

Section 6. MAINTENANCE AND REPAIR

(c) All maintenance, repairs and replacement to the Common Elements as defined in the Master Deed, to include windows, window frames and window sashes, exterior sliding glass doors, and the painting of exterior doors shall be made by the Board or its agent and shall be charged to all the Co-owners as a common expense, excepting to the extent that the same may be necessitated by the negligence, misuse or neglect of the Co-Owner, in which case the expense shall be charged to the Co-Owner. Provided, however, notwithstanding the foregoing, an individual co-owner may apply to the Board for approval to replace the windows, window frames and window sashes, exterior sliding glass doors, and the painting of exterior doors at their own cost. The Board shall have the sole discretion to approve any and all aspects of any such replacements of windows, window frames and window sashes, exterior sliding glass doors, and the painting of exterior doors, on a case by case basis.

[Signatures on Following Page]

IN WITNESS WHEREOF the amendment is being adopted.

[Signature]

Witness

President

[Signature]
Notary

[Signature]
Secretary

STATE OF South Carolina)
COUNTY OF Beaufort)

ACKNOWLEDGMENT

Personally appeared before me the undersigned witness, who upon oath says that s/he saw the President and Secretary, _____ and PETER STEPHENSON sign the amendment, and that s/he with the undersigned notary public witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this 25 day
of February, 2020.

[Signature]
Notary Public for Beaufort Co, South Carolina
My Commission Expires: _____

MELISSA J. FENSTERMAKER
Notary Public, State of South Carolina
My Commission Expires 10/8/2024

IN WITNESS WHEREOF the amendment is being adopted.

[Signature]
Witness

[Signature]
President

[Signature]
Notary

Secretary

STATE OF South Carolina
COUNTY OF Beaufort)

ACKNOWLEDGMENT

Personally appeared before me the undersigned witness, who upon oath says that s/he saw the President and Secretary [Signature] and _____ sign the amendment, and that s/he with the undersigned notary public witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this 22nd day
of October, 2020.

[Signature]
Notary Public for South Carolina
My Commission Expires: ~~My Commission Expires~~
February 4, 2024