



Beach House Resort

BEACH HOUSE GOLF AND RACQUET CLUB HOMEOWNERS' ASSOCIATION

Dear Beach House Owners,

April 3, 2025

As many of you know, Beach House Golf & Racquet Club has faced operational and financial challenges over the years. After thorough discussion and consideration, the Board of Directors believes it is in the best interests of the Association to terminate the timeshare program prior to its scheduled expiration. If the termination is approved, the property would be offered for sale, with each owner holding an undivided interest as tenants-in-common.

Enclosed, please find an Official Notice of Special Meeting to be held April 21, 2025, a Proxy Appointment for the Special Meeting, through which you may designate a representative to vote on your behalf at the meeting, and a written consent authorizing all proposed voting measures at the Special Meeting.

You may participate via any of these three ways, but your participation matters because terminating the Timeshare Program requires the approval of at least 60% of all timeshare interest owners eligible to vote pursuant to S.C. Code Ann. § 27-32-520 and a quorum of a majority of Owners eligible to vote is needed at the Special Meeting to consider these matters.

Also note, pursuant to S.C. Code Ann. § 27-32-520(H), the Board of Directors may determine that Owners delinquent in the payment of assessments for more than two years are ineligible to vote on the termination unless the

To ensure your participation is counted, please submit your Proxy Appointment form or Written Consent by 5:00 PM on April 20, 2025, one day prior to the Special Meeting, in accordance with Bylaws Article II(E) and S.C. Code Ann. § 33-31-724(a).

We appreciate your attention to this important matter and encourage you to reach out with any questions.

Sincerely,

Neal Leeper,
President Beach House Golf & Racquet Club Homeowners Association

NOTICE OF SPECIAL MEETING

BEACH HOUSE GOLF AND RACQUET CLUB HOMEOWNERS' ASSOCIATION
6800 N Ocean Blvd. Myrtle Beach, SC 29572

NOTICE IS HEREBY GIVEN, Pursuant to Bylaw Art. II(B), S.C. Code Ann. §§ 33-31-141 and 33-31-705, that a Special Meeting of the Beach House Golf & Racquet Club Homeowners Association, Inc. (the "**Association**") will be held:

DATE: April 21, 2025
TIME: 06:00 PM EST
PLACE: Virtual Meeting; Zoom Link Below
ZOOM: Link - <https://us06web.zoom.us/j/83969695173>
Meeting ID: 839 6969 5173
Passcode: 242861

AGENDA

- 1) Calling of the roll and certifying of proxies.
- 2) Proof of notice of meeting or waiver of notice.
- 3) Reading of minutes.
- 4) Unfinished business.
- 5) New business.
 - a) Discussion on Termination and Trustee ballot initiatives.
 - b) Vote & Results of Termination and Trustee Procedures.
- 6) Adjournment.

The purpose of this special meeting is to: (1) vote on whether to terminate the Beach House Golf and Racquet Club timeshare program (the "**Timeshare Program**") pursuant to S.C. Code Ann. § 27-32-520, which permits termination with the vote or written consent of 60% of all eligible voting interests; and (2) authorize the Board to act as trustee following the termination of the Timeshare Program and further authorize the trustee's actions following termination, as contemplated in S.C. Code Ann. § 27-32-520(c).

IMPORTANT NOTICE REGARDING VOTING ELIGIBILITY: Pursuant to S.C. Code Ann. § 27-32-520(H), the Board of Directors may determine that owners who are delinquent in the payment of assessments for more than two years are ineligible to vote on termination unless the delinquency is paid in full before the vote.

If you are unable to attend the meeting, please complete and return the enclosed proxy form and ballot by April 20, 2025, in accordance with Bylaw Art. II(E) and S.C. Code Ann. § 33-31-724. We encourage all owners to participate in this important vote. If you have questions about the termination process, please contact the Board of Directors or the Association's management team.

Sincerely,

Neal Leeper,
President Beach House Golf & Racquet Club Homeowners Association

PROXY APPOINTMENT

BEACH HOUSE GOLF AND RACQUET CLUB HOMEOWNERS' ASSOCIATION
6800 N Ocean Blvd. Myrtle Beach, SC 29572

Proxy Appointment for a special meeting of the Beach House Golf and Racquet Club Homeowners' Association to be held Monday, April 21, 2025, at 06:00 PM, at Zoom Meeting Online (the "Special Meeting").

KNOW ALL PERSONS BY THESE PRESENTS: In accordance with Bylaws Article II(E) and S.C. Code Ann. § 33-31-724, the undersigned owner(s) of the timeshare interest(s) listed below hereby appoint(s) _____ (please print) as lawful proxy will full power of substitution, to attend and represent the undersigned at the Special Meeting and at any adjournment thereof, with authority to vote on all matters properly coming before the Special Meeting.

This proxy is valid only for the Special Meeting and any adjournment thereof. The undersigned may revoke this proxy by: (1) attending the Special Meeting and voting in person; (2) submitting a written notice of revocation to the Secretary before the proxy exercises authority prior to the Special Meeting; or (3) submitting a subsequent proxy appointment form prior to the Special Meeting.

IF NO INDIVIDUAL IS DESIGNATED ABOVE, THE UNDERSIGNED HEREBY APPOINTS THE PRESIDENT OF THE ASSOCIATION AS PROXY, with the same full powers granted herein. I/We hereby ratify and confirm all that the proxy may lawfully do by virtue of this proxy. This proxy shall automatically cease upon the final adjournment of the meeting for which it is given.

I/We hereby ratify and confirm all that the proxy may lawfully do by virtue of this proxy. This proxy shall automatically cease upon the final adjournment of the meeting for which it is given.

UNIT(S): _____

Sign: _____

Sign: _____

Print: _____

Print: _____

Please return this form via one of the following methods:

- Email: beachhouseimagined@lemonjuice.biz
- Mail your proxy & ballot to 7380 W. Sand Lake Rd, Suite 130, Orlando, FL 32819 Attn: **Beach House Proxy**
- Fax: (321) 218-1015

If you have any questions, please contact beachhouseimagined@lemonjuice.biz.

Sincerely,

Neal Leeper,
President Beach House Golf & Racquet Club Homeowners Association

WRITTEN CONSENT TO TERMINATE

WRITTEN CONSENT TO AMEND AND TERMINATE THE TIMESHARE PROGRAM BEACH HOUSE GOLF & RACQUET CLUB HOMEOWNERS ASSOCIATION, INC.

By signing this Written Consent, the undersigned Owner(s) of a Timeshare Interest in The Beach House Golf & Racquet Club (the "**Property**"), governed by the Beach House Golf & Racquet Club Homeowners Association, Inc. (the "**Association**"), a South Carolina nonprofit corporation, pursuant to S.C. Code Ann. § 33-31-704(C), hereby consent to the following actions without the necessity of convening a formal meeting:

WHEREAS, the Property's timeshare program was established by that certain Declaration of Covenants, Conditions, Restrictions, and Liens recorded on April 29, 1983, in Book 791, Page 785 of the Horry County, South Carolina, public records, as amended (the "**Original Declaration**") and a subsequent Declaration of Fractional Ownership Plan recorded on July 17, 2017, in Deed Book 4026, Page 477 of the Horry County records, as amended (the "**Fractional Ownership Declaration**") (the Original Declaration together with the Fractional Ownership Declaration as amended are herein collectively referred to as the "**Declaration**"); and

WHEREAS, S.C. Code Ann. § 27-32-520 permits sixty percent (60%) of all eligible voting interests to terminate a vacation time sharing plan at any time; and

WHEREAS, pursuant to S.C. Code Ann. § 27-32-520(H), the Association's board of directors may determine that an Owner who is more than two years delinquent in assessments is ineligible to vote on termination unless the delinquency is paid in full, and any such ineligible votes must be subtracted from the total required; and

WHEREAS, the undersigned Owner(s) desire(s) to (i) terminate the timeshare program, and (ii) authorize the Association's Board of Directors to act as Trustee to manage all post-termination duties, including the disposition of the Property, settlement of outstanding obligations, and distribution of net proceeds, as required under S.C. Code Ann. § 27-32-520.

NOW, THEREFORE, in consideration of the foregoing, each undersigned Owner waives any further notice of formal meeting and consents to the following:

1. Approval of Termination. The undersigned hereby approve the termination of the timeshare program established by the Declaration pursuant to S.C. Code Ann. § 27-32-520 upon the affirmative vote or written consent of at least sixty percent (60%) of all eligible voting interests.
2. Approval of Trustee Appointment. The undersigned approve that, upon termination of the timeshare program, the Board shall act as Trustee in accordance with S.C. Code Ann. § 27-32-520(c) to carry out all necessary actions related to the winding up of the timeshare program.
3. Authorization of Trustee's Post-Termination Actions. The undersigned authorize the Trustee to take all necessary and lawful actions to complete the termination, including but not limited to:
 - a. Selling or partitioning the Property (subject to the approval of the manner and purchaser of any sale by a majority of the tenants-in-common, if so required).
 - b. Distributing net proceeds to Owners in accordance with the Declaration, the Bylaws, and the South Carolina Vacation Time Sharing Plans Act.
 - c. Complying with all notice, lien, foreclosure, recordation, and other procedural requirements imposed by law.

OWNER INFORMATION AND SIGNATURES(S)

By signing below, I/we represent that I/we are the Owner(s) of the designated Timeshare Interest and have full authority to provide this consent:

UNIT(S): _____

Signature

Signature

Print

Print

Date: _____

Please return this form via one of the following methods:

- Email: beachhousereimagined@lemonjuice.biz
- Mail your proxy & ballot to 7380 W. Sand Lake Rd, Suite 130, Orlando, FL 32819, Attn: **Beach House Proxy**
- Fax: (321) 218-1015