



BP0283625

STATE OF SOUTH CAROLINA)	AMENDMENT TO BYLAWS OF
)	SHIP WATCH VILLAS
COUNTY OF CHARLESTON)	HORIZONTAL PROPERTY REGIME
)	

WHEREAS, by its Master Deed dated July 19, 1977 and recorded in Book Z-112, Page 392 in the Charleston County RMC Office (the "Master Deed"), the Ship Watch Villas Horizontal Property Regime (the "Regime") was established; and

WHEREAS, the Bylaws for the Regime were attached to the Master Deed as Exhibit "E" (the "Bylaws") and amended by instruments recorded in Book B-132, Page 349; R-275, Page 767; and Book 0113, Page 846; and

WHEREAS, Article II, Section C of the Master Deed called for creation of the Ship Watch Villa Council of Co-Owners (the "Council") to administer the Regime; and

WHEREAS, Article VIII, Section B of the Master Deed provides a mechanism for the Members of the Council to amend the Bylaws by affirmative vote of the Co-Owners owning two-thirds (2/3) of the value of the Property set forth in the Master Deed; and

WHEREAS, at a meeting of the Co-Owners on September 15, 2012, the following amendments to the Bylaws have been approved by written agreement of the required amount of Co-Owners and the Council is desirous that said amendments be made of record;

NOW THEREFORE, the Bylaws are amended in accordance with Article VIII, Section B of the Master Deed so that each of the sections identified below shall read as follows:

1. Article I. D. - Council of Co-Owners: Proxies

Any Co-owner may by written proxy designate an agent to cast his vote. Unless a proxy otherwise states, it shall be deemed to confer the authority to execute consents and waivers and to exercise the right to examine the books and records of the Council. A proxy may be revocable or irrevocable but shall be deemed revocable at will unless otherwise specified therein. No proxy shall be honored until delivered to the Secretary of the Council. In addition to delivery by mail, proxies may be delivered by electronic mail or facsimile.

2. Article I. F. - Council of Co-Owners: Annual Meetings

An annual meeting of the Council shall be held on a Saturday in September of each year or at such other time during each year as may be determined by the Board of Directors. Any business which is appropriate for action of the Co-owners may be transacted at an annual meeting.

3. Article I. H. - Council of Co-Owners: Notice of Meetings

Written notice of every annual or special meeting of the Council stating the time, date, and place of the meeting and, in the case of a special meeting, the business proposed to be transacted, shall be given to every Co-owner not fewer than ten nor more than thirty days in advance of the meeting. Failure to give proper notice of a meeting of the Co-owners shall not invalidate any action taken in such meeting unless (1) a Co-owner who was present but was not given proper notice objects at such meeting, in which case the matter to which such Co-owner objects shall not be taken up, or (2) a Co-owner who is not present and was not given proper notice objects in writing to the lack of proper notice within thirty days following such meeting, in which case the action to which such Co-owner objects shall be void. Written notice of meetings, as well as other Regime communications, may be given or sent by electronic mail or facsimile to any Co-owner who has consented to that form of communication.

4. Article II. A. - Board of Directors of the Council: Forms of Administration

The Council shall act by and through its Board of Directors consisting of not more than seven members nor less than five members elected by and from the Co-owners. The number of Directors shall be set from time to time by the Board of Directors within the specified parameters.

5. Article II. D. - Board of Directors of the Council: Election and Term

The initial Board of Directors shall be elected at the organizational meeting of the Council and shall serve until the first annual meeting of the Co-owners. At each annual meeting of the Co-owners a new Board of Directors shall be elected to succeed the Directors whose terms expire at such meeting. Each Director shall be elected to serve until the next annual meeting of the Co-owners following his election. A Director may be elected to succeed himself, and a Director shall be deemed to continue in office until his successor has been elected and has assumed office. A Director may resign from office by providing written notice to the President or Secretary of the Council.

6. Article II. F. - Board of Directors of the Council: Vacancies

In the event of a vacancy on the Board of Directors due to the death, resignation, or removal of Director, the remaining Directors, although fewer in number than the maximum number of Directors authorized, may, by a vote of a majority of the remaining Directors, fill the vacancy for the unexpired term of the former Director. .

7. Article II. G. - Board of Directors of the Council: Voting

Each Director shall have one vote on all matters acted upon by the Board of Directors. The affirmative vote of a majority of Directors (but no less than three) present at a meeting at which a quorum exists shall be sufficient for any action unless otherwise specified in the Master Deed or these Bylaws.

8. Article II. I. - Board of Directors of the Council: Consents

Any action which may be taken by a vote of the Board of Directors may also be taken by written consent to such action signed by all Directors. Written consent may be given by electronic mail or facsimile.

9. Article II. P. - Board of Directors of the Council: Place of Meeting

All meetings of the Board of Directors shall be held upon the Property or at such other convenient place as the President of the Council or the Board of Directors may direct. Meetings may also be conducted by telephone and video conference.

10. Article II. Q. - Board of Directors of the Council: Minutes of Meetings

The Secretary of the Council shall prepare and keep, or cause to be prepared and kept, accurate minutes of every meeting of the Board of Directors. A copy of such minutes shall be distributed to each Co-owner within sixty days following each meeting, and all such minutes shall be made available for examination and copying by any Co-owner at any reasonable time.

11. Article VII. A. - Reconstruction: Reconstruction

Unless the Co-owners affirmatively determine in the manner provided in the Master Deed not to reconstruct the Property following damage or destruction thereof, the Board of Directors shall promptly provide for such reconstruction. The Board of Directors may employ architects, engineers, and other construction professionals for the reconstruction if, in its judgment, use of such professionals is appropriate.

12. Article IX. F. - Insurance: Insurance by Co-Owners

Each Co-owner shall be responsible for obtaining adequate amounts of (1) hazard insurance on his apartment and its contents for his own benefit, and (2) liability insurance covering accidents occurring within his apartment.

13. Article X. C. - Restrictions and Regulations: Enforcement

The Board of Directors shall enforce the terms of the Act, the Master Deed, and these Bylaws and the Regulations promulgated pursuant hereto by taking prompt and appropriate action to correct any violations. In addition to any remedy to which the Council or any Co-Owner may be entitled, the Board of Directors may impose against a Co-Owner reasonable fines for any violation of the terms of the Act, the Master Deed, these Bylaws or the Regulations promulgated pursuant to these Bylaws or the Master Deed. Such fines shall be collected by Individual Assessment. Each day during which a violation occurs or continues may be deemed a separate offense.

14. Article XI, A. - Liabilities and Indemnification: Liability of Council

No Co-owner shall be personally liable upon a debt or tort of the Council. This limitation on liability does not impact the Council's ability to assess Co-owners for Common Expenses.

15. Article XI, Section B is removed.

16. All other terms and provisions of the Bylaws shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 8th day of October, 2012.

Ship Watch Villas Council of Co-Owners, Inc.

By: [Signature]
President

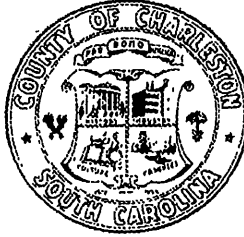
[Signature]
Witness 1
[Signature]
Witness 2

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me this 8th day of October, 2012 by Ship Watch Villas Council of Co-owners, Inc. by Shawn Lawson, its President.

[Signature]
Notary Public for South Carolina
My Commission Expires: 12/13/13

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