



BP0025536

RMC BK 0025 Pg 536 : pg 1 *

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

SIXTH AMENDMENT TO
BY LAWS
VILLAGE CREEK HORIZONTAL
PROPERTY REGIME

WHEREAS, this is an amendment to the By-Laws of Village Creek Horizontal Property Regime recorded in Book J126, Page 383, on August 24, 1981; and

WHEREAS, at a duly called meeting of the owners of the Village Creek Horizontal Property Regime, a resolution was passed to amend the Master Deed as hereinafter provided; and

WHEREAS, more than two-thirds (2/3) of the owners of the Village Creek Horizontal Property Regime have consented to the within amendment to the Master Deed by a vote approving said amendment; and

WHEREAS, Village Creek Horizontal Property Regime wishes to amend and/or revise and/or add to certain provisions of the By-Laws and in particular Article III, Section 2 (I), Article III, Section 2.1 Managing Agent (b) (Duties) and Article III, Section 3 Qualification as set forth immediately below in the following particulars:

1) Article III, Section 2 (I)

All books and records shall be kept in accordance with generally accepted accounting principles, and the same shall be audited or reviewed every other year by an independent auditor retained by the Board of Directors who shall not be a resident of the Condominium or a Unit Owner.

2) Article III, Section 2.1 Managing Agent (b) (Duties)

However, the Managing Agent shall not, in discharging the duties set forth in this section or as otherwise directed by the Board of Directors, benefit significantly financially or otherwise from any contractor's, subcontractor's, service provider's or other laborer's or materialman's work performed on the premises.

3) Article III, Section 3 Qualification

Neither a Board member nor a Director shall benefit financially or otherwise from any contracts or other agreements entered into or issued by the Regime or the Village Creek Owners' Association or regarding work performed on the premises. Any potential conflict of interest shall be disclosed to all Board members or Directors.

NOW, THEREFORE, the By-Laws of Village Creek Horizontal Property Regime are hereby amended as follows:

1) Article III, Section 2 (1)

All books and records shall be kept in accordance with generally accepted accounting principles, and the same shall be audited or reviewed every other year by an independent auditor retained by the Board of Directors who shall not be a resident of the Condominium or a Unit Owner.

2) Article III, Section 2.1 Managing Agent (b) (Duties)

However, the Managing Agent shall not, in discharging the duties set forth in this section or as otherwise directed by the Board of Directors, benefit significantly financially or otherwise from any contractor's, subcontractor's, service provider's or other laborer's or materialman's work performed on the premises.

3) Article III, Section 3 Qualification

Neither a Board member nor a Director shall benefit financially or otherwise from any contracts or other agreements entered into or issued by the Regime or the Village Creek Owners' Association or regarding work performed on the premises. Any potential conflict of interest shall be disclosed to all Board members or Directors.

IN WITNESS WHEREOF, the parties hereunto have set their hands and seals
this 10th day of December, 2008.

IN THE PRESENCE OF:

VILLAGE CREEK HORIZONTAL
PROPERTY REGIME

[Signature]
Witness

[Signature]
President - Suzanne Johnston

[Signature]
Witness

[Signature]
Vice President - Tom Kisting

[Signature]
Witness

[Signature]
Witness

[Signature]
Witness

[Signature]
Treasurer - Dan Martin

[Signature]
Witness

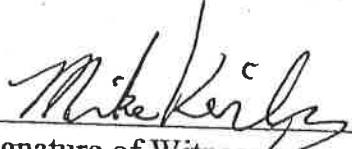
[Signature]
Witness

[Signature]
Secretary - Sheri Zolner

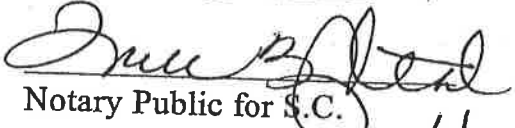
[Signature]
Witness

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONALLY APPEARED BEFORE ME the undersigned witnesses and made oath that he/she saw the within named Village Creek Horizontal Property Regime , by Suzanne Johnston, its President, Tom Kisling, its Vice President, by Dan Martin, its Treasurer, and by Sheri Zolner, its Secretary, sign, seal and as its act and deed, deliver the within Sixth Amendment to By Laws; and that he/she with the other witness above subscribed, did witness the due execution thereof.


Signature of Witness

Sworn to before me this
10th day of December 2008.



Notary Public for S.C.

My commission expires: 11/28/10

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NOTE: This page **MUST** remain with the original document

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