

STATE OF SOUTH CAROLINA)
)
)
 COUNTY OF CHARLESTON) CERTIFICATE OF AMENDMENT TO
) BY-LAWS FOR THE
) BEACH TOWNHOUSES
) HORIZONTAL PROPERTY REGIME

This is a certification that the By-Laws of Beach Townhouses Council of Co-Owners on record in the RMC Office in Charleston County, in Book T110, Page 125 and amended in Book M305, Page 500, has been amended in accordance with and pursuant to the provisions for amending the By-Laws in the following particulars:

1. Article IX, Section A. Hazard Insurance shall be amended so that after amended it shall read as follows:

The Board of Directors shall insure the Property on behalf of the Council and the Co-owners, as their interest may appear, for the full replacement cost thereof against all hazards and risks normally covered by a standard "all-risk" policy, including fire and lightning, and the hazards and risks covered by "extended coverage" and by "special extended coverage." The amount of insurance to be obtained shall be determined by an appraisal, to be conducted every two (2) calendar years, of the replacement cost of the Property without regard to depreciation. Such insurance shall cover only the Townhouses and Common elements. No insurance of the contents of any Townhouse (other than the fixtures originally installed therein during construction and being part of such Townhouse) or any improvements made to a Townhouse by any Co-owner shall be provided by the Board of Directors. The hazard insurance obtained by the Board of Directors may provide that an amount not to exceed one thousand dollars shall be deductible from any indemnity payable on account of a single loss, except that in the case of loss caused by wind or hail the deductible amount may not exceed one per cent of the loss. Any such deductible portion shall be borne by the Council as a Common Expense regardless of the number of Co-owners directly affected by the loss.

WITNESS the hand and seal of the Secretary of Beach Townhouses Council of Co-Owners the 13th day of March, 2002.

WITNESSES:

[Signature]
[Signature]

BEACH TOWNHOUSES COUNCIL OF CO-OWNERS

BY: [Signature]

ITS: PRESIDENT

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

Personally appeared before me the undersigned witness and made oath that he/she saw the within named Beach Townhouses Council of Co-Owners, by its above designated officer(s), sign, seal and deliver the within written instrument; and that he/she with other above witness, witnessed the execution thereof.

[Handwritten Signature]

Sworn to before me this 13th day of March
March, 2002.

Sandra R. Harbourt (SEAL)
Notary Public for South Carolina
My Commission Expires: 1/26/09

STATE OF SOUTH CAROLINA)	CERTIFICATE OF AMENDMENT TO
)	BY-LAWS FOR THE
)	BEACH TOWNHOUSES
COUNTY OF CHARLESTON)	HORIZONTAL PROPERTY REGIME

This is certification that the By-Laws of Beach Townhouses Council of Co-Owners on record in the RMC Office in Charleston County, in Book T110, Page 125 has been amended in accordance with and pursuant to the provisions for amending the By-Laws in the following particulars, to wit:

1. Article I, Section F. Annual Meeting shall be amended so that after amendment it reads as follows:

An annual meeting of the council shall be held on such date as is determined by a majority of the Board of Directors. Any business which is appropriate for action by the Co-Owners may be transacted at the annual meeting.

2. Article II, Section F. Vacancies shall be amended so that after amendment it reads as follows:

Any vacancy in the Board of Directors shall be filled by appointment by the remaining Directors, and the new Director shall serve the unexpired term of his predecessor.

3. Article II, Section K. Annual Meetings. shall be amended so that after amendment it reads as follows:

An Annual Meeting of the Board of Directors may held during each fiscal year upon mutual agreement of the Directors. Any business which is appropriate for action by the Board of Directors may be transacted at such meetings.

4. Article II, Section L. Regular Meetings. shall be amended so that after amendment it reads as follows:

Regular Meetings of the Board of Directors shall be held at such times, dates and places as the Board of Directors may determine from time to time. Any business which is appropriate for action by the Board of Directors may be transacted at such meeting.

Crawcheck
&
Davidson

BK N 305PG502

10.00
A

FILED

M305-500
98 JUN 24 PM 3:04

CHARLIE LY BRAND
REGISTER
CHARLESTON COUNTY SC