

Deed BK 332p1173

1173

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)
)
SARATOGA CORPORATION, a)
South Carolina corporation,)
)
TO)
)
OCEAN GATE HORIZONTAL)
PROPERTY REGIME)

AMENDMENT TO MASTER DEED

WHEREAS, on the 24th day of July, 1981, Saratoga Corporation (hereinafter referred to as "Grantor"), executed, made published and declared that certain Master Deed establishing a horizontal property regime to be known as Ocean Gate Horizontal Property Regime, and

WHEREAS, on July 29, 1981, said Master Deed was recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 328 at Page 1818, and

WHEREAS, Exhibits A, B and D to said Master Deed referred to a certain as-built survey dated July 3, 1981, prepared by Sea Island Engineering, Inc. and entitled "Ocean Gate Villas" and recorded in the Office of the Clerk of Court for Beaufort County, in Plat Book 29 at Page 106; and

WHEREAS, said as-built survey was modified to add certain common elements appertaining to the Ocean Gate Horizontal Property Regime, and was recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 29 at Page 167; and

WHEREAS, it is the intention of the Grantor that the property described and conveyed by said Master Deed include all of the common elements as shown on the Plat recorded in Plat Book 29 at Page 167 as well as the Plat recorded in Plat Book 29 at Page 106; and

WHEREAS, J. Ray Westmoreland, Secretary of Saratoga Corporation, has been authorized by corporate resolution, a copy of which attached hereto and made a part hereof, to execute any and all documents on behalf of said corporation pertaining to the property known as Ocean Gate Horizontal Property Regime.

NOW, THEREFORE, by execution hereof the Grantor does hereby modify that certain Master Deed of Ocean Gate Horizontal Property Regime, recorded in Deed Book 328 at Page 1818, as follows:

Exhibits A, B and D are hereby modified by including a reference to the Plats recorded in Plat Book 29 at Page 167 anywhere reference is made to the plat prepared by Sea Island Engineering, Inc. and entitled "Ocean Gate Villas" and recorded in the Office of the Clerk of Court for Beaufort County, in Plat Book 29 at Page 106.

Except as herein specifically modified, the Master Deed recorded in Deed Book 328 at Page 1818 shall remain in full force and effect.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 15 day September, 1981.

SARATOGA CORPORATION, A South Carolina Corporation

Barbara Anderson

By: J. Ray Westmoreland
J. Ray Westmoreland, Secretary

STATE OF SOUTH CAROLINA) PROBATE
)
COUNTY OF BEAUFORT)

PERSONALLY appeared before me Kathryn B. DeLoach
and made oath that she saw the within named SARATOGA CORPORATION by J.
Ray Westmoreland, its Secretary, sign, seal, and as its act and deed,
deliver the within written Amendment to Master Deed for the uses and
purposes therein mentioned, and that she with Barbara Anderson
witnessed the execution thereof.

Kathryn B. DeLoach

SWORN to before me this 15th
day of September, 1981.

Barbara Anderson
Notary Public for South Carolina
My commission expires: 1/5/1991

1175

MINUTES OF SPECIAL MEETING
OF BOARD OF DIRECTORS OF
SARATOGA CORPORATION

Westmoreland

FILED AT	DEPARTMENT COUNTY S. C.	RECORDED IN BOOK PAGE
		332
10:30 O'CLOCK	SEP 16 1981	1173
A M	<i>Marian H. Fender, Dep.</i> CLERK OF COURT OF COMMON PLEAS	

WHEREAS, there has been presented to and discussed at this meeting the proposed agreements of purchase and sale for the fifteen units known as OCEAN GATE HORIZONTAL PROPERTY REGIME: and

WHEREAS, Joseph E. Politi, as sole Director, sole Shareholder and President of this corporation deems it to be for the best interests of this corporation that the fifteen units known as OCEAN GATE HORIZONTAL PROPERTY REGIME be sold, conveyed and transferred to the respective purchasers of said units as stated in the proposed agreement of purchase and sale; and

WHEREAS, said OCEAN GATE HORIZONTAL PROPERTY REGIME must conform to the provisions of the South Carolina Horizontal Property Act by causing to be recorded the By-Laws and Master Deed of said horizontal property regime;

NOW, THEREFORE, BE IT RESOLVED, that this corporation, sell, convey, assign, set over, transfer and deliver to the respective purchasers the property specified in the agreements of purchase and sale that have been presented to this corporation; and

BE IT FURTHER RESOLVED, that the corporation hereby ratifies and approves the By-Laws and Master Deed of OCEAN GATE HORIZONTAL PROPERTY REGIME as presented at this meeting; and

BE IT FURTHER RESOLVED, that J. Ray Westmoreland, Secretary of the corporation, be and he hereby is authorized, empowered, and directed to execute and deliver, on behalf of this corporation all the property of this corporation contracted to be sold by said agreements of purchase and sale and, on behalf of this corporation, to execute and deliver, on consummation of the sales, all deeds, bills of sales, assignments, and other instruments of transfer, including the By-Laws and Master Deed, and to do all other things, on behalf of this corporation, convenient or necessary to carry out the contracts of sale and to execute any and all documents, on behalf of this corporation, to that end.

Joseph E. Politi

 Joseph E. Politi, Director

J. Ray Westmoreland

 J. Ray Westmoreland, Secretary

Date: June 22, 1981