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**FOURTH AMENDMENT TO THE  
BYLAWS OF RIVERS POINT HOMEOWNERS ASSOCIATION, INC.**

**This Fourth Amendment to the Bylaws of Rivers Point Homeowners Association** is made this Second day of February 2024, by Rivers Point Homeowner's Association, Inc., a South Carolina non-profit corporation (the "Association").

RECITALS:

WHEREAS, the Bylaws of the Association dated May 5, 1999 were recorded in the Charleston County ROD Office on May 7, 1999 in Book Z325 at Page 679; as amended by the Amend [sic] Bylaws of Rivers Point Homeowners Association, Inc. dated September 10, 2003 and recorded in the Charleston County ROD Office on October 1, 2003 in Book Z469 at Page 165; as amended by Amend [sic] Bylaws of Rivers Point Homeowners Association, Inc. dated September 10, 2003 and recorded in the Charleston County ROD Office on October 1, 2003 in Book S469 at Page 201 and Third Amendment to the Bylaws dated November 29, 2018 and recorded on December 5, 2018 at Book 0764 Page 336 (hereinafter collectively referred to as "*Bylaws*");

WHEREAS, Article 9 of the Bylaws provides that they may be amended by a vote of the members holding at least a majority of the total votes at a meeting at which a quorum is present; and

WHEREAS, a joint meeting of the Association's Board and the Association's members was held on December 11, 2023, a quorum was present and a majority of the member's votes cast voted to approve amending the Bylaws as set forth below.

NOW, THEREFORE, the Association hereby amends the Bylaws and adds new section 12.45 as follows:

12.45 Special Assessment upon sale of an apartment. As a special assessment the Board and the members have agreed by an affirmative majority vote to impose a fee to be collected upon sale of any member's Lot. This section to become effective 60 days after the recordation date of this 4th Amendment. The purpose of this Special Assessment is to aid in the funding of capital expenses and reserve accounts of the Association. The amount of the special assessment shall be ½% (one-half of one percent) of the sales price to be paid by the buyer, or as negotiated between buyer and selling member. This fee shall be shown as a line item on the closing statement and paid to the Association at the disbursement of the sale proceeds. In the event the ½% fee is not paid at closing, the Association may place a lien on the Lot and enforce its collection in the same means as it is empowered to enforce the payment of other assessments in section 12 of the By-Laws, including but not limited to foreclosing the lien.

2. The remaining terms and condition of the Bylaws not amended herein shall remain in full force and effect. In the event this Fourth Amendment conflicts with

any provision of the prior Bylaws, the terms and conditions of this Fourth Amendment shall control.

IN WITNESS WHEREOF, the Association has executed this Fourth Amendment to the Rivers Point Homeowners Association, Inc. Bylaws on the date and year first above written.

IN THE PRESENCE OF:

Rivers Point Homeowner's Association, Inc.  
a South Carolina non-profit corporation

W. Siau Barr, Jr.

Susan Highfield

BY: Susan Highfield  
ITS: President

[Signature]

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF CHARLESTON    )

ACKNOWLEDGMENT

I, W. Siau Barr, Jr., do hereby certify that Rivers Point Homeowners Association, Inc., a South Carolina non-profit corporation, by Susan Highfield, its President, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this Second day of February 2024.

W. Siau Barr, Jr.

Notary Public for South Carolina  
Print name: W. Siau Barr, Jr.  
My Commission Expires: 9/3/2024

CHARLESTON, SC 29403  
FEB 2 2024  
NOTARY PUBLIC