

#PGS:

AMENDMENT TO DECLARATION OF STATE OF SOUTH CAROLINA

RESTRICTIONS AND PROTECTIVE COVENANTS

) FOR GRIMBALL GATES (By-Laws) COUNTY OF CHARLESTON

THIS AMENDMENT to Declaration of Restrictions and Protective Covenants for Grimball Gates is made by Grimball Gates Property Owners Association, Inc., a South Carolina nonprofit corporation ("Association") this 3rd day of August, 2015.

WITNESSETH:

WHEREAS, the Declaration of Restrictions and Protective Covenants for Grimball Gates Subdivision, Charleston County, South Carolina was recorded in the Charleston County RMC Office on March 15, 2001, in Book J-366, Page 563 ("Declaration"); and

WHEREAS, the By-Laws of Grimball Gates Property Owners Association, Inc. are attached to the Declaration and begin at Book J-366, at Page 598; and

WHEREAS, Article XIV, Section 2, of the Declaration provides, in relevant part, that the Declaration may be amended during the first thirty (30) year period by an instrument signed by not less than fiftyone (51%) percent of the Lot Owners; and

WHEREAS, not less than fifty-one (51%), percent of the Lot Owners signed an instrument to amend the Declaration as follows, to-wit:

Amend Article IV, Section 8 of the By-laws by deleting the existing language which reads as follows:

Section 8. Election of Directors shall be conducted in the following manner.

> Prior to the time the Class II membership terminates, the Class II member shall be entitled to elect a majority of the Board of Directors, the two elected at the first annual meeting shall serve terms of two (2) years and one (1) year respectively. The remaining director shall be elected by a majority vote of the Class I members and shall serve for a term of two (2) years. Thereafter, the term of all directors shall be for a term of two (2) years each with the director who had served for one (1) year set out above, being replaced by a director to serve two (2) years and, if the Class II membership has not terminated, being elected by the Class II member. As long as the Class II membership has not terminated, the Class II membership shall elect the replacement for each Director the Class II membership had previously elected. At the termination of the Class II membership, the Class I members shall elect all directors by a majority vote.

and replacing Section 8 with the following language, to-wit:

MOUNT PLEASANT, SC 29464

Page 1 of 4

The Board of Directors shall consist of up to seven (7) members, but not less than five (5) members, all of whom shall be in good standing with the Association. Election to the Board of Directors shall be by majority vote of the members present at the annual meeting of the members where a quorum is present. All Directors shall be elected to serve a term of two (2) years.

Amend Article VI, Section 1 of the By-laws by deleting the existing language which reads as follows:

Section 1. The regular meeting of the members shall be held on the first Saturday of the month of October in each year beginning in 2001, at such time and place as shall be determined by the Board of Directors.

and replacing Section 1 with the following language, to-wit

Section 1. The regular meeting of the members shall be held on a date, time and place as shall be determined by the Board of Directors.

EXCEPT AS AMENDED HEREIN, all other terms and conditions of the Declaration, as it may be amended from time to time, shall remain in full force and effect.

WITNESSES:

GRIMBALL GATES PROPERTY OWNERS

ASSOCIATION, INC.

Bv:

Erich Lipphardt

Its: President

Deta By

John Batzer

Its: Secretary

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)
within named GRIMBALL GATES President, and John Batzer, its Secretar	ared before me, the undersigned witness, and made oath that (s)he saw the PROPERTY OWNERS ASSOCIATION, INC., by Erich Lipphardt, its ry, sign, seal and as its act and deed, deliver the within in written instrument, subscribed above, witnessed the execution thereof.
SWORN to before me this day of October, 2015.	Kirk m Redage
Notary Public for South Caroline My Commission Expires: 5/17/2	903 3
STATE OF SOUTH CAROLINA COUNTY OF CHARLESTON) CERTIFICATION)
Gates Property Owners Association, Ir	Erich Lipphardt, as President, and John Batzer, as Secretary, of Grimball nc., respectively, do hereby certify that not less than fifty-one (51%) percent signed an instrument approving the foregoing Amendment.
Sirk In Pala	GRIMBALL GATES PROPERTY OWNERS ASSOCIATION, INC. BY: Erich Lipphardt Its: President

STATE OF SOUTH CAROLINA)	
)	PROBATE
COUNTY OF CHARLESTON)	

PERSONALLY appeared before me, the undersigned witness, and made oath that (s)he saw the within named GRIMBALL GATES PROPERTY OWNERS ASSOCIATION, INC., by and through Erich Lipphardt, its President, and John Batzer, its Secretary, sign, seal and as its act and deed, sign the within in Certification; and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this

day of October, 2015.

Notary Public for South Carolina

My Commission Expires: 5/17/2003

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CISA & DODDS

858 LOWCOUNTRY BLVD.

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MT. PLEASANT SC 29464 (COURIER)



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GRIMBALL GATES POA						
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RECIPIENT:				Extra Reference Cost	\$	-
NA				Extra Pages	\$	-
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