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STATE OF SOUTH CAROLINA)
)
 COUNTY OF CHARLESTON) FOURTH AMENDMENT TO THE
) MASTER DEED FOR
) SAWYER’S LANDING
) HORIZONTAL PROPERTY REGIME

WHEREAS, Sawyer’s Landing Horizontal Property Regime is a horizontal property regime created by Master Deed recorded by Turtle Bay Development, LLC (herein “Turtle Bay”), a South Carolina Limited Liability Company, as the original Developer, in the RMC Office for Charleston County in Book H645 at Page 559 (herein the “Master Deed”); and

WHEREAS, Turtle Bay assigned its rights as Developer under the Master Deed for Sawyer’s Landing Horizontal Property Regime to Mark III Properties, LLC in the Third Amendment to the Master Deed which was recorded September 28, 2012 in the RMC Office for Charleston County in Book 0281 at Page 232; and

WHEREAS, Mark III Properties, LLC assigned its rights as Developer under the Master Deed for Sawyer’s Landing Horizontal Property Regime to Seagrass Real Estate and Development, LLC by Assignment recorded March 3, 2014 in the RMC Office for Charleston County in Book 0391 at Page 512; and

WHEREAS, acquired from Seagrass Real Estate and Development, LLC assigned its rights as Developer under the Master Deed for Sawyer’s Landing Horizontal Property Regime to the Sawyer’s Landing Owners Association, Inc. (the “Association”) by Assignment recorded March 7, 2014 in the RMC Office for Charleston County in Book 0392 at Page 253 and also by way of Quit Claim Deed recorded March 7, 2014 in Book 0392 at Page 252; and

WHEREAS, the Master Deed initially created Phase A of the Regime, consisting of fourteen (14) Units. The Developer reserved the right in the Master Deed to add three (3) additional Units to the Regime for a maximum total of seventeen (17) Units. These additional Units were planned to consist of one (1) Unit in Phase B (Unit B-15) and two (2) Units in Phase C (Units C-16 and C-17); and

WHEREAS, the Master Deed was amended by Amendment recorded September 28, 2012 in the RMC Office for Charleston County in Book 0281, at Page 232 to add Unit B-15 in Phase B to the Regime; and

WHEREAS, the Master Deed provides that the same may be amended by the affirmative vote, written consent or any combination of affirmative vote and written consent of the members of the Association holding sixty-seven (67%) percent or more of the total eligible vote thereof; and

WHEREAS, the Association has obtained the written consent of the Members of the Association holding in excess of sixty-seven (67%) percent of the total eligible vote thereof to amend the Master Deed to terminate the right to add the remaining two (2)

Units in Phase C to the Regime and to confirm that the maximum number of total Units in the Regime shall be the fifteen (15) Units currently in existence and to also confirm that the real property on which the remaining Units in Phase C could have been constructed, if they had been added to the Regime, shall remain exclusively a General Common Element.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the Master Deed of Sawyer's Landing Horizontal Property Regime is hereby amended as follows:

1. The right and option to further expand the Regime as set forth in Section 23 of the Master Deed is hereby terminated. No additional Units shall be added to the Regime. The two (2) additional Units which could have been submitted to the Regime and constructed as part of Phase C shall not be submitted and added to the Regime. Accordingly, the maximum total number of Units in the Regime is fifteen (15), consisting of the existing fourteen (14) Units in Phase A and the existing one (1) Unit in Phase B.
2. The Owners and the Association hereby confirm that the real property on which the Units comprising Phase C of the Regime could have been constructed, if they had been added to the Regime, shall remain exclusively a General Common Element.

By signing below, the President and Secretary of the Association hereby certify that the Association has on file written consents to this Amendment to the Master Deed executed by the Members of the Association holding in excess of sixty-seven (67%) percent of the total eligible vote thereof.

IN WITNESS WHEREOF, the undersigned President and Secretary of the Sawyer's Landing Owners Association, Inc. have caused this Amendment to the Master Deed to be executed this 8 day of APRIL, 2014.

Sawyer's Landing Owners Association, Inc.



Carolynn K. Adams
By: Carolynn K. Adams
Its: President



John C. Santolucito
By: John C. Santolucito
Its: Secretary

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

I, CAPERS G. BARR, III, do hereby certify that Carolyn K. Adams President, and John F. Saenger, Jr, Secretary of Sawyer's Landing Owners Association, Inc. personally appeared before me this day and acknowledged due execution of the foregoing instrument.

Witness my hand and official seal this 8 day of Apr. 1, 2014.


_____(L.S.)
Notary Public – South Carolina
My Commission Expires: 11/5/2021

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Filed By:

BARR UNGER & MCINTOSH, L.L.C.

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Charlie Lybrand, Register Charleston County, SC		

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SAWYER'S LANDING ETC

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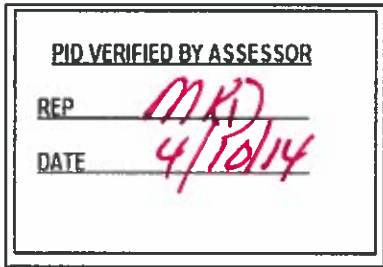
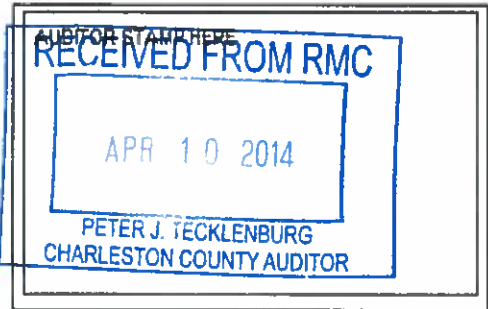
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