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BEAUFORT COUNTY SC - ROD  
BK 3751 Pgs 1900-1902  
FILE NUM 2019018142  
04/12/2019 01:07:00 PM  
REC'D BY rbins RCPT# 927303  
RECORDING FEES \$10.00

STATE OF SOUTH CAROLINA  
COUNTY OF BEAUFORT

IN THE REGISTER OF DEEDS  
Reference: Book 2461, Page 149

**THIRD AMENDMENT TO THE MASTER DEED FOR TRADEWINDS  
AT SHELTER COVE HORIZONTAL PROPERTY REGIME**

Whereas, the term "Regime" used herein refers to Tradewinds at Shelter Cove Horizontal Property Regime;

Whereas, in the Office of the Register of Deeds for Beaufort County, South Carolina: the Master Deed for Regime was recorded on October 18, 2006 in Book 2461, Page 149, *et seq.*; the First Amendment to the Master Deed for Regime was recorded on December 1, 2006 in Book 2482, Page 2263, *et seq.*; and the Second Amendment to the Master Deed for Regime was recorded on December 20, 2006 in Book 2493, Page 1630, *et seq.* (hereinafter collectively referred to as the "Master Deed");

Whereas, the Master Deed provides that amendments thereto are proper upon: (a) the vote or written consent from more than 2/3 of the Total Association Vote, and (b) the vote, implied consent, or written consent from at least 51% of Eligible Mortgage Holders;

Whereas, a proposed Third Amendment to the Master Deed was presented to the members of the Regime and Eligible Mortgage Holders for a vote thereon;

Whereas, members representing 75% of Total Association Vote voted in favor of the proposed Amendment;

Whereas, consent to the proposed Amendment may be implied from 14 of the 16 Eligible Mortgage Holders;

Now, therefore, the Regime hereby amends the Master Deed of Tradewinds at Shelter Cove Horizontal Property Regime, as follows:


The following subparagraph shall be added to Paragraph 15 of the Master Deed:

After recording, return to:  
The Capell Law Firm, LLC, The Blake-Grimké House, 321 E. Bay Street, Charleston, SC 29401

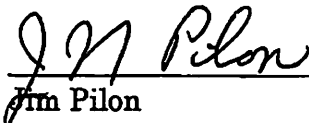
(e) Short-Term Rentals Prohibited. The period of occupancy for any lease of a Unit shall not be for a duration of less than six (6) months. The Board of Directors shall pass a fine structure that contemplates reasonable maximum fine amounts applicable to a first offense, second offense, third offense, and fourth offense of violating this subparagraph. The Board may adjust these maximum fine amounts over time, provided the amounts remain reasonable.


In witness whereof, Tradewinds at Shelter Cove Horizontal Property Regime has caused this instrument to be executed, in multiple parts, this 26 day of March, 2019.

WITNESS:

  
\_\_\_\_\_

TRADEWINDS AT SHELTER  
COVE HORIZ. PROP. REGIME

By:   
\_\_\_\_\_ Jim Pilon  
Its: President

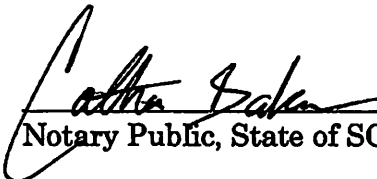
  
\_\_\_\_\_

STATE OF SOUTH CAROLINA  
COUNTY OF CHARLESTON

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that Jim Pilon, President of Tradewinds at Shelter Cove Horizontal Property Regime, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 26 day of March, 2019.

  
\_\_\_\_\_ Notary Public, State of SC

My Commission expires: \_\_\_\_\_  
(SEAL)



WITNESS:

TRADEWINDS AT SHELTER  
COVE HORIZ. PROP. REGIME

*Alexis McLaughlin*

By: *Greg Blackburn*  
Greg Blackburn  
Its: Secretary

*CEL*

STATE OF SOUTH CAROLINA  
COUNTY OF CHARLESTON

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that Greg Blackburn, Secretary of Tradewinds at Shelter Cove Horizontal Property Regime, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 28 day of March, 2019.

*Catherine Bakema*  
Notary Public, State of SC

My Commission expires: \_\_\_\_\_  
(SEAL)

