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STATE OF SOUTH CAROLINA	)	THIRD AMENDMENT
	)	
COUNTY OF BEAUFORT	)	TO MASTER DEED

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Re: Harbor Island Beach House & Ocean Villas, Horizontal Property  
Regime f/k/a/ Harbor Island Inn & Ocean Villas, Horizontal Property  
Regime.

Amendment to Section XXIII of the Master Deed recorded in Record Book  
424 at Page 58 (amended in Record Book 438 at Page 218 and Record Book  
3385 at Page 2301).

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WHEREAS, a Master Deed of Harbor Island Inn & Ocean Villas, Horizontal Property  
Regime was recorded by Harbor Development Associates in the Office of the Register of Deeds  
for Beaufort County in Record Book 424 at Page 58 (herein “the Master Deed”), creating the  
original horizontal property regime formerly known as “Harbor Island Inn & Ocean Villas,  
Horizontal Property Regime”; and,

WHEREAS, Harbor Development Associates recorded a First “Amendment to Master  
Deed [of] Harbor Island Beach House & Ocean Villas, f/k/a Harbor Island Inn & Ocean Villas,”  
in the Office of the Register of Deeds for Beaufort County in Record Book 438 at Page 218; and,

WHEREAS, the Co-Owners voted and recorded a Second Amendment to the Master Deed  
recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Record  
Book 3385 at page 2301; and,

WHEREAS, on June 1, 2021 the Co-Owners voted to delete the original Section XXIII as  
amended by the Second Amendment and to substitute a new Section XXIII of the Master Deed, as  
set forth on Attachment A hereto and these amendments have been approved by a vote of 74.0 %  
of the Owners of the Apartments and by a vote of 74.7 % of the Percentage Interests on June 1,  
2021 per Section XXIX of the Master Deed.

NOW, THEREFORE, KNOW ALL MEN that the Co-Owners of Harbor Island Beach House & Ocean Villas Horizontal Property Regime, Inc. hereby amends Section XXIII of the Master Deed by deleting the current wording of Section XXIII in its entirety and replacing it with the new statement set forth on Attachment A hereto.

This Third Amendment has been executed on 6/18, 2021.

Harbor Island Beach House & Ocean Villas  
Horizontal Property Regime, Inc.

By: [Signature]  
Printed Name: Robert J. Hydorn  
Its: President

Attest: [Signature]  
Printed Name: JULIE SABOL  
Its: Secretary

[Signature] )  
Witness 1 – Signature )  
CHERMAINE JENKINS )  
Witness 1 – Printed Name )  
[Signature] )  
Witness 2 – Signature )  
DAVID WOERKE )  
Witness 2 – Printed Name 0

STATE OF SOUTH CAROLINA )  
COUNTY OF BEAUFORT )

ACKNOWLEDGMENT

I, Shannon Durrance, a Notary Public for South Carolina, do hereby certify that Robert Hydorn, as President and Julie Sabol, as Secretary of Harbor Island Beach House & Ocean Villas Horizontal Property Regime, Inc., personally appeared before me this day and acknowledged that they executed the foregoing Third Amendment to Master Deed before the two witnesses named herein.

WITNESS my Hand and Official Seal on June 18, 2021.

[Signature]  
Notary Public for South Carolina  
My Commission Expires: March 22, 23

SHANNON DURRANCE  
Notary Public  
State of South Carolina  
Commission Expires March 22, 2023

Attachment A – Third Amendment

XXIII

MAINTENANCE AND REPAIR BY CO-OWNERS OF APARTMENTS

Each Co-Owner must perform promptly all maintenance, repair, or replacement work within their Apartment which, if omitted, would adversely affect the appearance of the Regime or the integrity of the General Common Elements. Each Co-Owner is expressly responsible for all damages or liability upon failure to perform the obligations stated herein plus any attorney fees and/or out of pocket expenses of the Association to enforce this provision.

Each Co-Owner of each Apartment shall be liable and responsible for the maintenance, repair or replacement, of all (a) air conditioning and heating equipment, stove, refrigerators, fans, or other appliances or equipment, including any fixtures and/or the connections required to provide water, light, power, telephone, sewage and sanitary service to the Apartment and which may now or hereafter be situated in the Apartment; (b) any and all door glass, window glass, walls, ceilings, floors, painting, decorating and furnishings in their Apartment, and, (c) all other accessories which each Co-Owner may desire to place or maintain in their Apartment.

Whenever the maintenance, repair or replacement of any item for which the Co-Owner of an Apartment is obligated to maintain, repair or replace at their own expense is occasioned by any loss or damage which may be covered by any insurance maintained in force by the Association, the proceeds of the insurance received by the Association, or the insurance trustee hereinafter designated, shall be used for the purpose of making such maintenance, repair or replacement for which the insurance was obtained.

The balcony (to include the floor, deck, interior walls, railings and screens attached to each Apartment) shall be General Common Elements (with the repair, maintenance and replacement to be the responsibility of the Regime).

The provisions of Title 27, Chapter 31 of the S.C. Code of Laws, 1976, as amended, shall control the use of insurance proceeds.

All windows (to include the window unit, the frame, the exterior sill and the mechanisms to open or close with the hardware) of the Apartments shall be General Common Elements (with repair/maintenance/replacement to be the responsibility of the Regime). Each Apartment Owner is responsible for the repair/maintenance/replacement of the interior window trim, interior window sill and glass in the windows should they become damaged or broken.

All doors (to include the door unit, the frame, and the threshold) of the Apartments shall be General Common Elements (with repair/maintenance/replacement to be the responsibility of the Regime). Each Apartment Owner is responsible for the repair/maintenance/replacement of the interior trim should they become damaged or broken.