



BP0242451

STATE OF SOUTH CAROLINA	)	<b>FIRST AMENDMENT</b>
	)	<b>TO MASTER DEED</b>
COUNTY OF CHARLESTON	)	<b>AND BYLAWS</b>
	)	<b>PELICAN COVE HORIZONTAL</b>
	)	<b>PROPERTY REGIME</b>

This AMENDMENT to the master deed and bylaws of Pelican Cove Horizontal Property Regime is made this 21st day of March, 2012 pursuant to ARTICLE XI, section 1 of the master deed and ARTICLE VIII, section 6 of the bylaws.

**WITNESSETH**

**WHEREAS**, Desi Development, LLC conveyed real property subject to a master deed pursuant to the Horizontal Property Act, South Carolina Code §27-31-10, et seq., which master deed and exhibits was dated March 26, 2003 and was recorded on March 27, 2003 at book Z441 page 264 Charleston County RMC Office.

**WHEREAS**, the Pelican Cove Horizontal Property Regime voted on February 2012 to raise the "Regime Working Capital" contributed at the time title is conveyed to a co-owner from \$500 to \$1000; and

**WHEREAS**, at a meeting called for such purpose pursuant to notice lawfully given, by a sufficient majority, voted to further amend the master deed and bylaws in exact accordance with the changes proposed by the board of directors.

**NOW THEREFORE**, the president and secretary of the board of directors intending that the master deed and bylaws be amended submit the following changes and represent that except as herein or as previously modified the master deed and bylaws will remain unchanged and in full force and effect.

1. ARTICLE XI, Section 1 of the master deed is deleted entirely and the following is substituted in place thereof;

**Section 1. Master Deed.** This Master Deed may be amended by affirmative vote of fifty-one (51%) percent (or eleven (11) individual voters) of the total votes entitled to be cast by the Co-owners, provided, however that no amendment shall alter the dimensions of an Apartment or the percentage of interest in the Common elements appurtenant thereto without the unanimous consent of all the Co-owners.

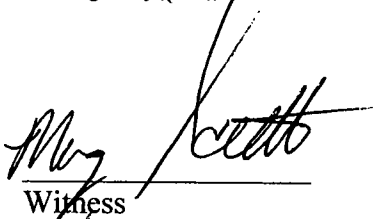
2. ARTICLE VII, Section 7 of the bylaws is deleted entirely and the following is substituted in place thereof;

**Section 7. Regime Working Capital.** At the time title is conveyed to a Co-owner by the Grantor, each Co-owner shall contribute to the working capital reserve an amount determined by the Board or a managing Agent selected by the Board, not to exceed the sum of One-Thousand (\$1000.00) Dollars. Such funds shall be used solely for initial operating and capital expenses of the Property.

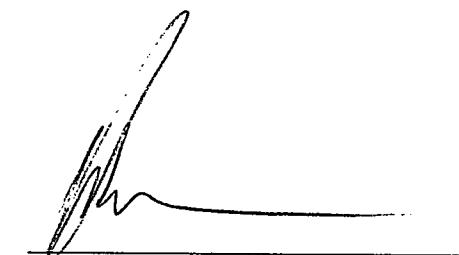
3. ARTICLE VIII, Section 6 of the bylaws is deleted entirely and the following is substituted in place thereof;

**Section 6. Amendment.** These Bylaws may be amended by affirmative vote of fifty-one (51%) percent (or eleven (11) individual voters) of the total votes entitled to be cast by the Co-owners.

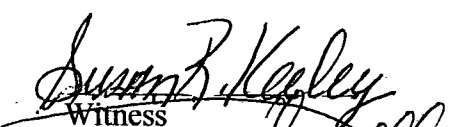
IN WITNESS WHEREOF, I, Randon Myers, President of the Pelican Cove Homeowners Board of Directors do hereby publish these amendments to the master deed and bylaws of Pelican Cove Horizontal Property Regime this 27 day of March, 2012.

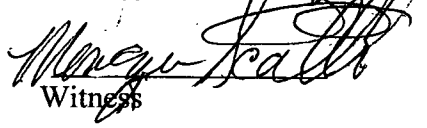
  
Witness

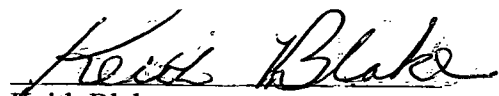
  
Witness

  
Randon Myers  
President, Pelican Cove Homeowners Board of Directors

IN WITNESS WHEREOF, I, Keith Blake, Secretary of the Pelican Cove Homeowners Board of Directors do hereby publish these amendments to the master deed and bylaws of Pelican Cove Horizontal Property Regime this 27 day of MARCH, 2012.

  
Witness


  
Witness

  
Keith Blake  
Secretary, Pelican Cove Homeowners Board of Directors

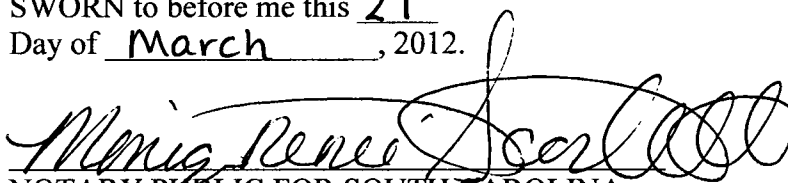
STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

PROBATE

Personally appeared before me the undersigned witness, who, upon oath says that she/he saw the President, Randon Myers, sign the amendment, and that she/he with undersigned notary public witnessed the execution thereof.

  
Witness

SWORN to before me this 27  
Day of March, 2012.

  
NOTARY PUBLIC FOR SOUTH CAROLINA  
My Commission Expires: June 6, 2015

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

PROBATE

Personally appeared before me the undersigned witness, who, upon oath says that she/he saw the Secretary, Keith Blake, sign the amendment, and that she/he with undersigned notary public witnessed the execution thereof.

*Susan A. Keeley*  
Witness

SWORN to before me this 27  
Day of March, 2012  
*Mary Lou Stahl*  
NOTARY PUBLIC FOR SOUTH CAROLINA  
My Commission Expires: June 16, 2015

# RECORDER'S PAGE



RMC BK 0242 Pg 451 : pg 6 \*

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**Filed By:**

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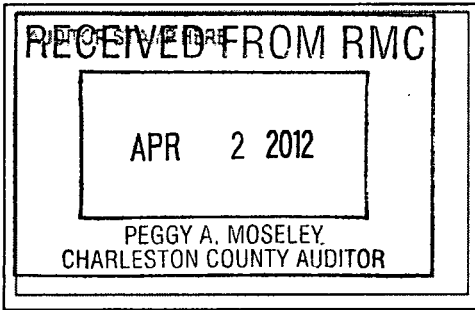
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