

Prepared by:

THE BANNON LAW GROUP, LLC

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O: (843) 815.4505 F (843) 277-6803

Bluffton, South Carolina

This day _____, 2025

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

**) THIRTY-SECOND (32) AMENDMENT TO
) THE MASTER DEED OF
) GATHERINGS HORIZONTAL
) PROPERTY REGIME**

THIS AMENDMENT to the Declaration of Covenants Conditions and Restrictions running with certain lands of The Gatherings, Horizontal Property Regime. and Provisions for Membership in The Gatherings, Horizontal Property Regime and to the Master Deed for The Gatherings Horizontal Property Regime is made this ____ day of _____, 20__.

WITNESSETH

WHEREAS, The Gatherings Horizontal Property Regime (“Regime”) was established by Master Deed dated September 27, 1984 and recorded September 27, 1984 in Deed Book 404 at **Page 622** the Office of the Register of Deeds for Beaufort County, South Carolina (“Master Deed”); and

WHEREAS, The Gatherings Homeowners’ Association Inc., (hereinafter “The Gatherings”), was granted the authority, responsibility and ownership all Common Elements as set forth in the Master Deed Article VI Section I, titled Ownership of Common Elements.

WHEREAS, by virtue of the ownership of Common Elements, The Gatherings has the authority to transfer responsibility of maintenance and repairs all or portions of the Common Elements and Limited Common Elements as set forth in the Master Deed Article VI, Section 4, titled Operation Maintenance and Article XI, titled Amendments.

WHEREAS, The Gatherings’ Board of Directors has proposed to the Owners via an amendment to the Master Deed and By-laws to permit a Unit Owner, as defined in the Master Deed, to have access, modify, assume responsibility, and maintain certain Limited Common Elements and Common Elements for Unit Owners, provided that the unit Owner has properly submitted the request to modify the Limited Common Elements and Common Elements in writing to the Board of Directors and is approved by the Architectural Committee.

WHEREAS, the maintenance, repairs, upkeep, and all other responsibilities will be transferred to the Unit Owners for the specified Limited Common Elements and Common Elements and recorded in the Register of Deeds of Beaufort County, as a Covenant and Restriction on the specific Unit that will run with the land for all future Owners of the Unit.

WHEREAS, the transfers contemplated herein shift only the responsibility for maintenance, repairs, and upkeep of certain Limited Common Elements and Common Elements

and in no case shall be construed as releasing or transferring ownership of the Common Elements, which shall remain undivided and owned by The Gatherings as provided in the Master Deed.

WHEREAS, such amendments will take effect as of the date in which they were recorded in the Office of the Register of Deeds for Beaufort, SC; and

NOW THEREFORE, through the process set forth in the Master Deed, Covenants and Restrictions, by a vote of sixty-seven (67%) or more of the Unit Owners, Article XI, Section One is hereby modified and incorporated as set forth below:

The Board of Directors and its Architectural Committee shall have the authority, at its sole discretion, to approve and transfer the maintenance, repairs, replacement responsibility and liability of any portion of the Limited Common Elements (as defined in the Master Deed) to an individual Unit Owner, provided that:

- (a) Such transfer is documented through a recorded restrictive covenant running with the land, ensuring that the obligation remains binding upon all future owners of the unit.
- (b) The Property Owner and all future owners shall assume full responsibility for the care, upkeep, repair, replacement, and any costs associated with the transferred assumption of responsibility and maintenance of certain Common Elements and/or Limited Common Elements.
- (c) The Association shall retain an easement for inspection and enforcement, ensuring compliance with community standards, the Master Deed, and the Bylaws.
- (d) The Association shall not be obligated to notify subsequent owners beyond the recorded restrictive covenant, which shall serve as constructive notice.
- (e) This transfer shall not affect the Association's rights to enforce any other provision of the Master Deed or Bylaws.
- (f) Notwithstanding the transfer of responsibility, The Gatherings shall retain the right to access, inspect, and enforce maintenance standards for the Common Elements and Limited Common Elements. If, in its sole discretion, The Gatherings deems the elements in need of maintenance or repair upon inspection, it shall have full authority to fine the responsible Owners in accordance with the Bylaws and applicable law, and such fines shall constitute a lien on the Unit as provided in the Master Deed.
- (g) Any disputes regarding such transfers shall be resolved by the Board of Directors, whose decision shall be final unless overturned by a two-thirds vote of the Owners.

This amendment shall take effect upon proper approval and recording with the Register of Deeds in Beaufort County, South Carolina.

[Signatures on Following Page]

IN WITNESS WHEREOF, THE GATHERINGS HORIZONTAL PROPERTY
REGIME, by and through the The Gatherings Homeowners' Association, Inc., has caused this
amendment to the MASTER DEED of THE GATHERINGS HORIZONTAL PROPERTY
REGIME I to be executed this _____ of _____, 20__.

We so adopt:

Witness 1

The Gatherings Horizontal Property Regime

By:

Witness 2/Notary

STATE OF _____

)

COUNTY OF _____

)

ACKNOWLEDGMENT

I, the undersigned Notary, hereby certify that before me, in the State and County
aforesaid, personally appeared _____ known to me (or
satisfactorily proven) to be person(s) whose name(s) is/are subscribed to the within Second
Amendment to the Master Deed for The Gatherings Horizontal Property Regime, who
acknowledged the due execution of the foregoing Deed.

Witness my hand and seal this _____ day of _____, 20__.

Print Notary Name _____

My Commission Expires: _____

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