Prepared by: McNair Law Firm, P.A. Allison A. Murphy, Esq. 2411 Oak Street, Suite 206 Myrtle Beach, SC 29577 (843) 444-1107 Instrument#: 2007000141649, DEED BK: 3282 PG: 1612 DOCTYPE: 069 10/05/2007 at 01:43:21 PM, 1 OF 3 BALLERY V. SKIPPER, HORRY COUNTY, SC REGISTRAR OF DEEDS

STATE OF SOUTH CAROLINA	)	
W	Ś	AMENDMENT TO MASTER DEED
COUNTY OF HORRY	)	FOR ONE OCEAN PLACE HPR

This Amendment to Master Deed (hereinafter "Amendment") is made this <u>27</u> day of September, 2007.

## WITNESSETH:

WHEREAS, the Master Deed for One Ocean Place Horizontal Property Regime was recorded December 28, 1988 in the Office of the Register of Deeds for Horry County in Deed Book 1276, at Page 63, (hereinafter "Master Deed"), creating One Ocean Place Horizontal Property Regime (hereinafter "Regime") upon certain property located in the City of Garden City, Horry County, South Carolina; and

WHEREAS, pursuant to Article XV, Section 15.2 (b) of the Master Deed, the Master Deed may be amended upon the vote of owners representing at least sixty-seven (67%) percent of the Total Percentage Interest (as defined in the Master Deed); and

WHEREAS, at a duly called Special Meeting of the Association, the Association voted upon and approved an amendment to the language of Article V of the Master Deed; and

WHEREAS, the undersigned hereby certifies that the amendment contained in the attached "Exhibit A" has been duly adopted, and hereby desires to evidence said adoption by execution and filing of this Amendment.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Article V, Section 5.1 (b) for the Master Deed is hereby deleted and amended, and shall be replaced by the amended language attached hereto as Exhibit "A".

IN WITNESS WHEREOF, the Board of Directors for the Regime has caused this Amendment to Master Deed to be executed the day and year first written above.

WITNESSES:

ONE OCEAN PLACE HORIZONTAL

PROPERTY REGIME

Its: Secretary

	STATE OF SOUTH CAROLINA COUNTY OF HORRY	)	CORPORAT	E PROBATE
	PERSONALLY appeared saw the within nan BRUCE LAMONT, its Swritten Amendment to Master Dappears above witnessed the execution	ned <u>OA</u> Secretary, sign, Seed; and, that	E OCEAN PLA( , seal and as its act and	deed deliver the within itness whose signature
SU	to before me this lay of September, 2007.  The Public for South Carolina by communication expires:	(L.S.) nicsion Expires Janu	very 14, 2015	

## EXHIBIT "A"

## Article V "Insurance and Casualty Losses", Section 5.1(a) "Hazard Insurance"

The Association shall obtain, maintain and pay the premiums, as a Common Expense. upon a "master" or "blanket" type policy or policies of property insurance covering the entire Project, except (i) land, foundation, excavation, or other items normally excluded from coverage; (ii) all improvements and betterments made to Units by Owners at their expense; and (iii) personal property of Owners and lessees of Owners, their families, invitees and guests ("contents" of the Units). Such coverage shall also insure supplies, equipment and other personal property of the Association. All policies of property insurance shall be single entity condominium insurance coverage. The master insurance policy shall afford, at a minimum. protection against loss or damage by fire and other perils normally covered by standard extended coverage endorsements; and all other perils which are customarily covered with respect to condominium projects similar in construction, location and use, including all perils normally covered by a standard "all risk" endorsement, where such is available. The policy shall be in an amount between eighty (80%) and one hundred (100%) percent of the current replacement cost of the Project, exclusive of land, foundations, excavation, and other items normally excluded from coverage. Prior to obtaining a policy of insurance in an amount less than one hundred (100%) percent of the total replacement cost, an appraisal of the Project shall be obtained. A prior replacement cost appraisal can be updated, if possible and economically advantageous. At the discretion of the Board of Directors, a "deductible amount" reflective of the standard industry rate at the time the application for an insurance policy is submitted may be obtained, if a material savings in premium costs results therefrom, but the deductible amount shall be considered a Common Expense and borne by the Association regardless of the number of Owners directly affected by the loss.

STATE OF SOUTH CAROLINA	)	CORPORATE RESOLUTION
COUNTY OF HORRY	)	

I HEREBY CERTIFY, that I am the Secretary of One Ocean Place Homeowners Association, Inc., (hereinafter "Association") duly organized and existing under and by virtue of the laws of the State of South Carolina.

I FURTHER CERTIFY, that at a duly called Special Meeting duly held on the 15th day of September, 2007, at which Sixty Seven (67%) Percent of the members of the Association were present, the homeowners voted on and approved the attached Amendment to the Master Deed for One Ocean Place (hereinafter "Master Deed") and by signing below, I, as Secretary of the Association, certify that the Amendment is adopted and made a part of the Master Deed for One Ocean Place Horizontal Property Regime.

I FURTHER CERTIFY, that there is nothing in the Articles of Incorporation or By-Laws of the Corporation, nor any outstanding agreement to which the Corporation is a part, which would preclude the authority set forth in the above certification, and that all actions were taken according to the said Master Deed and Bylaws.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as Secretary of One Ocean Place Homeowners Association, Inc. this the 27 day of September, 2007.

One Ocean Place Homeowners Association, Inc.

By: July Kannon