Commission expires: HAS NO EXPIRATION  
330.467.9600

OCEANWALK OWNERS' ASSOCIATION  
ALSO KNOWN AS COUNCIL OF CO-  
OWNERS OF OCEANWALK HORIZONTAL  
PROPERTY REGIME

WITNESSES;

[Signature]

Lynda Ward

Jaclyn Phillips

Print Name: Lynda Ward  
Its: Vice President

STATE OF South Carolina )  
 )  
COUNTY OF Beaufort )

ACKNOWLEDGMENT

I, the undersigned notary, do hereby certify that the within named Vice President of OCEANWALK OWNERS' ASSOCIATION ALSO KNOWN AS COUNCIL OF CO-OWNERS OF OCEANWALK HORIZONTAL PROPERTY REGIME appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 29<sup>th</sup> day of June, 2016.

Jaclyn Phillips  
Notary Public for South Carolina

My Commission expires ~~My Commission Expires~~  
February 4, 2024

OCEANWALK OWNERS' ASSOCIATION  
ALSO KNOWN AS COUNCIL OF CO-  
OWNERS OF OCEANWALK HORIZONTAL  
PROPERTY REGIME

WITNESSES:

Laura Thomas  
Liese S Bauer


  
Print Name: DAVID W. NIX  
Its: Secretary-Treasurer

STATE OF South Carolina )  
COUNTY OF Adair )

ACKNOWLEDGMENT

I, the undersigned notary, do hereby certify that the within named Secretary-Treasurer of OCEANWALK OWNERS' ASSOCIATION ALSO KNOWN AS COUNCIL OF CO-OWNERS OF OCEANWALK HORIZONTAL PROPERTY REGIME appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 24<sup>th</sup> day of June, 2016.

  
Notary Public for South Carolina  
My Commission expires: 7/12/21