

10. 25370

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STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BEAUFORT )

AMENDMENT

THE GATHERINGS HOMEOWNERS ASSOCIATION, INC. )  
 )  
TO: ) AMENDMENT TO MASTER  
 ) DEED and BY-LAWS  
 )  
THE GATHERINGS HORIZONTAL PROPERTY REGIME I )

WHEREAS, on the 27th day of September, 1984, THE GATHERINGS, INC., hereinafter referred to as Grantor established THE GATHERINGS HORIZONTAL PROPERTY REGIME I by Master Deed filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 404 at Page 622, which said Master Deed and the Exhibits attached thereto, including the By-Laws, are incorporated herein by this reference thereto; and

WHEREAS, the aforesaid Master Deed contained the plan of development and other matters necessary for a one hundred (100) phased condominium regime as required by Title 12, Chapter 31 of the Code of Laws of South Carolina, 1976, as amended; and

WHEREAS, upon the recording of the aforesaid Master Deed by Grantor, Phase I was established and dedicated to the Regime; and

WHEREAS, in the aforesaid Master Deed, Grantor reserved the sole right to develop and submit Phase II (2) through Phase C (100) to condominium ownership and to amend the provisions of said Master Deed, including the By-Laws and other Exhibits attached thereto; and

WHEREAS, the Grantor has heretofore dedicated Phase I by instrument filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 404 at Page 622 to the plan of the Regime by Annexation Declaration and Amendments to Master Deed; and

WHEREAS, the Grantor has heretofore dedicated Phases II through XXXXVI to the Regime by plural instruments filed in the Office of the Clerk of Court for Beaufort County, South Carolina, the last of which being filed in Deed Book 446 at Page 1069; and

WHEREAS, on or about September 30, 1988, the Grantor did grant, bargain sell, convey or assign its interest, or a portion thereof, in the undeveloped and undedicated condominium property to THE GATHERINGS ASSOCIATES, A LIMITED PARTNERSHIP, hereinafter referred to as the Successor Grantor; and

WHEREAS, said Successor Grantor has heretofore dedicated additional Phases to the Regime by instruments filed in the Office of the Clerk of Court for Beaufort County, South Carolina; and

WHEREAS, THE GATHERINGS HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the ASSOCIATION, has been created under ARTICLE IV, Section 1. of said Master Deed of the Regime; and

WHEREAS, the Association is managed by a Board of Directors elected by and from the condominium Unit Owners; and

WHEREAS, the Association may amend the Master Deed and the By-Laws in accordance with ARTICLE XI of the Master Deed and ARTICLE X of the By-Laws; and

WHEREAS, the Association, through its Board of Directors, in a duly held meeting on June 29, 1991 and for a limited time period thereafter, has affirmatively voted by Unit Owners holding over sixty-seven percent (67%) ownership in the Common Elements to amend the Master Deed and the By-Laws.

NOW, THEREFORE, and for this purpose, the Association hereby amends the Master Deed and the By-Laws of the Regime as follows:

1. ARTICLE IX of the MASTER DEED is amended to include the following:

-- Section 1.6 Each hazard insurance policy obtained by the Board shall insure against loss or damage of:

A. All interior walls, doors, ceilings and their related coverings, such as paint, paper, paneling, carpeting and tile;

B. Fixtures, improvements, additions and alterations that are a part of the building structure;

C. Appliances, either an original, a replacement or an additional installation, such as those for refrigerating, ventilating, cooking, dishwashing, garbage disposing, laundering, clothes drying, air moving, smoke detecting, security or housekeeping; and

D. Installed systems, either an original, a replacement or an additional installation, for heating, cooling, plumbing or electrical purposes. --

2. The first sentence of Section 5. of ARTICLE IX of the MASTER DEED is amended to read as follows:

-- Each Unit Owner shall be responsible for obtaining, at his sole expense, insurance covering the personal property, decorations and furnishings within his own Unit. --

3. Section 4(a) of ARTICLE VI of the BY-LAWS is amended to reflect that the amount of the late charge is now -- \$10.00 --.

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IN WITNESS WHEREOF, THE GATHERINGS HOMEOWNERS ASSOCIATION, INC. has caused this amendment to the MASTER DEED and BY-LAWS of THE GATHERINGS HORIZONTAL PROPERTY REGIME I to be executed this 3 day of October, 1991.

SIGNED, SEALED AND DELIVERED

THE GATHERINGS HOMEOWNERS  
ASSOCIATION, INC.

Whitney C. Hays

By John T. Patton  
John T. Patton, President

Sandra H. Broce

ATTEST Wilbur C. Tupman  
Wilbur C. Tupman, Vice Pres.

STATE OF SOUTH CAROLINA )

COUNTY OF BEAUFORT )

PERSONALLY appeared before me Whitney C. Hays, who, on Oath says that she saw the within named THE GATHERINGS HOMEOWNERS ASSOCIATION, INC. by John T. Patton, its President, and Wilbur C. Tupman, its Vice President, sign the within Amendment to the Master Deed and attest the same and the said Association, by said Officers, seal said Amendment to the Master Deed, and as its act and deed, deliver the same, and that she with Sandra H. Broce witnessed the execution thereof.

SWORN TO before me this  
3 day of October, 1991.

Sandra H. Broce  
Notary Public for S. C.

My Commission expires 2-10-94

Whitney C. Hays  
W.C. Tupman

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| FILED AT | BEAUFORT COUNTY S.C. | RECORDED IN BOOK |
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|          |                      | 2277             |

Theresa L. Gault