

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

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AFFIDAVIT TO RECORD

IN RE: VILLAGE FLATS HORIZONTAL PROPERTY REGIME

The attached document is being recorded to comply with the South Carolina Homeowners Association Act, Title 27, Chapter 30, Section 110, et. seq., South Carolina Code of Laws (1976), as amended.

1. Amendment to the Master Deed of Village Flats Horizontal Property Regime, dated June 23, 2026.

VILLAGE FLATS HORIZONTAL PROPERTY REGIME

By: DocuSigned by: Colin Kerr 6/24/2026
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Colin Kerr

(Printed name)

Its: President

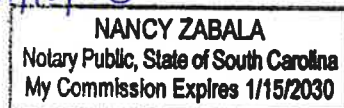
SWORN TO BEFORE ME

On this 24 Day of June, 2026.

Nancy Zabala

Notary Public for South Carolina

My Commission Expires: 01/15/2030



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By: DocuSigned by:
Colin Kerr 6/24/2026
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Colin Kerr

(Printed name)

Its: President

SWORN TO BEFORE ME

On this 24 Day of June, 2026.

Nancy Zabala
Notary Public for South Carolina

My Commission Expires: 01/15/2030

NANCY ZABALA
Notary Public, State of South Carolina
My Commission Expires 1/15/2030

STATE OF SOUTH CAROLINA
COUNTY OF BEAUFORT

FIFTH AMENDMENT TO MASTER DEED
VILLAGE FLATS HORIZONTAL PROPERTY
REGIME

This Fifth Amendment to the Master Deed of Village Flats Owners Association ("Amendment") is made and executed in Beaufort County, South Carolina, this 23 day of JUNE, 2026, by The Village Flats Owners Association, Inc. (the "Association").

WINESSETH:

WHEREAS, Habersham Land Company established the Village Flats Horizontal Property Regime ("Regime") by Master Deed dated February 22, 2006, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Records Book 2357 at Page 514; and

WHEREAS, Habersham Land Company issued its First Amendment to Master Deed Village Flats Horizontal Property Regime dated August 23, 2006, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Records Book 2430 at Page 1099; and

WHEREAS, Habersham Land Company issued its Second Amendment to Master Deed Village Flats Horizontal Property Regime dated October 16, 2006, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Records Book 2460 at Page 728; and

WHEREAS, Habersham Land Company issued its Third Amendment to Master Deed Village Flats Horizontal Property Regime on July 17, 2014, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Records Book 3334 at Page 1920; and

WHEREAS, Habersham Land Company conveyed the Declarant Rights under the Master Deed to the Association.

Whereas, at a special meeting called in accordance with the By-Laws of the Association a motion to amend the Master Deed was approved by the requisite number of Owners and now the Association wishes to further amend the Master Deed of Village Flats Horizontal Property Regime such that Article X Number 4 of the Master Deed shall be amended to read as follows:

4. Transfer Fee. Upon the sale or conveyance of a Flat, Purchaser or grantee shall pay a one-time assessment equal to one (1) percent of the purchase price, such amount shall be placed into general reserves of the Association, and all unpaid Assessments and Specific

Assessments against a Flat Owner shall first be paid out of the sale price or by the Purchaser or grantee in preference over any other assessments, charges or liens except the following:

- (i) Lien for taxes and special assessments upon the Flat which are unpaid;
- (ii) Payments due under the mortgages upon the Flat which are duly recorded prior to such sale or conveyance.

IN WITNESS WHEREOF, Grantor has executed this Fifth Amendments to the Master Deed of Village Flats Horizontal Regime as of the day and year first above-written.

Village Flats HPR, Inc.,

By: DocuSigned by:
Colin Kerr
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Its: President

This Fifth Amendment to Master Deed is dated this 23 day of JUNE 2026,
Beaufort, South Carolina