

**BARR, UNGER
& MCINTOSH**
ATTORNEYS AT LAW

Capers G. Barr, IV
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January 22, 2021

200 River Landing Drive
c/o Property Management Services
Attn.: Lisa D. Landy
1340 – G Ben Sawyer Blvd.
Mt. Pleasant SC 29464

Re: 200 River Landing Drive
Our File Number 2010-1272

Dear Lisa:

In reference to the above named matter please find enclosed the original Amendment to the Master Deed of 200 River Landing Drive Phase 1 Horizontal Property Regime dated December 16, 2020 and recorded December 31, 2020, in Book 3637 at Page 142 in the Register of Deeds Office for Berkeley County.

Sincerely,

BARR, UNGER AND MCINTOSH, L.L.C.

Capers G. Barr, IV

CAPERS G. BARR, IV
(signed in his absence to avoid delay)

CGBiv/jth

Enclosures (as stated)

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

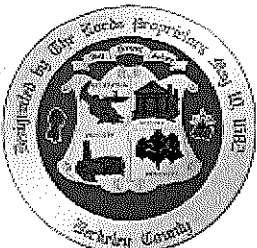
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2020052786		
Receipt Number:	194108	Return To:	BARR UNGER AND MCINTOSH LLC
Recorded As:	AMENDMENT		11 BROAD S P O BOX 1037
Recorded On:	December 31, 2020		CHARLESTON, SC, 29402-1037
Recorded At:	11:41:02 AM	Received From:	BARR UNGER AND MCINTOSH LLC
Recorded By:	ROBIN MCMAKIN	Parties:	
Book/Page:	RB 3637: 142 - 144		Direct- 200 RIVER LANDING DRIVE PHASE I
Total Pages:	3		Indirect- 200 RIVER LANDING DRIVE PHASE I

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$25.00
Tax Charge: \$0.00



Cynthia B. Forte
Cynthia B Forte - Register of Deeds

Doc: 2020052786
Total Pages: 3

STATE OF SOUTH CAROLINA) AMENDMENT TO THE MASTER DEED
) OF 200 RIVER LANDING DRIVE PHASE I
COUNTY OF BERKELEY) HORIZONTAL PROPERTY REGIME

This amendment to the Master Deed of 200 River Landing Drive Phase I Horizontal Property Regime is made this 16 day of December, 2020 by 200 River Landing Drive Phase I Condominium Association, Inc.

WHEREAS, the Master Deed (the "Master Deed") of 200 River Landing Drive Phase I Horizontal Property Regime (the "Regime") was recorded November 15, 2015 in the Register of Deeds Office for Berkeley County in Book 5155, Page 12; and

WHEREAS, 200 River Landing Drive Phase I Condominium Association, Inc. (the "Association") is the incorporated council of co-owners for the Regime; and

WHEREAS, the Master Deed provides that the same may be amended by the written consent of the Members of the Association holding sixty-seven percent (67%) of the Total Eligible Association Vote; and

WHEREAS, Members of the Association holding in excess of sixty-seven percent (67%) of the Total Eligible Association Vote have approved the within amendment to the Master Deed.

NOW, THEREFORE, the Master Deed of 200 River Landing Drive Phase I Horizontal Property Regime is hereby amended as follows:

The following section is hereby added to Article 9 of the Master Deed:

9.13. **Capital Contribution Upon Sale of Unit.** Upon acquisition of record title to a Unit by any Owner, a contribution shall be made by or on behalf of the purchaser to the working capital of the Association in an amount equal to one-half of one percent (0.5%) of the purchase price for such Unit. This capital contribution shall constitute a lien on the Unit if not paid and shall be collectible by the Association in the same manner as assessments. This contribution shall be in addition to, not in lieu of, any other assessments levied on the Unit and shall not in any way be construed as part of or identical to any such assessments or as an advance payment of any such assessments. This contribution shall be collected at the closing of the Unit, and dispersed to the Association for use in covering operating and other expenses (including reserves) incurred by the Association, as determined by the Board of Directors of the Association in its discretion.

By signing below, the President of the Association hereby certifies that Members of the Association holding more than sixty-seven percent (67%) of the Total Eligible Association Vote have approved the within amendment to the Master Deed.

[the remainder of this page intentionally left blank; signature page follows]

IN WITNESS WHEREOF, 200 River Landing Drive Phase I Condominium Association, Inc. has caused this amendment to the Master Deed to be executed by its President as of the day and year first above written.

WITNESS:

[Handwritten Signature]
[Handwritten Signature]

200 River Landing Drive Phase I
Condominium Association, Inc.

[Handwritten Signature]

BY: Sam Gilner
ITS: President

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

I, LONA R. McLAURIN VEST, a Notary Public for the above named state, do hereby certify that **Sam Gilner, President of 200 River Landing Drive Phase I Condominium Association, Inc.** personally appeared before me this day and acknowledged due execution of the foregoing instrument.

Witness my hand and official seal this 16 day of DECEMBER 2020.

[Handwritten Signature] (L.S.)
NOTARY PUBLIC - SOUTH CAROLINA
Print Name of Notary LONA R VEST
My Commission Expires: 7/20/27