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STATE OF SOUTH CAROLINA    )  
   )  
   )  
   )  
 COUNTY OF CHARLESTON        )

AMENDMENT TO MASTER DEED  
 OF LINKS CLUBHOUSE VILLAS  
 HORIZONTAL PROPERTY REGIME

THIS AMENDMENT to the Master Deed of Links Clubhouse Villas Horizontal Property Regime (“Amendment”) is made by Links Clubhouse Villas Council of Co-Owners, Inc. (“Association”) this 28<sup>th</sup> day of December, 2020.

**WITNESSETH:**

WHEREAS, the Master Deed of Links Clubhouse Villas Horizontal Property Regime (“Master Deed”) was recorded in the Register’s Office for Charleston County, South Carolina (“ROD”) on July 30, 1990, in Book J-195, at Page 158; and

WHEREAS Article XII, Section 1 of the Master Deed allows an amendment to the Master Deed upon approval by at least two-thirds (2/3) of the Percentage Interests then existing in accordance with the procedure set forth in the Bylaws which are attached as Exhibit “F” to the Master Deed (“Bylaws”); and

WHEREAS, at least two-thirds (2/3) of the Percentage Interests then existing, in accordance with the procedure set forth in the Bylaws, approved an amendment to the Master Deed as hereinafter more specifically set forth.

NOW, THEREFORE, upon the approval of at least two-thirds (2/3) of the Percentage Interests then existing, in accordance with the procedures set forth in the Bylaws, the Master Deed is amended as follows, to-wit:

**By adding Section 11 to Article VII of the Master Deed as follows:**

Section 11. Capital Contribution. Every Purchaser of an Apartment at Links Clubhouse Villas Horizontal Property Regime shall pay to the Association, at the time of Purchase of such Apartment, a capital contribution fee equal to one-half (1/2) of One (1%) percent of the Purchase Price of such Apartment. Failure by the purchaser to pay the capital contribution fee shall be equivalent to the nonpayment of assessments of Common Expenses and Association may exercise any and all remedies set forth in the Master Deed and Bylaws of Links Clubhouse Villas Horizontal Property Regime to collect such capital contribution fee including, but not limited to, the recovery of reasonable attorney fees and costs. This Capital Contribution shall be effective January 1, 2021.

EXCEPT AS AMENDED HEREIN, all other terms and conditions of the Master Deed, as it may be amended from time to time, shall remain in full force and effect.

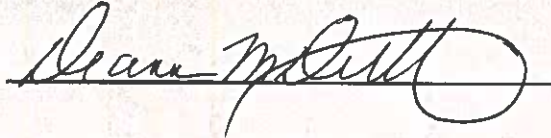
IN WITNESS WHEREOF, the undersigned President and Secretary of the Association have set their hands and seals this 28<sup>th</sup> day of December, 2020.

**ELSA B DODDS, LLP**  
 858 LOWCOUNTRY BLVD  
 SUITE 101  
 MOUNT PLEASANT, SC 29464

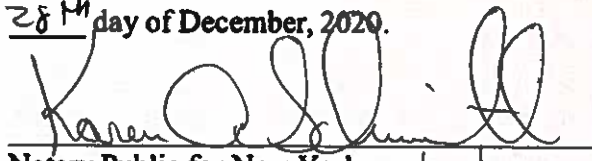


STATE OF NEW YORK )  
 )  
COUNTY OF SARATOGA )

PERSONALLY appeared before me, the undersigned witness, and made oath that (s)he is not a beneficiary or party to the within transaction; that (s)he saw the within named LINKS CLUBHOUSE COUNCIL OF CO-OWNERS, INC., by and through, Michelle Slone, its Secretary, sign, seal and as its act and deed, sign the within in Certification; and that (s)he, with the other witness subscribed above, witnessed the execution thereof.



SWORN to before me this  
28<sup>th</sup> day of December, 2020.

  
\_\_\_\_\_  
Notary Public for New York  
My Commission Expires: 03/19/2022

(Notary to Affix Stamp or Seal Here)

KAREN A SCHMITT  
Notary Public, State of New York  
No. 01SC6372406  
Qualified in Saratoga County  
Commission Expires March 19, 22

STATE OF NEW YORK )  
 )  
COUNTY OF SARATOGA )

CERTIFICATION

We, the undersigned L. Michael Cuddy, as President, and Michelle Slone, as Secretary, of Links Clubhouse Council of Co-Owners, Inc., respectively, do hereby certify that at least two-thirds (2/3) of the Percentage Interests then existing have approved the foregoing Amendment.

LINKS CLUBHOUSE VILLAS  
COUNCIL OF CO-OWNERS, INC.

BY: \_\_\_\_\_  
L. Michael Cuddy  
Its: President

\_\_\_\_\_  
*Deann Mitchell*  
*Karen [Signature]*

BY: \_\_\_\_\_  
*Michelle Slone*  
Michelle Slone  
Its: Secretary

STATE OF TENNESSEE )  
 )  
COUNTY OF KNOX )

PROBATE

PERSONALLY appeared before me, the undersigned witness, and made oath that (s)he is not a beneficiary or party to the within transaction; that (s)he saw the within named LINKS CLUBHOUSE COUNCIL OF CO-OWNERS, INC., by and through L. Michael Cuddy, its President, sign, seal and as its act and deed, sign the within in Certification; and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this \_\_\_\_\_ day of December, 2020.

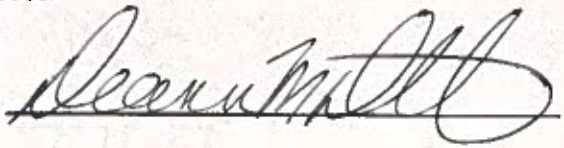
\_\_\_\_\_  
Notary Public for Tennessee  
My Commission Expires: \_\_\_\_\_

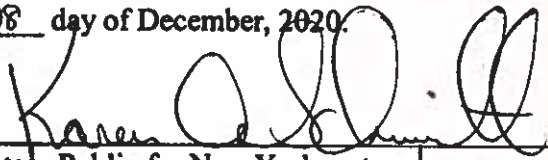
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STATE OF NEW YORK )  
 )  
COUNTY OF SARATOGA )

PROBATE

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SWORN to before me this  
28 day of December, 2020.  
  
Notary Public for New York  
My Commission Expires: 03/19/2022

(Notary to Affix Stamp or Seal Here)

KAREN A SCHMITT  
Notary Public, State of New York  
No. 01SC6372406  
Qualified in Saratoga County  
Commission Expires March 19, 22



STATE OF SOUTH CAROLINA )

COUNTY OF CHARLESTON )

CERTIFICATION

We, the undersigned L. Michael Cuddy, as President, and Michelle Slone, as Secretary, of Links Clubhouse Council of Co-Owners, Inc., respectively, do hereby certify that at least two-thirds (2/3) of the Percentage Interests then existing have approved the foregoing Amendment.

LINKS CLUBHOUSE VILLAS  
COUNCIL OF CO-OWNERS, INC.

*[Handwritten signature of L. Michael Cuddy]*  
\_\_\_\_\_  
*[Handwritten signature of Michelle Slone]*  
\_\_\_\_\_

BY: *[Handwritten signature of L. Michael Cuddy]*  
\_\_\_\_\_  
L. Michael Cuddy  
Its: President

BY: \_\_\_\_\_  
Michelle Slone  
Its: Secretary

STATE OF CHARLESTON )

COUNTY OF CHARLESTON )

PROBATE

PERSONALLY appeared before me, the undersigned witness, and made oath that (s)he is not a beneficiary or party to the within transaction; that (s)he saw the within named LINKS CLUBHOUSE COUNCIL OF CO-OWNERS, INC., by and through L. Michael Cuddy, its President, sign, seal and as its act and deed, sign the within in Certification; and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this  
*28* day of December, 2020.

*[Handwritten signature of Notary Public]*  
\_\_\_\_\_

*[Handwritten signature of Notary Public]*  
\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: *6/30/2027*

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