

THE EXECUTIVE CENTER OWNERS ASSOCIATION, INC.

Resolution Number 1

Relating to Enforcement of Master Deed and Bylaws Regarding Unit Use

WHEREAS, Article IV, Section 2 and Article VII, Section 13(b) of the Bylaws of the Executive Center Owners Association, Inc. ("Association" and "Bylaws") grants to the Board of Directors ("Board") all powers and duties necessary for the administration of the affairs of the Association and states that the Board may do all acts and things, except those prohibited by law or the Bylaws in doing so;

WHEREAS, Article IV, Section 3(a) specifically makes the Board responsible for enforcing compliance with all terms and conditions of the Master Deed;

WHEREAS, on August 13, 2020 the Board held a meeting to address questions regarding the process by which the Master Deed was purportedly amended on June 19, 2017;

WHEREAS, it was determined at said meeting that it appears the former President of the Association may have unilaterally caused to be drafted and recorded with the Beaufort County Register of Deeds Office a document entitled First Amendment to the Master Deed on June 21, 2017, which allegedly amended the Master Deed by deleting Article V, Section 5 and replaced it with new Section 5. Use of Units that allowed each unit to be used for residential or commercial purposes or a combination thereof;

WHEREAS, the Board wishes to establish whether proper procedure was followed in effectuating the purported First Amendment;

WHEREAS, the Board has determined that it is in the best interests of the Association and the Associations' members to file a legal action to determine the validity of the First Amendment to the Master Deed.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby resolves to file a legal action to determine the validity of the First Amendment to the Master Deed.

(signature page to follow)

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Chuck Nussbaum

Date _____

Frank Roberts

Date _____

Megan Kitty

Date _____

Eve O'Reilly

Date _____

Paviel Scott

Date _____