

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )



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FOURTH AMENDMENT TO  
MASTER DEED OF THE VILLAS OF WEST ASHLEY  
HORIZONTAL PROPERTY REGIME

WHEREAS, this is the Fourth Amendment to Master Deed of The Villas of West Ashley Horizontal Property Regime (“Amendment”).

WHEREAS, The Villas of West Ashley Condominium Owners Association, Inc. (“Association”) is constituted to provide and charged with the operation, care, upkeep and maintenance of the Association and its property as provided for in the Master Deed of The Villas of West Ashley Horizontal Property Regime, as amended, (“Master Deed”) and By-Laws of The Villas of West Ashley Condominium Owners Association, Inc., as amended, (“Bylaws”) recorded in Book C433 at Page 488 with the Charleston County Register of Deeds. Hereinafter, the Articles of Incorporation, Master Deed, Bylaws and any promulgated rules, regulations and guidelines, and any amendments and supplements to any of them, may collectively be referred to from time to time as the “Governing Documents”.

WHEREAS, the Master Deed was amended and/or supplemented by that First Amendment and Supplement to Master Deed of The Villas of West Ashley Horizontal Property Regime recorded in Book Y445 at Page 006; Second Amendment and Supplement to Master Deed of The Villas of West Ashley Horizontal Property Regime recorded in Book X472 at Page 656; and that Third Amendment to Master Deed of The Villas of West Ashley Horizontal Property Regime recorded in Book N521 at Page 313.

WHEREAS, the Association has determined that changes to the Master Deed regarding leasing are in the best interests of the Association, and that an amendment to the Master Deed is needed to achieve the same.

WHEREAS, Section 22.3(b) of Article 22 of the Master Deed provides that the Master Deed may be amended upon “the written consent of the Members of the Association holding two-thirds (2/3) of the total vote thereof.”

WHEREAS, Section 2.10 of Article 2, of the Bylaws provides that “the presence, in person or by proxy, of members representing twenty percent (20%) of the Total Eligible Association Vote shall constitute a quorum at all meetings of the Association.”

WHEREAS, in lieu of a duly called regular or special meeting of the members of the Association, this Amendment was put to a written vote of the Members. The required quorum was achieved and this Amendment was approved by the requisite number of Owners/Members effective as of September 12, 2019.

NOW, THEREFORE, in order to protect and preserve a safe, secure, valued and attractive community, to maintain good order and property values, and to promote the common good, the Master Deed is hereby amended, and any prior amendments to any of them, and the same are hereby amended as follows.

1. The foregoing recitals are and shall be deemed material and operative provisions of this Amendment and not mere recitals, and are fully incorporated herein by this reference.
2. All capitalized terms used herein shall have the same meaning ascribed to them in the Governing Documents.

Amendment to Master Deed

3. Article 14(a) of the Master Deed is hereby amended by the insertion of the following new language as new paragraphs at the end of subsection (a), in bold:

**An Owner shall only lease his/her Unit upon submittal of the appropriate documentation and subsequent review and approval by the Board. Rental leases less than one year are not permitted; except in the renewal of an existing lease. Owners shall have tenants read and indicate by signature that tenants have read and understand the Master Deed of The Villas of West Ashley Horizontal Property Regime. Owners shall provide the Board of Directors with a copy of a signed statement from any tenant(s) indicating such within thirty (30) days of signing a lease or occupying a Unit. Failure by the tenant to comply with the terms of this Master Deed shall be a default under the lease and shall be grounds for the Association to impose separate fines and/or evict a tenant.**

**A maximum of 10% (6 Units) of the total Units can be leased at any one time. However, those currently under lease shall be grandfathered even if they exceed 10%. Once a year, the Association or its Manager shall inquire of each Unit Owner whether such Unit is "Owner Occupied", a " Second Home", or a "Leased Premises". A Second Home may include seasonal homes or Units occupied by immediate family. These properties will not be counted in the rental cap restriction. The response to the Association or its Manager shall include updated telephone and email contact information and, should the Unit be leased, include similar for tenants. Each Owner shall reply within 30 days of such inquiry and inform the Association if any current lease shall terminate. Upon failure to so reply, the Board of Directors can impose a monetary fine on a daily basis until Owner responds as required in accordance with the terms hereof.**

4. Except as expressly modified by this Amendment, the Master Deed shall remain in full force and effect.
5. This Amendment shall be effective upon recording.

WITNESS my hand and seal this 16<sup>th</sup> day of December, 2019.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

THE VILLAS OF WEST ASHLEY  
HORIZONTAL PROPERTY REGIME

[Signature]  
Witness #1

By: Jackie D. Holst  
Its: President

[Signature]  
Witness #2

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF CHARLESTON    )

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named, Jackie D. Holst, President of The Villas of West Ashley Condominium Owners Association, Inc., sign, seal, and as his/her act and deed, deliver the within the Fourth Amendment to Master Deed of The Villas of West Ashley Horizontal Property Regime for the uses and purpose therein mentioned, that s/he is not a party to or beneficiary of the transaction, and that s/he with the other witness witnessed the execution thereof.

Witness #1

[Signature]

SWORN and subscribed to before  
me this 16<sup>th</sup> day of December, 2019.

[Signature]  
Notary Public for South Carolina  
Printed Name of Notary: Deborah R. Rogers  
My commission expires: 12-19-2026

**EXHIBIT A**  
**CERTIFICATION OF THE PRESIDENT OF**  
**THE VILLAS OF WEST ASHLEY HORIZONTAL PROPERTY REGIME**

Personally appeared before me Jackie D Holst, President of The Villas of West Ashley Condominium Owners Association, Inc., who, being duly sworn, alleges and states as follows:

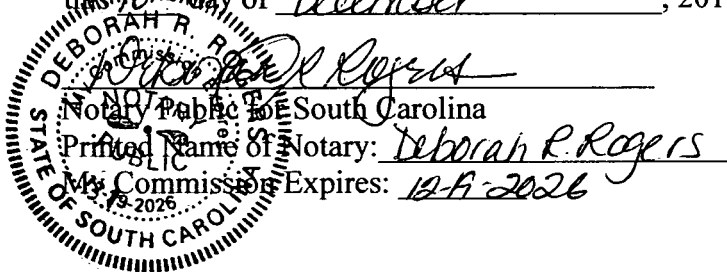
1. I am the duly elected President The Villas of West Ashley Condominium Owners Association, Inc.
2. I am over eighteen (18) years of age, competent, and make this Affidavit on personal knowledge.
3. The foregoing the Fourth Amendment to Master Deed of The Villas of West Ashley Horizontal Property Regime to which this Exhibit A is attached was put to a written vote of the Owners/Members. The required quorum was achieved and such Amendment was approved by the requisite number of Owners/Members effective as of September 12, 2019.
5. I have certified, and am hereby certifying, the vote of the membership of The Villas of West Ashley Condominium Owners Association, Inc. and I certify the vote to have been as stated herein.

FURTHER THE AFFIANT SAYETH NOT.

THE VILLAS OF WEST ASHLEY  
HORIZONTAL PROPERTY REGIME

Jackie D. Holst  
President

SWORN and subscribed to before me  
this 10th day of December, 2019.



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VILLAS OF WEST ASHLEY ETC

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