After recording, please return to:

Cisa & Dodds, LLP 858 Lowcountry Blvd., Suite 101 Mt. Pleasant, SC 29464 REC'D PAYMENT 4.18.17
PER CLERK
RMC OFFICE COVYF
CHARLESTON COUNTY, SG
DU31.510

STATE OF SOUTH CAROLINA)	AMENDMENT TO MASTER DEED
)	FOR SNEE FARM LAKES
COUNTY OF CHARLESTON)	

THIS AMENDMENT TO MASTER DEED FOR SNEE FARM LAKES, A SOUTH CAROLINA HORIZONTAL PROPERTY REGIME entered into 22nd day of March, 2017, by Snee Farm Lakes Homeowner's Association, Inc., a South Carolina Non-Profit Corporation ("Association").

WITNESSETH:

WHEREAS, the Master Deed for Snee Farm Lakes, A South Carolina Horizontal Property Regime was recorded in the RMC Office for Charleston County on June 17, 1982, in Book R-128, at Page 268 (hereinafter "Master Deed"); and

WHEREAS, per Article XI, Section 1, the Master Deed may be amended by a vote of not less than seventy-five (75%) percent of the total vote of the Association; and

WHEREAS, not less than seventy-five (75%) percent of the total vote in the Association has voted in favor of the herein below stated amendment..

NOW, THEREFORE, the Master Deed is amended so as to add Article XIV as follows:

ARTICLE XIV

CAPITAL CONTRIBUTION FEE

Upon the sale of an Apartment, there shall be assessed by the Association and collected from the Purchaser of the Apartment at closing a capital contribution fee equal to .0025 of the gross sale price or \$1,500.00, whichever is greater, which capital contribution fee shall be paid to the Association and used by the Association for capital improvements as determined by the Board of Directors. In the event of nonpayment of such capital contribution fee, the amount due shall bear interest and shall be collectible as an assessment as set forth in Article IV hereof. The Association may require the Purchaser to provide verification of the gross sale price, such as an executed closing statement, contract of sale, Title to Real Estate, or other such evidence

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

CISA & DODDS, LLP 858 LOWCOUNTRY BLVD SUITE 101 MOUNT PLEASANT, SC 29464

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

SNEE FARM LAKES HOMEOWNER'S ASSOCIATION, INC.

Witness #1 Mc Lubur V	By:	Dorothy Yager Its: President	
STATE OF SOUTH CAROLINA)		
COUNTY OF CHARLESTON)	PROBATE	

PERSONALLY APPEARED before me the undersigned witness, and made oath that (s)he saw the within named Snee Farm Lakes Homewner's Association, Inc., by and through, Dorothy Yager, its President, sign, seal and as its act and deed, sign the within written Amendment and that (s)he with the other witness witnessed the execution thereof.

SWORN to before me this

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STATE OF SOUTH CAROLINA COUNTY OF CHARLESTON)))	CERTIFICATION
Farm Lakes Homewner's Association, Inc.	c., respectiv	and Scot Epling, as President and Secretary of Snee yely, do hereby certify that the within Amendment was 6) percent of the total vote in the Association.
	•	SNEE FARM HOMEOWNER'S ASSOCIATION, INC.
Sinds C. Awatesano Winess Mc Lurin Vest Northern Public	By:	Dorothy Ayager Its: President
	By:	Scot Epling Its: Secretary
STATE OF SOUTH CAROLINA COUNTY OF CHARLESTON)	PROBATE
saw the within named Snee Farm Lakes H	Iomewner's sign, seal ar	me the undersigned witness, and made oath that (s)he s Association, Inc., by and through, Dorothy Yager, its and as its act and deed, sign the within written thessed the execution thereof.
		Linka le. Hentesam

SWORN to before me this

Notary Public for South Carolina
My Commission Expires: 122