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STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

HARBOUR TOWN CLIPPER COURT)
HORIZONTAL PROPERTY REGIME NO. XXXIV)
COUNCIL OF CO-OWNERS)
)
TO)
)
HARBOUR TOWN CLIPPER COURT)
HORIZONTAL PROPERTY REGIME NO. XXXIV)
)

AMENDMENT TO
MASTER DEED

WHEREAS, on the 24TH day of September, 1973, Sea Pines Plantation Company, a South Carolina Corporation, executed a certain Master Deed establishing the Harbour Town Clipper Court Horizontal Property Regime No. XXXIV (hereinafter, "Clipper Court" or the "Regime"), which Master Deed was recorded on the 27th day of September, 1973 in Deed Book 214 at Page 632 in the Land Records for Beaufort County, South Carolina (hereinafter "Master Deed"); and

WHEREAS, the Master Deed constituted Clipper Court as a condominium subject to the provisions of the South Carolina Horizontal Property Act (hereinafter, the "Act"); and

WHEREAS, Clipper Court consists of four (4) buildings containing a total of twenty (20) individual dwelling units consisting of four (4) one bedroom units, six (6) two bedroom units, and ten (10) three bedroom units, which three bedroom units are further described as Type A three bedroom units of which there are six (6), and Type B three bedroom units of which there are four (4); and

WHEREAS, pursuant to the Act, the Master Deed for Clipper Court assigns to each of the twenty (20) dwelling units in Clipper Court a statutory value and corresponding percentage representing the value of each individual dwelling unit with relation to the value of the whole of Clipper Court for the purpose of determining each individual unit's percentage of undivided interest in the common elements in the Regime and percentage for voting on matters which an owner is entitled to vote pursuant to the By-Laws for Clipper Court; and

WHEREAS, despite their being only four different dwelling unit types within the Regime, the Master Deed provides for twelve (12) different percentages of ownership interest among the twenty units within the Regime; and

WHEREAS, the co-owners of the dwelling units in Clipper Court comprise the Council of Co-Owners for the Regime (hereinafter, "Council") which is the body defined in the Master

*Amendment to Master Deed
Harbour Town Clipper Court Horizontal Property Regime XXXIV*

Deed as having the responsibility to administer Clipper Court, and the Board of Directors of the Council (hereinafter, the Board”) is given in the Master Deed the powers and duties necessary for the administration of the affairs of the Council; and

WHEREAS, the Board has led discussion among the Council to amend the percentage of ownership interests in the Master Deed so as to provide a more equitable, consistent and efficient means of calculating annual assessments and voting rights on Regime matters; and

WHEREAS, the Act and the Master Deed provide that the percentage of each dwelling unit’s percentage of the undivided interest in the common elements shall not be changed except with the unanimous consent of all of the co-owners; and

WHEREAS, each of the members of the Council has voted in favor of amending the statutory values and percentage interest of each of the dwelling units as provided for in this Amendment to Master Deed.

NOW, THEREFORE, the premises considered, HARBOUR TOWN CLIPPER COURT HORIZONTAL PROPERTY REGIME XXXIV COUNCIL OF CO OWNERS, by and through its Board of Directors does hereby declare:

ARTICLE I –

Paragraph “SIXTH” of the Master Deed for Harbour Town Clipper Court Horizontal Property Regime No. XXXIV is hereby deleted in its entirety and replaced by the following –

“The title and interest of each co-owner of a Dwelling Unit in the common elements listed in Sub-Paragraph II of Paragraph “FIFTH” and their proportionate share in the profits and common elements (both general and limited), as well as the proportionate representation for voting purposes in meetings of the Council of Co-Owners (hereinafter referred to as “Council”) of the Regime is based on the proportionate value of each Dwelling Unit to the total value of the Property. The total value of the Property is One Hundred Thousand and no/100 Dollars (\$100,000.00). The value of each Dwelling Unit and its proportionate percentage interest is set forth below. The valuations stated herein are for purposes of the South Carolina Horizontal Property Act and they shall not be deemed to limit the price for which the Property or any Dwelling Unit may be sold or exchanged.

UNIT	% INTEREST PER UNIT	STATUTORY VALUE PER UNIT
798, 804, 814, 816	3.03%	\$3,030
801, 802, 807, 809, 811, 812	4.97%	\$4,970
799, 805, 815, 817	5.78%	\$5,780
800, 803, 806, 808, 810, 813	5.82 %	\$5,820
TOTAL (CUMULATIVE)	100%	\$100,000

“

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Harbour Town Clipper Court Horizontal Property Regime XXXIV*

ARTICLE II: Miscellaneous.

The sole purpose of this Amendment is to make the amendments to the percentage of ownership interest and statutory value per unit as noted above in ARTICLE I. All other provisions of the Master Deed which are not modified herein are expressly incorporated and reaffirmed by this Amendment in the same manner as if the same were expressly set forth in this Amendment. Any capitalized terms utilized in this Amendment that are not defined herein shall have the same meaning as ascribed to them in the Master Deed.

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Harbour Town Clipper Court Horizontal Property Regime XXXIV*

IN WITNESS WHEREOF, the HARBOUR TOWN CLIPPER COURT HORIZONTAL PROPERTY REGIME XXXIV COUNCIL OF CO OWNERS, has caused this Amendment to be executed this 14th day of August, 2013

IN WITNESSES WHEREOF:

HARBOUR TOWN CLIPPER COURT
HORIZONTAL PROPERTY REGIME XXXIV
COUNCIL OF CO OWNERS

[Signature]

By: George L. Childs
Its: President

Samantha Pulos

P. Weiss
Faura Weiss

Attest: [Signature]
Its: Secretary/Treasurer

[Signature]
PRANILAD JOSHI

STATE OF Massachusetts)
COUNTY OF Norfolk)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that George Childs as President of the Harbour Town Clipper Court Horizontal Property Regime No. XXXIV Council of Co-Owners personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 14 day of August, 2013

Kesha N. Wilson (SEAL)
Notary Public for Massachusetts
My Commission Expires: 10/10/2019



Amendment to Master Deed
Harbour Town Clipper Court Horizontal Property Regime XXXIV

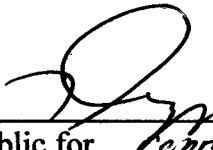
STATE OF Connecticut
COUNTY OF Fairfield

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ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that Joe Panaro as Secretary/Treasurer of the Harbour Town Clipper Court Horizontal Property Regime No. XXXIV Council of Co-Owners personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 16 day of August, 2013



Notary Public for Connecticut (SEAL)
My Commission Expires: 9/30/16

