BEAUFORT COUNTY SC - ROD
BK 4538 Pgs 2152 - 2153
20260021612
05/15/2026 12:48:09 PM
RCPT# 20260513000106
RECORDING FEES $10.00

Prepared By and Return To:
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P.O. Drawer 6067
Hilton Head Island, SC 29938

STATE OF SOUTH CAROLINA	)	FIRST AMENDMENT TO
	)	BY-LAWS
COUNTY OF BEAUFORT	)	(CAPITAL IMPROVEMENT FEE)

WHEREAS, Somerset Horizontal Property Regime ("Regime") was established pursuant to that certain Master Deed filed in the Office of the Register of Deeds for Beaufort County, South Carolina, on October 28, 1999 in Book 1227 at Page 2049, ("Master Deed");

WHEREAS, the By-Laws are attached to the Master Deed as Exhibit "D";

WHEREAS, Owners' Association for Somerset, Inc. ("Association") is a South Carolina non-profit corporation duly incorporated on September 8,1999, for the purpose of managing the affairs of the Regime;

WHEREAS, pursuant to Article XIII, Section 1, the By-Laws may be amended by the vote of Owners representing sixty-seven (67%) percent of the votes in the Association; and

WHEREAS, Owners representing 68.23 percent of the votes in the Association voted to amend the By-Laws as follows; and

WHEREAS, there are no eligible mortgage holders from which the Association has received notice under Article XIII, Section 1.

NOW, THEREFORE, Section 3 (c) of Article IV in the By-Laws shall be deleted and a new Section 3 (c) of Article IV shall be added to the By-Laws to read as follows:

(c) Collection from the buyer, at the time of closing of the sale of any Unit, of an amount equal to one half of one percent (0.50%) of the total sales proceeds (including the amount of any mortgage assumed by the buyer minus the amount of any real estate broker commission payable on the sale by the buyer). These funds shall be added to the working capital of the Association. These funds shall be maintained for the use and benefit of the Association.

So amended effective May, 13, 2026.

OWNERS' ASSOCIATION FOR SOMERSET, INC.

Witness
Print Name: Patrice Stidham

Witness/Notary
Print Name: Kathleen Smith

By: Robert Higgins
President
Print Name: Robert Higgins

By:
Secretary
Print Name: Daniel A. Weekley

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, the undersigned notary public, do hereby certify that Robert Higgins, President, and Daniel Weekley, Secretary, of OWNERS' ASSOCIATION FOR SOMERSET, INC., appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 13 day of May, 2026.

Notary Public of South Carolina
Print Name: Kathleen Smith
My Commission Expires: 10/20/2027

KATHLEEN SMITH
Notary Public, State of South Carolina
My Commission Expires 10/20/2027