

**NINETEENTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM OF  
LAKE ESTATES HPR**

THIS NINETEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF LAKE ESTATES HPR (this "Nineteenth Amendment") is made as of the 10<sup>th</sup> day of Sept, 2025, by LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC., a South Carolina non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, Lake Estates, LLC, a South Carolina limited liability company ("Lake Estates") is the Grantor described in that certain Declaration of Condominium of Lakes (sic) Estates HPR recorded July 31, 2007, in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2605 at Page 429 (the "Master Deed"); and

WHEREAS, Lake Estates amended the Master Deed to add Phase II by First Amendment to Declaration of Condominium of Lake Estates HPR adding Phase II dated September 13, 2007, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2628 at Page 887 ("First Amendment"); and

WHEREAS, Lake Estates amended the Master Deed to add Phase III by Second Amendment to Declaration of Condominium of Lake Estates HPR adding Phase III dated October 31, 2007, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2648 at Page 1012 ("Second Amendment"); and

WHEREAS, Lake Estates amended the Master Deed to add Phase IV by Third Amendment to Declaration of Condominium of Lake Estates HPR adding Phase IV dated November 7, 2007, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2648 at Page 1020 ("Third Amendment"); and

WHEREAS, Lake Estates amended the Master Deed to add Phase V by Fourth Amendment to Declaration of Condominium of Lake Estates HPR adding Phase V dated January 25, 2008, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2687 at Page 2483 ("Fourth Amendment"); and

WHEREAS, Lake Estates amended the Master Deed to add Phase VI by Fifth Amendment to Declaration of Condominium of Lake Estates HPR adding Phase VI dated March 3, 2008, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2707 at Page 58 ("Fifth Amendment"); and

WHEREAS, Lake Estates amended the Master Deed to add Phase VII by Sixth Amendment to Declaration of Condominium of Lake Estates HPR adding Phase VII dated April 17, 2008, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina,

in Book 2712 at Page 1288 and re-recorded in Book 2729 at Page 2534 ("Sixth Amendment"); and

WHEREAS, Lake Estates amended the Master Deed to add Phase VIII by Seventh Amendment to Declaration of Condominium of Lake Estates HPR adding Phase VIII dated July 1, 2008, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2743 at Page 718 ("Seventh Amendment"); and

WHEREAS, Lake Estates amended the Master Deed to add Phase IX by Eighth Amendment to Declaration of Condominium of Lake Estates HPR adding Phase IX dated July 1, 2008, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2743 at Page 727 ("Eighth Amendment"); and

WHEREAS, Lake Estates amended the Master Deed to add Phase X by Ninth Amendment to Declaration of Condominium of Lake Estates HPR adding Phase X dated November 20, 2008, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2786 at Page 586 ("Ninth Amendment"); and

WHEREAS, Lake Estates amended the Master Deed to add Phase XI by and alter the sequence of development within the Regime by that certain Tenth Amendment to Declaration of Condominium of Lake Estates HPR adding Phase XI dated March 31, 2009, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2828 at Page 2306 ("Tenth Amendment"); and

WHEREAS, Lake Estates amended the Master Deed by adding Article XXIII Mortgagee Provisions to the Master Deed by that certain Eleventh Amendment to Declaration of Condominium of Lake Estates HPR dated June 27, 2009, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2861 at Page 161 ("Eleventh Amendment"); and

WHEREAS, by virtue of that certain Deed in Lieu of Foreclosure by Lake Estates to RL REGI Lake E, LLC dated June 21, 2011, recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 3071 at Page 3339, and Assignment of Grantor's Rights and Supplement to the Declaration of Condominium for Lakes (sic) Estates Horizontal Property Regime dated June 27, 2011 and, recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 3070 at Page 2392 RL REGI-SC LAKE E, LLC ("REGI") has become and is the Grantor under the Declaration of Condominium; and

WHEREAS, REGI amended the Master Deed to add Phase XII by Twelfth Amendment to Declaration of Condominium of Lake Estates HPR adding Phase XII dated September 23, 2011, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 03090 at Page 1731 ("Twelfth Amendment"); and

WHEREAS, REGI and the Association amended the Master Deed by Thirteenth Amendment to Declaration of Condominium of Lake Estates HPR dated January 17, 2012, and

improvements to the Common Elements which the Association may be obligated to maintain. The fund shall be established from contributions to the reserve working capital fund made at the closing of the sale and resale of each Unit by the purchaser in the amount of (i) \$5,000.00 charged to each two-bedroom Unit, and (ii) \$7,000.00 charged to each three-bedroom Unit. Notwithstanding anything to the contrary set forth herein, the contribution to the reserve working capital fund shall not be due from: (a) any grantee who is a spouse or former spouse of the grantor, (b) any grantee to whom a Unit is conveyed by a will or through the laws of intestacy, or (c) any grantee of a Unit who obtains title pursuant to judicial or non-judicial foreclosure proceedings. Additional funds for the reserve working capital fund shall be provided for in the annual budget.”

4. Capitalized Terms. All capitalized terms shall have the same meanings as defined in the Master Deed unless otherwise defined herein.

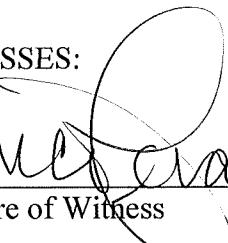
5. No Other Changes. Except as expressly modified herein, all other terms and provisions of the Master Deed are hereby ratified, reconfirmed and all other such terms and provisions contained within the Master Deed and By-Laws shall remain in full force and effect.

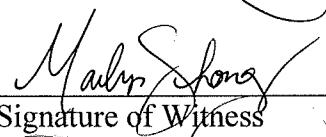
6. Owner Acceptance and Ratification. By acquisition of title to a Unit or Units subject to the Master Deed as amended by this Nineteenth Amendment, each Owner thereby irrevocably ratifies, approves and affirms all provisions of the Master Deed, as modified and amended from time to time, and as further modified by this Nineteenth Amendment. Furthermore, the Lake Estates Property Owners Association, Inc. expressly irrevocably ratifies, approves and affirms all provisions of the Master Deed, as modified and amended from time to time, and as further modified by this Nineteenth Amendment, the execution hereof by the Association and the verification of the Secretary of the Association that at least 51% of the total percentage of ownership of the property approved this Nineteenth Amendment at the Special Meeting held on 9/12 Sep, 2025 in accordance with Section 10.1 of the Declaration.

[Signature Page Follows]

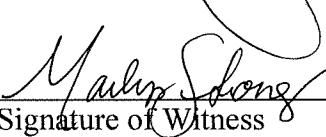
IN WITNESS WHEREOF, the Association has caused the foregoing Nineteenth Amendment to Declaration of Condominium to be executed by its undersigned duly authorized signatories on the date set forth above.

WITNESSES:

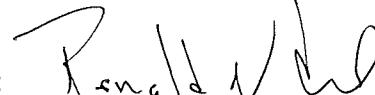
  
\_\_\_\_\_  
Signature of Witness

  
\_\_\_\_\_  
Signature of Witness

  
\_\_\_\_\_  
Signature of Witness

  
\_\_\_\_\_  
Signature of Witness

LAKE ESTATES PROPERTY OWNERS  
ASSOCIATION, INC.

By:   
\_\_\_\_\_  
Name: Ronald N. Lee  
Its: President

By:   
\_\_\_\_\_  
Name: Paul McGrath  
Its: Vice-President

(Corporate Seal)

STATE OF SOUTH CAROLINA

)

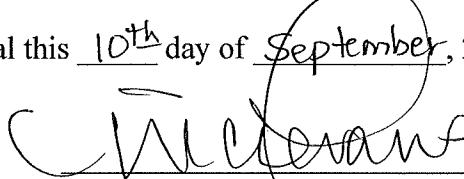
ACKNOWLEDGMENT

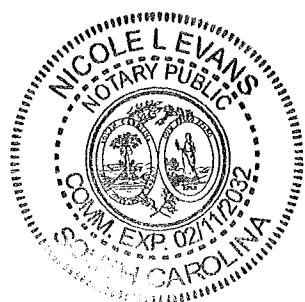
COUNTY OF BEAUFORT

)

I, Nicole L. Evans, a Notary Public for the aforesaid State, do hereby certify that Ronald N. Lee as President and Paul McGrath as Vice President for LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 10<sup>th</sup> day of September, 2025.

  
\_\_\_\_\_  
(Signature of Notary Public and Seal)  
Notary Public for South Carolina  
My commission expires: Feb. 11, 2032



**Exhibit "A"**  
**SECRETARY'S CERTIFICATE**

I, Paul M. Gaud, the undersigned duly authorized Secretary of Lake Estates Property Owners Association, Inc., a South Carolina non-profit corporation (the "Association"), do hereby certify that this Nineteenth Amendment was duly approved on 9-10-25, 2025 by members of the Association holding at least fifty-one percent (51%) of the total eligible Association vote.

This 9<sup>th</sup> day of Sept, 2025.

Signed, sealed and delivered this 9<sup>th</sup> day of Sept, 2025 in the presence of:

Nicole L. Evans

Unofficial Witness

Nicole L. Evans  
 Notary Public

My Commission Expires:  
Feb. 11, 2032

Paul M. Gaud  
 Name: Paul M. Gaud

