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STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

FIRST AMENDMENT TO RESTATED
BYLAWS OF COURTSIDE VILLAS
HORIZONTAL PROPERTY REGIME

THIS AMENDMENT to the Restated Bylaws of Courtside Villas Horizontal Property Regime is made this 6 day of November, 2004.

WITNESSETH

WHEREAS, Courtside Associates submitted the condominium property to master deed recorded February 21, 1980 in Book 296 at Page 1693; and

WHEREAS, the master deed was thereafter amended to incorporate additional phrases, first in Book 303 at Page 1466 and second in Book 319 at Page 181; and

WHEREAS, amended and restated bylaws were adopted by document dated September 25, 1996 and originally recorded in Book 807 at Page 246 and then re-recorded to replace an incorrect attachment in Book 814 at Page 237; and

WHEREAS, pursuant to Article XII of the restated bylaws the bylaws could be lawfully amended in a meeting called for such purpose at which a quorum is present when approved by not less than sixty (60%) percent of the co-owners present in person or by proxy; and

WHEREAS, at the annual meeting of owners held on November 6, 2004 the co-owners approved amending the bylaws to establish occupancy limits.

NOW, THEREFORE, Article VII, Section 9(a) of the restated bylaws of September 25, 1996 are amended as follows:

Section 9(a). USE OF APARTMENT - INTERNAL OR EXTERNAL CHANGES

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. No owner shall permit occupancy by more persons for short term or long term usage that is shown below. Should the occupancy be allowed to exceed the stated limits the regime will issue a notice of right to cure. If the number of occupants is not reduced within ten

(10) days or if reduced and then exceeded any time thereafter, the regime will enforce this bylaw provision through injunction and shall be entitled to recover its attorney's fees in such sum as actually expended. The occupancy limits are as follows:

For Two Bedroom Apartments:

- A. Long Term Rentals (30 days or more) - not to exceed 4
- B. Short Term Rentals (30 days or less) - not to exceed 8
- C. Year Round Resident Owner - not to exceed 4

For Three Bedroom Apartments:

- A. Long Term Rentals (30 days or more) - not to exceed 6
- B. Short Term Rentals (30 days or less) - not to exceed 10
- C. Year Round Resident Owner - not to exceed 6

IN WITNESS WHEREOF this amendment is adopted the date first above written.

COURTSIDE VILLAS HORIZONTAL PROPERTY REGIME

Carolyn L Neely
Witness

Janna R Land
Notary

By: R. Logan Sacks
Its Secretary

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PROBATE

PERSONALLY appeared before me the undersigned witness who, being duly sworn, deposed and said that s/he saw the within Logan Sacks, its Secretary, sign, seal and deliver the foregoing Easement Agreement and that s/he, together with the other witness whose name appears as witness, witnessed the execution thereof.

Carolyn L Neely
Witness

Sworn to and subscribed before me this
4 day of January, 2005

Janna R Land
Notary Public for South Carolina
My Commission Expires: ~~my Commission Expires: [illegible]~~