

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)
DECLARATION OF AMENDMENT TO THE BY-LAWS
OF WATER OAK VILLAS HORIZONTAL PROPERTY
REGIME

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THIS AMENDMENT made this 3rd day of February, A.D., 1978 by the BOARD OF ADMINISTRATION OF WATER OAK VILLAS HORIZONTAL PROPERTY REGIME, acting on behalf of the Council of Co-owners of said Regime, which said Regime is an unincorporated association existing and operating under the laws of the State of South Carolina.

WITNESSETH:

WHEREAS, effective the 28th day of February, 1975, Palmetto Dunes Resort, Inc., a Delaware Corporation, authorized to do business in the State of South Carolina, whose principal place of business is situated on Hilton Head Island, South Carolina, and all existing co-owners of various Palmetto Dunes Water Oak Villas, did execute and record a certain "Master Deed" to the Water Oak Villas Horizontal Property Regime (hereinafter "Regime") pursuant to the provisions of the Horizontal Property Act of South Carolina, which said instrument is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina on March 26, 1975 at 10:15 a.m. in Deed Book 227 at Page 818; and

WHEREAS, the By-Laws of the Regime were attached to and made a part of said Master Deed as Exhibit "F", which By-Laws provide for the administration of the property constituting the Regime; and

WHEREAS, Article IX of the By-Laws provides that the By-Laws may be amended upon approval by co-owners representing at least two-thirds (2/3) of the total value of property as shown in the Master Deed; and

WHEREAS, the said Council of Co-owners at a meeting held on the 3rd day of February, 1978, by an affirmative vote of co-owners representing more than two-thirds (2/3) of the total value of the property as shown in the Master Deed, authorized and directed the Board of Administrators to execute and to have recorded an Amendment to the said By-Laws as it pertains to Article VII, Section 10 thereof.

NOW, THEREFORE, the Council of Co-owners, by and through the Board of Administration of said Regime, hereby amends the By-Laws of the Regime by adding additional language to Section 10 of Article VII so that, as amended, said Article shall hereinafter read as follows:

Section 10. USE OF COMMON ELEMENTS. A co-owner shall not place or cause to be placed in the passages, parking areas or roads, or other common areas any furniture packages or obstructions of any kind. Such areas shall be held in common for the enjoyment of co-owners and shall be used for no other purpose than for normal transit through or use of them and for normal vehicular parking. No boats, trailers, trucks, self-contained motor homes, or commercial vans of any type are allowed to remain parked in the parking area, roads or other common areas.

IN WITNESS WHEREOF, the Council of Co-owners of Water Oak Villas Horizontal Property Regime, by its Board of Administration, has caused this Instrument to be executed on the day and year first above written.

Mary J. Julett
[Signature]

Richard G. von Glahn
Robert W. Oliver, Jr.

Mary J. Julett
[Signature]

Robert W. Oliver, Jr.

1356

Mary J. Julseth
[Signature]

[Signature] 253
Cicero Garner, Jr.

Mary J. Julseth
[Signature]

Job K. Savage
Job K. Savage

Oliver O. Coulter
[Signature]

[Signature]
J. Harold Townes, Jr.

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

PERSONALLY appeared before me Mary J. Julseth
and made oath she saw the within named Richard G. von Glahn a member
of the Board of Administrators of Water Oak Villa Horizontal Property Regime,
sign, seal and as his act and deed deliver the within document for the uses and
purposes therein stated, and that she with Donald F. Christy
witnessed the execution thereof.

Mary J. Julseth

SWORN to before me this 13th day
of February, 1978.

[Signature]
Notary Public for South Carolina
My Commission Expires: 4/2/81

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

PERSONALLY appeared before me Mary J. Julseth
and made oath she saw the within named Robert W. Oliver, Jr. a member
of the Board of Administrators of Water Oak Villa Horizontal Property Regime,
sign, seal and as his act and deed delivery the within document for the uses and
purposes therein stated, and that she with Donald F. Christy
witnessed the execution thereof.

Mary J. Julseth

SWORN to before me this 13th day
of February, 1978.

[Signature]
Notary Public for South Carolina
My Commission Expires: 4/22/81

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STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

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PERSONALLY appeared before me Mary J. Julseth
and made oath she saw the within named Cicero Garner, Jr. a member
of the Board of Administrators of Water Oak Villa Horizontal Property Regime,
sign, seal and as his act and deed deliver the within document for the uses and
purposes therein stated, and that she with Donald F. Christy
witness the execution thereof.

Mary J. Julseth

SWORN to before me this 13th day
of February, 1978.

C. S. J.
Notary Public for South Carolina
My Commission Expires: 2/22/81

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

PERSONALLY appeared before me Mary J. Julseth
and made oath she saw the within named Job K. Savage a member
of the Board of Administrators of Water Oak Villa Horizontal Property Regime,
sign, seal and as his act and deed deliver the within document for the uses and
purposes therein stated, and that she with Donald F. Christy
witnessed the execution thereof.

Mary J. Julseth

SWORN to before me this 13th day
of February, 1978.

C. S. J.
Notary Public for South Carolina
My Commission Expires: 2/22/81

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

PERSONALLY appeared before me Mary J. Julseth
and made oath she saw the within named J. Harold Townes, Jr. a member
of the Board of Administrators of Water Oak Villa Horizontal Property Regime,
sign, seal and as his act and deed deliver the within document for the uses and
purposes therein stated, and that she with Donald F. Christy
witnessed the execution thereof.

Mary J. Julseth

SWORN to before me this 13th day
of February, 1978.

C. S. J.
Notary Public for South Carolina
My Commission Expires: 2/22/81

FILED	BEAUFORT	RECORDED
AT	COUNTY	IN
	S. C.	BOOK
<u>1:35</u>		<u>260</u>
O'CL CK	FEB 17 1978	PAGE
<u>R M</u>		<u>252</u>
<u>Mary Catherine S. [Signature]</u>		
CLERK OF COURT OF COMMON PLEAS		

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