

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

**SECOND AMENDMENT TO THE MASTER DEED
OF
THE EDGEWATER
HORIZONTAL PROPERTY REGIME**

WHEREAS the Master Deed of the Edgewater Horizontal Property Regime ("Master Deed") is recorded in Deed Book 2382 at page 1260 in the office of the Registrar of Deed & Conveyances for Horry County, State of South Carolina; and

WHEREAS the Master Deed was amended by the Amendment to the Master Deed of The Edgewater Horizontal Property Regime recorded in Deed Book 4400 at page 745 in the office of the Registrar of Deed & Conveyances for Horry County, State of South Carolina; and

WHEREAS, pursuant to Sections 18 & 19 of the Master Deed the co-owners together with the required consent of the requisite number of record holders of first mortgages, the Master Deed is amended as follows:

**Section 10.5, Page 23
LEASING OF RESIDENTIAL UNITS**

**IS HEREBY AMENDED, REPLACED AND/OR DELETED AND REPLACED
WITH THE FOLLOWING:**

10.5 Leasing of Residential Units.

An Owner of a Residential Unit will have the right to lease or rent his Unit; provided, however, that all leases and rental contracts will be in writing and require the lessee to abide by all conditions and restrictions placed on the use and occupancy of the Residential Unit and the Common Area by the Regime Documents. No Owner shall lease a Residential Unit, or any portion of a Residential Unit for any rental term less than thirty (30) consecutive days. This restriction shall be effective as to all Owners and Residential Units on **December 31, 2023**, regardless of the date of acquisition.

The Board of Directors will have the right to approve the form of all leases and rental contracts if it elects to do so. Occupancy by a tenant or renter pursuant to an approved form of lease or rental contract is subject to continuing approval of the Board. The Board may remove its approval of the form of a lease or rental contract at any time for any violation by any tenant or renter of the Governing Documents of the Association requiring the termination of the tenancy. Lease, rental, or license agreements with respect to Non-Residential Units shall not be subject to this restriction or to the approval of the Board as provided herein. Also, with regard to Non-Residential Units, this

IN WITNESS WHEREOF, the President and Secretary of the Edgewater
Horizontal Property Regime have executed this Amendment to the Bylaws this the 3rd
day of December, 2022.

The Edgewater Horizontal Property Regime

By: Harry Pignoni
President

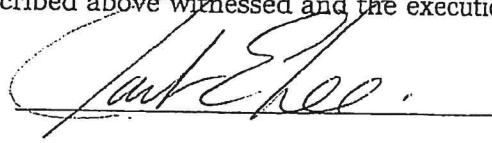
By: [Signature]
Secretary

Witnesses:
[Signature]
[Signature]

STATE OF SOUTH CAROLINA)
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PROBATE

Personally, appeared before me the undersigned witness who, being duly sworn, deposes and says that he/she saw the President and Secretary of the Edgewater Horizontal Property Regime sign, seal and deliver this Amendment to the Bylaws and that he/she with the other witness named as subscribed above witnessed and the execution thereof.



SWORN to before me this
the 3 day of December, 2022.



Notary Public for South Carolina
My Commission Expires: Aug. 16, 2031



The deponent with the other witness whose name is subscribed above, witnessed the execution thereof, and that neither the subscribing witness nor the notary are parties to or beneficiary of this transaction.

**HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY ,
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Amendment Deed Book

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: Robert E. Lee LLC

ADDRESS:

111 Witcover St

Marion, SC 29571-2929

TELEPHONE: (843) 423-1313

FAX: (843) 423-1313

E-MAIL ADDRESS: rel@rellawfirm.com

Related Document(s): book **2382** at , page **1260**

PURCHASE PRICE / MORTGAGE AMOUNT: \$,

BRIEF PROPERTY DESCRIPTION: Edgewater Horizontal Property Regime located in Horry County, South Carolina -
Reference to Master Deed Book 2382 at Page 1260

TAX MAP NUMBER (TMS #) / PIN NUMBER: .

GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):

LAST NAME

FIRST NAME

MIDDLE NAME

1. HPR

EDGEWATER

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

LAST NAME

FIRST NAME

MIDDLE NAME

1. HPR

EDGEWATER