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Minor

BEAUFORT COUNTY SC - ROD  
BK 4515 Pgs 583 - 585  
20260010657 #Pgs: 3  
3/6/2026 4:21:42 PM  
RCPT# 20260306000144  
By: RB  
RECORDING FEES \$10.00



AFTER RECORDING RETURN TO:  
MINOR, HAIGHT & ARUNDELL, P.C.  
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Hilton Head Island, SC 29938  
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STATE OF SOUTH CAROLINA ) AMENDMENT TO  
 ) MASTER DEED OCEAN GATE  
 ) HORIZONTAL PROPERTY REGIME  
COUNTY OF BEAUFORT ) (GENERAL RESERVE CONTRIBUTION FEE)

WHEREAS, Ocean Gate Horizontal Property Regime (the "Regime") was established pursuant to that certain Master Deed for Ocean Gate Horizontal Property Regime filed in the Office of the Register of Deeds for Beaufort County, South Carolina (hereinafter "ROD") on July 28, 1981, in Deed Book 332 at Page 1818<sup>1</sup>, as first amended by that certain Amendment to Master Deed dated September 14, 1981 and recorded in the ROD on September 16, 1981 in Deed Book 332, at Page 1173 (chronologically, the "1st Amendment to Master Deed"), and as next amended by that certain First Amendment to Master Deed and Bylaws Ocean Gate Horizontal Property Regime dated December 28, 2006 and recorded in the ROD on March 7, 2007 in Book 2501, at Page 2415 (chronologically, the "2nd Amendment to Master Deed") (all collectively comprised as the "Master Deed");

WHEREAS, Ocean Gate Horizontal Property Regime ("Association") is a South Carolina non-profit corporation duly incorporated for the purpose of managing the affairs of the Regime;

WHEREAS, pursuant to Section 23 thereof, the Master Deed may be amended by the affirmative vote of Voting Members casting not less than two-thirds of the total vote of all of the Co-Owners; and

WHEREAS, the Co-Owners did affirm by a vote of 66.71% in favor, to adopt this Amendment;

NOW, THEREFORE, the following language shall be added to Section 16 as Section:

<sup>1</sup> Note that as of the date of this filing, the ROD records available online do not include a copy of the original Master Deed. Citation is to the Book and Page under the original filing data.

F. General Reserve Contribution Fee. In order to provide an additional source of funds, the Association shall impose a General Reserve Contribution Fee ("Fee") upon each Transfer of title of any Apartment within the Property unless otherwise exempted herein. The Fee shall be charged to the purchaser of the Apartment and shall be payable to the Association at the closing of the Transfer. For purposes of this Section a "Transfer" shall be deemed to occur upon the execution of a deed, instrument, or other similar writing whereby any Apartment or interest therein, is sold, granted, conveyed, or otherwise transferred by the Apartment Co-Owner to another person or entity.

The Fee shall be placed in the Regime's General Reserves Account to be utilized in accordance with the Master Deed and By-Laws, as amended.

**The Fee shall be one percent (1%) of the gross selling price.**

The purchaser of any Apartment shall be solely responsible for the payment of the Fee, which shall be collected at closing and remitted to the Association within seven (7) days thereof. The Association shall have a lien against the Apartment, which shall be enforceable in the same manner as the lien for Assessments, and shall include the right to recover its costs, expenses, and attorneys' fees for the collection thereof.

No Fee shall be levied upon the transfer of title to any Apartment:

- a) by a Co-Owner to any person who was a Co-Owner immediately prior to said transfer;
- b) to the Co-Owner's estate, surviving spouse, or beneficiaries or heirs at law upon the upon the death of the Co-Owner;
- c) to an entity wholly owned by the grantor;
- d) to a family trust created by the grantor for the benefit of grantor, his or her spouse, and/or heirs at law; or such other estate planning transfer as the Board of Administrators may recognize as entitled to similar exempt treatment; provided, however, that in each of the foregoing instances any subsequent transfer of an ownership interest in such entity shall cause the Fee to be due;
- e) to an institutional lender pursuant to a mortgage or upon foreclosure by a first mortgagee;  
or
- f) by a Co-Owner as a gift to his or her parent, spouse, child, grandchild, sibling, niece or nephew.

So amended effective February, 27, 2026.

OCEAN GATE HORIZONTAL PROPERTY REGIME

Kathleen Smith

Witness

By: Julie A. Kovach  
President

Print Name: Julie A. Kovach

[Signature]  
Witness/Notary

STATE OF SOUTH CAROLINA )

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ACKNOWLEDGMENT

COUNTY OF BEAUFORT )

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I, the undersigned notary public, do hereby certify that Julie Kovach, President of OCEAN GATE HORIZONTAL PROPERTY REGIME, appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 27 day of February, 2026.

Notary Public of South Carolina

Print Name: Jaclyn Reynolds

My Commission Expires:

