

This instrument was prepared by:  
 Shawn R. Willis, Esq.  
 Nelson Mullins Riley & Scarborough, LLP  
 151 Meeting Street, Suite 600  
 Charleston, SC 29401

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**STATE OF SOUTH CAROLINA )**  
 )  
 )  
 )  
 )  
**COUNTY OF BEAUFORT )**

**AMENDMENT  
 TO MASTER DEED AND BYLAWS  
 OF CLIPPER COURT  
 HORIZONTAL PROPERTY REGIME XXXIV  
 (Cross Reference Deed Book 214 at Page 632)**

**WHEREAS**, Sea Pines Plantation Company, a South Carolina corporation, executed that certain Master Deed dated September 24, 1973 establishing Harbour Town Clipper Court Property Regime No. XXXIV (hereinafter, "Clipper Court" or the "Regime"), which was recorded on September 27, 1973, in Deed Book 214, at Page 632, in the office of the Register of Deeds for Beaufort County, South Carolina, and which has been amended from time to time (as amended, the "Master Deed"); and

**WHEREAS**, the Master Deed constituted Clipper Court as a horizontal property regime pursuant to the provisions of the South Carolina Horizontal Property Act (the "Act"); and

**WHEREAS**, the Bylaws of the Regime (the "Bylaws") are recorded as an exhibit to the Master Deed; and

**WHEREAS**, the Council of Co-Owners for the Regime as described in the Master Deed and Bylaws (the "Council") administers the Regime pursuant to the Master Deed, the Bylaws and the Act, and is an unincorporated association under the laws of South Carolina; and

**WHEREAS**, the Council held a special meeting on May 11, 2021, at which meeting the Council approved an amendment to Article III of the Bylaws as described herein in accordance with the Master Deed and Bylaws.

**NOW, THEREFORE**, pursuant to the approval of the Council in accordance with the Master Deed and Bylaws, the Bylaws are amended as follows:

1. Amendment. The Bylaws are hereby amended to add a Section 8 to Article III, as follows:

Section 8. Remote Participation. Notwithstanding anything to the contrary in the Master Deed or these Bylaws:

- (a) Any meeting of the co-owners may be held in person, or by remote communication methods (including, but not limited to video conferencing), or a

combination of in-person and remote communication methods. With regard to remote communication methods, the "place" of any meeting of the co-owners shall not be limited solely to a physical location, and all references to the "place" of a meeting of the co-owners may include remote communication methods.

(b) Co-Owners may participate in any meeting of the co-owners by means of remote communication, including but not limited to telephonic conferencing or video conferencing. Participation as a co-owner by means of remote communication is subject to any guidelines and procedures the Board of Administration adopts.

(c) Co-owners participating by means of remote communication are deemed present and may vote at the meeting, subject to any guidelines and procedures the Board of Administration adopts.

(d) With regard to remote communication methods, the Board of Administration shall implement reasonable measures:

- (1) to verify that each person participating remotely as a co-owner is a co-owner (or a principal of a co-owner, if the co-owner is an entity); and
- (2) to provide the co-owners a reasonable opportunity to participate in the meeting and to vote on matters submitted to the co-owners, including an opportunity to communicate, and to read or hear the proceedings of the meeting, substantially concurrently with the proceedings.

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IN WITNESS WHEREOF, the duly authorized officer of the Council has executed this Amendment on June 3<sup>rd</sup>, 2021 to memorialize the within-described amendment to the Bylaws that approved by the Council on May 11, 2021.

WITNESSES:

COUNCIL:

**COUNCIL OF CO-OWNERS  
FOR HARBOUR TOWN CLIPPER COURT  
HORIZONTAL PROPERTY REGIME NO.  
XXXIV**  
a South Carolina unincorporated association

  
\_\_\_\_\_  
Witness 1

By:   
\_\_\_\_\_  
Name: Raelynn Herron  
Its: Vice President

  
\_\_\_\_\_  
Witness 2

STATE OF SOUTH CAROLINA )

COUNTY OF BEAUFORT )

ACKNOWLEDGMENT

On this 3<sup>rd</sup> day of June, 2021, before me personally appeared Raelynn Herron, Vice President of the Council of Co-Owners for Harbour Town Clipper Court Property Regime No. XXXIV, who provided satisfactory evidence of identification to be the person whose name is subscribed to this instrument and they acknowledged that she executed the foregoing instrument by her signature here.

  
\_\_\_\_\_  
Notary Public for the State of South Carolina

Print Name: Jonathan Z. Bell

My Commission Expires: 09/04/2024

Jonathan Z. Bell  
Notary Public, Beaufort County, SC  
Commission Expires: Sept. 4, 2024

ORIGINAL/EXECUTED  
Amendment to Master Deed  
and Bylaws of Clipper Court  
Horizontal Property Regime  
XXXIV

ID: BK 4021 Pg 0231-0233

County: Beaufort County RD

Date: 06/07/2021 Time: 01:53 PM

This instrument was prepared by:  
Shawn R. Willis, Esq.  
Nelson Mullins Riley & Scarborough, LLP  
151 Meeting Street, Suite 600  
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	)	<b>TO MASTER DEED AND BYLAWS</b>
	)	<b>OF CLIPPER COURT</b>
	)	<b>HORIZONTAL PROPERTY REGIME XXXIV</b>
<b>COUNTY OF BEAFORT</b>	)	<b>(Cross Reference Deed Book 214 at Page 632)</b>

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IN WITNESS WHEREOF, the duly authorized officer of the Council has executed this Amendment on June 3rd, 2021 to memorialize the within-described amendment to the Bylaws that approved by the Council on May 11, 2021.

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**COUNCIL:**

**COUNCIL OF CO-OWNERS  
FOR HARBOUR TOWN CLIPPER COURT  
HORIZONTAL PROPERTY REGIME NO.  
XXXIV**

a South Carolina unincorporated association

[Signature]  
Witness 1

By: [Signature]  
Name: Raelynn Herron  
Its: Vice President

[Signature]  
Witness 2

STATE OF SOUTH CAROLINA )

COUNTY OF BEAUFORT )

**ACKNOWLEDGMENT**

On this 3rd day of June, 2021, before me personally appeared Raelynn Herron, Vice President of the Council of Co-Owners for Harbour Town Clipper Court Property Regime No. XXXIV, who provided satisfactory evidence of identification to be the person whose name is subscribed to this instrument and they acknowledged that she executed the foregoing instrument by her signature here.

[Signature]  
Notary Public for the State of South Carolina

Print Name: Jonathan Z Beth

My Commission Expires: 09/04/2024

Jonathan Z. Beth  
Notary Public, Beaufort County, SC  
Commission Expires: Sept. 4, 2024