

4/25/23
Capell Thomson LLC
104

BEAUFORT COUNTY SC - ROD
BK 4221 Pgs 529-532
2023008257 DEED#
02/27/2023 01:09:55 PM
REC'D BY pbaxley RCPT# 1121261
RECORDING FEES \$25.00

STATE OF SOUTH CAROLINA
COUNTY OF BEAUFORT

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

**FIFTH 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.*; the Second Amendment to the Master Deed for Regime was recorded on December 20, 2006 in Book 2493, Page 1630, *et seq.*; the Third Amendment to the Master Deed for Regime was recorded on January 17, 2007 in Book 02508, Page 1331, *et seq.*; and the de facto Fourth Amendment to the Master Deed for Regime (improperly labeled within the recording as a Third Amendment to the Master Deed) was recorded on April 12, 2019 in Book 3751, Page 1900, *et seq.* (all of said documents are 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 Fifth Amendment to the Master Deed was presented to the members of the Regime and Eligible Mortgage Holders for a vote thereon;

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

After recording, return to:
Capell Thomson, LLC, 102 Wappoo Creek Drive, Unit 8, Charleston, South Carolina 29412

Whereas, consent to the proposed Fifth Amendment may be implied from at least 51% of Eligible Mortgage Holders;

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

The following sentence shall be removed from Paragraph 10(k) Working Capital Fund of the Master Deed:

A nonrefundable contribution to the working capital fund of the Association shall be paid by the purchaser of a Unit at the closing of each sale or resale of a Unit in the amount of two (2) months of the general assessment charged to such Unit.

This sentence being removed from Paragraph 10(k) Working Capital Fund of the Master Deed shall be replaced with the following:

A nonrefundable contribution to the working capital fund of the Association shall be paid by the purchaser of a Unit at the closing of each sale or resale of a Unit in the amount of one percent (1%) of the purchase price of such Unit.

In witness whereof, Tradewinds at Shelter Cove Horizontal Property Regime has caused this instrument to be executed, in multiple parts, this 9th day of February, 2023.

SIGNATURES ON FOLLOWING PAGES

WITNESS:

TRADEWINDS AT SHELTER
COVE HORIZ. PROP. REGIME

Kathleen Smith

By: Alfred Furia
Its: President

Kathleen Smith

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that Alfred Furia, 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 9th day of February, 2023.

Jacky Furia
Notary Public, State of SC

My Commission expires: February 4, 2024
(SEAL)

WITNESS:

TRADEWINDS AT SHELTER
COVE HORIZ. PROP. REGIME

Susan E. Fattig

By: John L.C. Grasser
John Grasser
Its: Secretary

Heath Rj

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that John Grasser, 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 9th day of February, 2023.

Jacklyn Phillips
Notary Public, State of SC

My Commission expires:
(SEAL)

My Commission Expires
February 4, 2024