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RMC BK 0117 Pg 391 : pg 1 *

STATE OF SOUTH CAROLINA)
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)
COUNTY OF CHARLESTON)

Amendment to Master Deed
of
Ship Watch Villas
Horizontal Property Regime

WHEREAS, by its Master Deed dated July 19, 1977, and recorded July 19, 1977 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 By-Laws for the Regime were attached to said Master Deed as Exhibit "E" (the "By-Laws") and amended by instruments recorded in Book B-132, Page 349 and R-275, Page 767; 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 A of the Master Deed provides a mechanism for the Members of the Council to amend said Master Deed by written agreement of the Co-Owners owning two-thirds (2/3) of the value of the Property as set forth in the Master Deed; and

WHEREAS, the following amendments to the Master Deed have been approved by agreement of the required amount of Co-Owners and the Council is desirous that said amendments be made of record;

NOW THEREFORE, The Master Deed is amended in accordance with Article VIII, Section A of the Master Deed so that after additions and amendments the referenced sections shall read as follows:

- 1. Article IV, Section F. is hereby amended as follows:

Article IV, Section F. Prohibited Work. A Co-Owner shall not make any additions or improvements to or do any work upon the Common Elements or make any structural alteration of his Villa or the Reception Room without first (1) having the plans and specifications of such addition, improvement, work or alteration approved by the Board of Directors, and (2) depositing with the Board funds sufficient (in the sole discretion of the Board) to defray all costs, including attorneys' fees, of modifying this Master Deed and recording such modification. The Board of Directors shall not approve any addition or improvement which in the Board's judgment would jeopardize the soundness or safety of the Property or reduce the value of the Property. No change in the exterior appearance of any part of the building shall be allowed unless pursuant to a plan adopted by the Board to change the overall exterior appearance of the building.

RETURN TO:
Krawcheck & Davidson
9 State Street
Charleston, SC 29401

Major renovations to Villas, except in the event of loss by fire, flood or any other disaster, shall only be conducted between the first day of October and the last day of March. The Board of Directors, in its sole discretion, will determine what constitutes a major renovation and reserves the right to impose reasonable fines for violations of this section. Such fines shall be collected by Individual Assessment. Each day during which a violation occurs or continues shall be deemed a separate event.

2. All other terms and provisions of the Master Deed and the By-Laws shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 15th day of March, 2010.

Ship Watch Villas Council of Co-Owners, Inc.

By: Dawn Keller
Its: President

Theresa J. Wilson
Witness # 1

Scott Keller
Witness # 2

STATE OF SC
COUNTY OF Sumter)

The foregoing instrument was acknowledged before me this 15th day of March, 2010, by Ship Watch Villas Council of Co-Owners, Inc., Its President, Dawn Keller

Scott Keller
Notary Public for SC
My Commission Expires: 07/15/12

