

3/10/06
Lawson
9283

BEAUFORT COUNTY SC - ROD
BK 02311 PGS 0528-0530
FILE NUM 2006008035
01/27/2006 10:32:31 AM
REC'D BY K MAJOR RCPT# 392654
RECORDING FEES 10.00

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

**AMENDMENT OF
BRIARWOOD OWNERS' COUNCIL
OF HILTON HEAD, INC. BYLAWS**

THIS AMENDMENT TO BRIARWOOD OWNERS' COUNCIL OF HILTON HEAD, INC. BYLAWS ("Amendment") is made effective January 14, 2006 by Briarwood Owners' Council of Hilton Head, Inc., a South Carolina nonprofit corporation.

WHEREAS, on November 14, 1973, Sea Pines Plantation Company established the Sea Pines Briarwood Villas Horizontal Property Regime XXIV ("Regime") by Master Deed recorded in the Beaufort County Register of Deeds Office in Deed Book 216 at Page 271; and

WHEREAS, the Master Deed established a council of co-owners, now known as the Briarwood Owners' Council of Hilton Head, Inc. ("Association") to operate and manage the Regime pursuant to the terms and conditions of the Master Deed and the Association's Bylaws which were attached to the Master Deed as Exhibit "D", as subsequently amended and restated by that certain Amendment and Restatement of Briarwood Owners' Council of Hilton Head, Inc. Bylaws recorded January 17, 2001 in the Beaufort County Register of Deeds Office in Book 1374 at Page 1869 as amended by the Amendment of Briarwood Owners' Council of Hilton Head, Inc. By-Laws recorded in the Beaufort County Register of Deeds Office in Book 1871 at Page 393 ; and

WHEREAS, Article X of the Bylaws provides that the Bylaws may be amended upon the approval of 65% of the Co-owners present in person or by proxy at a meeting of the Association; and

WHEREAS, on January 14, 2006, the Association held its annual meeting, one of the purposes of which was to amend the Association's bylaws; and

WHEREAS, on January 14, 2006 the total number of votes of the Association was 38 and 31 members were present in person or by proxy, which number represented a quorum of the members of the Association; and

WHEREAS, the following Bylaw amendment were approved at the January 14, 2006 annual meeting of the Association by unanimous votes of the members present at the meeting in person or proxy; and

WHEREAS, the undersigned president of the Association does hereby execute this Bylaw Amendment, which is effective as of January 14, 2006 and do hereby adopt the following amendment to the Association's Bylaws.

WITNESSES:

Jocelyn Jackson
Diane Connor

BRIARWOOD OWNERS' COUNCIL OF HILTON HEAD, INC.

Thomas A. Lindon
By: Thomas Lindon, President

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, the undersigned notary, do hereby certify that Thomas Lindon as President of the Briarwood Owners' Council of Hilton Head, Inc. appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 16 day of January, 2006.

[Signature]
Notary Public for South Carolina
My Commission Expires: August 22, 2012

**AMENDMENTS TO BRIARWOOD OWNERS' COUNCIL
OF HILTON HEAD INC. BYLAWS**

1. **ARTICLE VI, SECTION 6(e) OF THE BYLAWS IS AMENDED BY DELETING THE ENTIRE TEXT AND REPLACING IT WITH THE FOLLOWING TEXT:**

Effective January 1, 2000 the cost of repairs to, or replacement of, outside windows of each Villa shall be paid 100% by the Villa owner. Owners who had requested replacement of such windows prior to January 1, 2000 shall be reimbursed under the terms of the Bylaws in effect prior to January 1, 2000.

M:\RMD\Client docs\Amendment to Covenants Briarwood Eff 2006.wpd