



BP0897590

# PGS:

4

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF CHARLESTON ) AMENDMENTS TO THE DECLARATION OF  
 COVENANTS AND RESTRICTIONS FOR  
 OCEANWOODS SUBDIVISION AND TO  
 THE BYLAWS OF OCEANWOODS  
 HOMEOWNERS ASSOCIATION

*(Tracer Cross Reference: Book G114, Page 164)*

These amendments to the Declaration of Covenants and Restrictions for Oceanwoods Subdivision and to the Bylaws of Oceanwoods Homeowners Association are made effective as of the 29<sup>th</sup> day of May, 2020.

WHEREAS, the Declaration of Covenants and Restrictions for Oceanwoods Subdivision was recorded December 7, 1977 in the ROD Office for Charleston County in Book G114, Page 164 (the "Declaration"); and

WHEREAS, the Bylaws for Oceanwoods Homeowners Association (the "Bylaws") are attached as Exhibit "A" to the Declaration; and

WHEREAS, Oceanwoods Homeowners Association (the "Association") is the homeowners' association for Oceanwoods Subdivision located in Kiawah Island, South Carolina; and

WHEREAS, the Declaration provides that the same may be amended at any time if three fourths (3/4) of the vote at a duly called meeting of the Association approves the amendment; and

WHEREAS, the Bylaws provide that the same may be amended by a majority of the vote present at a duly called meeting of the Association being cast in favor of such; and

WHEREAS, at a duly called meeting of the Association held May 29, 2020, the following amendments to the Declaration and to the Bylaws were adopted by the members of the Association.

NOW, THEREFORE, Oceanwoods Homeowners Association hereby declares that the following amendments have been duly adopted by the members of the Association:

**AMENDMENTS TO BYLAWS:**

**AMENDMENT #1:**

Article V. Section 1 of the Bylaws is hereby deleted and is replaced with the following:

Board of Directors: Selection; Terms of Office. The affairs of the Association shall be managed by a Board of Directors. The Board of Directors shall consist of five (5) Directors who shall hold office until the election of their successors for the terms stated in this section. Except as

otherwise provided below, the term of each Director is two (2) years. Notwithstanding the foregoing, if necessary in order to preserve staggered terms for the Directors (with either two (2) or three (3) new Directors being elected each year), before a new Director is elected, the Board of Directors shall be authorized to change the term for that newly elected Director so that his or her term is other than two (2) years, provided that the Board announces such change to the Members in the notice of the meeting at which such Director is to be elected.

AMENDMENT #2:

Article V. Section 2 of the Bylaws is hereby deleted and is replaced with the following:

Vacancies in the Board of Directors. Vacancies in the Board of Directors shall be filled by the majority of the remaining Directors, and any such appointed Director shall hold office until the expiration of the term of the Director who created the vacancy, at which time the Members shall elect his or her successor at the next annual meeting of the Members or at any special meeting duly called for that purpose.

AMENDMENT #3:

The following Section 4 is hereby added to Article IX of the Bylaws:

Section 4. Ballots by Mail. When required by the Board of Directors, there shall be sent with notices of regular or special meetings of the Association a statement of certain motions to be introduced for vote of the Members and a ballot on which each Member may vote for or against the motion. Each ballot which is presented at such meeting shall be counted in calculating the quorum requirements set out in Section 4 of this Article IV of the Bylaws. Provided, however, such ballots shall not be counted in determining whether a quorum is present to vote upon motions not appearing on the ballot.

AMENDMENT #4:

Article X. Section 2 of the Bylaws is hereby deleted and is replaced with the following:

All Members may vote and transact business at any meeting of the Association by proxy. All proxies shall be in writing and filed with the Secretary. No proxy shall extend beyond the date of the meeting for which it is given unless such meeting is adjourned to a subsequent date, and no proxy shall be valid after eleven (11) months from the date of its execution unless otherwise provided in the proxy. Any proxy shall automatically cease upon sale by the Member of his interest in the Properties.

AMENDMENT TO THE DECLARATION:

The following Section 5 is hereby added to Article V of the Declaration:



# RECORDER'S PAGE



**NOTE:** This page **MUST** remain with the original document

**Filed By:**

BARR UNGER & MCINTOSH, L.L.C.  
  
P.O. BOX 1037  
CHARLESTON SC 29402 (BOX)

| RECORDED                                          |               |                |
|---------------------------------------------------|---------------|----------------|
| Date:                                             | July 14, 2020 |                |
| Time:                                             | 3:28:07 PM    |                |
| <u>Book</u>                                       | <u>Page</u>   | <u>DocType</u> |
| 0897                                              | 590           | Amend/Misc     |
| Michael Miller, Register<br>Charleston County, SC |               |                |

**MAKER:**

OCEANWOODS HOA

# of Sats:  # of Pages:   
# of References:

**RECIPIENT:**

N/A

Note:

|                      |          |
|----------------------|----------|
| Recording Fee        | \$ 25.00 |
| Extra Reference Cost | \$ -     |
| Extra Pages          | \$ -     |
| Postage              | \$ -     |

**Original Book:**  
G114

**Original Page:**  
164

**TOTAL** \$ 25.00

**DRAWER**   
**CLERK**



0897  
Book



590  
Page



07/14/2020  
Recorded Date



4  
# Pgs



G114  
Original Book



164  
Original Page



D  
Doc Type



15:28:07  
Recorded Time