

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

**SIXTH AMENDMENT TO THE
MASTER DEED FOR THE HARBOUR
COVE HORIZONTAL PROPERTY
REGIME**

This Sixth Amendment to the Master Deed for The Harbour Cove Condominium Owners Association, Inc. is made this 22 day of November, 2022, by Harbour Cove Condominium Owners Association, Inc (the "Association").

RECITALS

A. WHEREAS, the Developer, Centex Homes, a Nevada General Partnership, (herein after "Declarant") incorporated The Harbour Cove Condominium Owners Association, Inc. by filing its Articles of Incorporation in the Office of the Secretary of State for South Carolina on December 6, 2000 in order to establish a condominium owners association for the Association.; and

B. On March 27, 2001, the Declarant executed the Master Deed of The Harbour Cove Horizontal Property Regime (hereinafter "Master Deed"). The Master Deed was filed on March 28, 2001 in Deed Book 2355, at page 511 in the Office of the Register of Deeds for Horry County, South Carolina.

C. On May 2, 2001, the Declarant executed the First Amendment to the Master Deed. The First Amendment was filed on May 3, 2001 in Deed Book 2367, at page 949 in the Office of the Register of Deeds for Horry County, South Carolina.

D. On November 20, 2001, the Declarant executed the Second Amendment to the Master Deed. The Second Amendment was filed on November 20, 2001 in Deed Book 2427, at page 1054 in the Office of the Register of Deeds for Horry County, South Carolina.

E. On December 3, 2002, the Declarant executed the Third Amendment to the Master Deed. The Third Amendment was filed on December 4, 2002 in Deed Book 2544, at page 521 in the Office of the Register of Deeds for Horry County, South Carolina.

F. On March 12, 2003, the Declarant executed the Fourth Amendment to the Master Deed. The Fourth Amendment was filed on March 17, 2003 in Deed Book 2574, at page 713 in the Office of the Register of Deeds for Horry County, South Carolina.

G. On December 7, 2018, the Association executed the Fifth Amendment to the Master Deed. The Fifth Amendment was filed on December 7, 2018 in Deed Book 4164 at page 2994 in the Office of the Register of Deeds for Horry County, South Carolina.

WHEREAS the Association is asking to amend the Master Deed as herein after described, and in order to ensure that not less than 67% of the total votes of the Association support the proposed amendment in accordance with Section 18.2 of the Master Deed, the amendment was presented to the Membership on October 18, 2022.

WHEREAS, the Association held a special meeting November 18, 2022 at 3:00 pm and a quorum was confirmed. 63 Owners, composing 70 percent of the membership voted to approve the amendment; 16 Owners, composing 18 percent of the membership voted against the amendment; and 1 Owners, composing 1 percent of the membership abstained from voting on the amendment.

AMENDMENT TO MASTER DEED, AS AMENDED

NOW THEREFORE, for valuable consideration the Section 10.5 of the Master Deed, as amended, is amended to as follows:

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 for a duration of **30 (thirty)** nights or more and will be in writing and will 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. The Board of Directors will have the right to approve the form of all such leases and rental contracts at any time it elects to do so. Occupancy by a tenant or renter under any such approved form of lease or rental contract is subject to continuing approval of the Board thereunder, which may be removed at any time by the Board for any violation by any such tenant or renter of the Regime Documents or the Rules and Regulations of the Association. Lease, rental or license agreements with respect to Non-residential Units shall not be subject to any such restriction or approval of the Board, and this provision may not be amended without the consent of the Owners of all the Non-residential Units.

IN WITNESS WHEREOF, the Members of the Harbour Cove Condominium Owners Association, Inc. have executed this Sixth Amendment to the Master Deed of The Harbour Cove Condominium Owners Association, Inc. on the day and year written herein.

**The Harbour Cove Condominium
Owners Association, Inc.**

Witnesses:

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]

By: Mel Purdy
Its: President

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

ACKNOWLEDGEMENT

I, the undersigned Notary Public for the County and State aforesaid, do hereby certify this the day 22nd of November, 2022, that Mel Purdy, as President of for The Harbour Cove Condominium Owners Association, Inc. personally known to me, personally appeared before me this day and acknowledged that she voluntarily signed the Sixth Amendment to the Master Deed for The Harbour Cove Condominium Owners Association, Inc. on behalf of the Members.

KIMBERLY M. BURGOS
NOTARY PUBLIC
STATE OF SOUTH CAROLINA
MY COMMISSION EXPIRES 09/25/29

(Seal)

Sworn before me, this 22nd day of
November, 2022



Notary Public for South Carolina

My commission expires: