

WHEREAS, the attached Thirty-First (31) Amendment to the Master Deed of The Gatherings Horizontal Property Regime was recorded on November 17, 2020, in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3936, Page 0836-0838; and

WHEREAS, the Thirty-First (31) Amendment to the Master Deed of The Gatherings Horizontal Property Regime indicates there should be an attachment, "Exhibit A".

WHEREAS, the attachment "Exhibit A" was not recorded with the Thirty-First (31) Amendment to the Master Deed of The Gatherings Horizontal Property Regime

WHEREAS, the Thirty-First (31) Amendment to the Master Deed of The Gatherings Horizontal Property Regime recorded has the following as number 5.

5. Parking Spaces. Through a vote of the Regime's Membership, pursuant to the Board's recommendation, Units 14-82, 110-113 and 116-118 will each have assigned two assigned parking spots which will be considered Limited Common Elements. **See Exhibit A**

WHEREAS, the unit numbers were recorded incorrectly.

WHEREAS, the correction of the scrivener's error will reflect number 5. As:

5. Parking Spaces. Through a vote of the Regime's Membership, pursuant to the Board's recommendation, Units 14-82, 110-113 and 116-119 will each have assigned two assigned parking spots which will be considered Limited Common Elements. **See Exhibit A**

NOW THEREFORE, the attached Thirty-First (31) Amendment to the Master Deed of The Gatherings Horizontal Property Regime is herein re-recorded to include the Attachment, "Exhibit A" and correction of the scrivener's error as:

5. Parking Spaces. Through a vote of the Regime's Membership, pursuant to the Board's recommendation, Units 14-82, 110-113 and 116-119 will each have assigned two assigned parking spots which will be considered Limited Common Elements. **See Exhibit A**

STATE OF SOUTH CAROLINA) THIRTY-FIRST (31) AMENDMENT TO THE
) MASTER DEED OF
COUNTY OF BEAUFORT) GATHERINGS HORIZONTAL
) PROPERTY REGIME

THIS AMENDMENT to the Declaration of Covenants Conditions and Restrictions running with certain lands of The Gatherings Inc. and Provisions for Membership in The Gatherings, Horizontal Property Regime and to the Master Deed for The Gatherings Horizontal Property Regime is made this 14 day of November, 2020.

WITNESSETH

WHEREAS, The Gatherings Horizontal Property Regime ("Regime") was established by Master Deed dated September 27, 1984 and recorded September 27, 1984 in Deed Book 404 at Page 622 the Office of the Register of Deeds for Beaufort County, South Carolina ("Master Deed"); and

WHEREAS, The Gatherings Inc. is the owner of all Common Elements as set forth in the Master Deed Article VI Section I, titled Ownership of Common Elements.

WHEREAS, by virtue of the ownership of Common Elements, the Gatherings Inc. has the authority to deed all or portions of the Common Elements as set forth in the Master Deed Article VI, Section 4, titled Operation Maintenance and Article XI, titled Amendments.

WHEREAS, the Regime's Board of Directors has proposed to the owners via an amendment to the Master Deed and By-laws to permit a unit owner to have access to and use Common Elements as Limited Common Area Elements for the exclusive use and access of certain unit owners provided that the unit owner has submitted the request in writing to the board of directors and is approved by the architectural committee.

WHEREAS, The Regime will continue to assume all liability for the design, construction, and maintenance of any and all improvements and/or additions (excluding any costs incurred by the Grantor) to the Limited Common Element designated to the individual unit owners.

WHEREAS, the Regime's Board of Directors has proposed the designation of certain Common Area parking to certain Unit to allow for the specific and exclusive use of parking spaces. Further, the Regime recommends the assignment of the use of specific easement appurtenant to his/her Unit for ingress and egress over the Common Elements for access to and from his Unit ("Parking Spaces"). See Exhibit A.

WHEREAS, such amendments will take effect as of the date in which they were recorded in the Office of the Register of Deeds for Beaufort, SC; and

NOW THEREFORE, through the process set forth in the Master Deed, Covenants and Restrictions, by a vote of sixty six (66%) or more of the Unit Owners, Article XI, Section One is hereby modified and incorporated as set forth below:

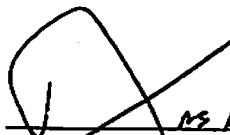
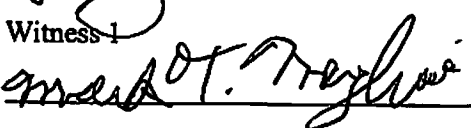
1. **Recitals.** Each and every recital state above is incorporated herein as if repeated verbatim.

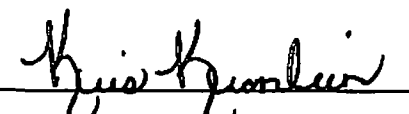
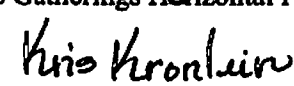
2. **Authority to Designate Limited Common Elements.** The Regime has approved the Board having the authority to designate certain common elements as limited common elements to a unit owner. This power may be exercised after a written proposal is approved by the Board of Directors and the Architectural Committee. By virtue of this grant and the terms contained in the Master Deed and By-laws to include this amendment, Unit Owner will not be responsible or assume liability for maintaining, insuring and caring for the Limited Common Element. Further, in the event that the Regime decides that any such maintenance responsibility is the responsibility of the Unit Owner, the Regime may take any action that it deems necessary, in its sole discretion, to preserve, maintain or repair said Limited Common Element and the cost of any such action shall become the responsibility of the unit owner once incurred. Said cost shall be immediately payable by the Unit Owner to the Regime and any unpaid amount shall be a lien on the Property said lien being enforceable and having the same effect as a lien for unpaid assessments as state in the Regime's Master Deed and/or other governing documents. The Unit Owner who receives the Limited Common Element, by virtue of this Amendment and their application for the Limited Common Element, hereby agrees and holds the Regime, its successors and assigns, harmless from any liability whatsoever related to the use of any granted use of Limited Common Elements (including any attorney fees and costs incurred in defending and/or pursuing any claim related thereto).

5. **Parking Spaces.** Through a vote of the Regime's Membership, pursuant to the Board's recommendation, Units 14-82, 110-113 and 116-118 will each have assigned two assigned parking spots which will be considered Limited Common Elements. See Exhibit A

IN WITNESS WHEREOF, THE GATHERINGS HORIZONTAL PROPERTY REGIME has caused this amendment to the MASTER DEED of THE GATHERINGS HORIZONTAL PROPERTY REGIME I to be executed this 14 of November, 2020.

We so adopt:


Witness 1

Witness 2/Notary


The Gatherings Horizontal Property Regime
By: 
The Gatherings HOA President

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, the undersigned Notary, hereby certify that before me, in the State and County aforesaid, personally appeared KRIS KRAWLER known to me (or satisfactorily proven) to be person(s) whose name(s) is/are subscribed to the within Second Amendment to the Master Deed for The Gatherings Horizontal Property Regime, who acknowledged the due execution of the foregoing Deed.

Witness my hand and seal this 14 day of NOV., 2020.

Mark T. Megliore

Print Notary Name MARK T. MEGLIORE

My Commission Expires: 9/26/2024

Sworn to and subscribed
before me this

14 day of NOV., 2020

Prepared by:

THE BANNON LAW GROUP, LLC

10 Westbury Park Way, Suite A

Post Office Drawer 3691

Bluffton, South Carolina 29910

O: (843) 815.4505 F (843) 277-6803

Bluffton, South Carolina

This day _____, 2020

MARK T. MEGLIORE
Notary Public, State of South Carolina
My Commission Expires 9/26/2024



2005

—JOURNAL OF THE

PREPARED FOR
THE GATHERINGS, INC.
BLUFFTON TOWNSHIP • DEAFORT COUNTY • SOUTH CAROLINA

MARSHES OF THE BASS CREEK

150' WIDE POWER LINE
RIGHT OF WAY S.C.E. & C.

9.000

[illegible]

FOR THE ABOVE - 35,410 ACRES
 DEDICATED TO THE STATE OF TEXAS

THIS PROPERTY IS ON A 6000 SQ. FT. PLOT

Transmittal Sheet

SECRET

AS BUILT SURVEY &
RECORD PLAT

دین

42.