

Association Contact Information:

Village at Little River Homeowners' Association  
1461 Baldwin Court  
Little River, SC 29566

**FIRST AMENDMENT TO  
BYLAWS OF THE  
VILLAGE AT LITTLE RIVER HOMEOWNERS' ASSOCIATION**

THIS FIRST AMENDMENT TO BYLAWS OF THE VILLAGE AT LITTLE RIVER HOMEOWNERS' ASSOCIATION (this "Amendment") is made this 23<sup>rd</sup> day of November, 2022 by Village at Little River Homeowners' Association, a South Carolina corporation (the "Association").

**RECITALS:**

A. The Association made and executed those certain Bylaws of the Village at Little River Homeowners' Association dated February 1, 2022 and recorded February 1, 2022 in Deed Book 4510 at Page 2978, records of Horry County, South Carolina (the "Bylaws").

B. The Association desires to amend the Bylaws as more particularly described herein.

C. Pursuant to Article XIV of the Bylaws, the Bylaws may be amended at a regular or special meeting of the members by a vote of a majority of a quorum of members present in person or by proxy.

D. At such a special meeting of the members of the Association on November 5, 2022, the Association approved this Amendment by an affirmative vote of eighty-eight (88%) percent of the members present in person or by proxy.

NOW, THEREFORE, in consideration of the foregoing premises and the additional sum of Five and No/100 (\$5.00) Dollars, the sufficiency and receipt of which is hereby acknowledged, the Declaration is hereby amended as follows:

1. The recitals above are incorporated herein by this referenced. Each capitalized term not otherwise defined in this Amendment shall have the meaning set forth in the Bylaws.

2. Article I, Section 12 is hereby deleted in its entirety and replaced with the following:

"Property" shall mean and refer to that certain real property platted of record in Plat Book 116 at Page 55, Horry County Registry and described in the Declaration, and such additions thereto as may hereafter be brought within the jurisdiction of the Association by annexation.

3. The following is hereby added to the Bylaws in order to provide for chronological numbering of the Articles:

Article II: Intentionally omitted.

4. Article III, Section 1 is hereby deleted in its entirety and replaced with the following:

**The Annual Meeting of the Members shall be held during the month of November. The date, time, and place to be established by the Board of Directors during the September meeting.**

5. **Article III, Section 5 is hereby deleted in its entirety and replaced with the following:**

**At all meeting of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary and remain sealed until the meeting, when opened for counting. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of their townhome.**

6. **Article IV, Section 1 is hereby deleted in its entirety and replaced with the following:**

**Number – The affairs of the Association shall be managed by a Board of not less than five (5) nor more than nine (9) Directors who must be members of the Association. Only one household member or family member may serve on the Board of Directors.**

7. **Article V, Section 1 is hereby deleted in its entirety and replaced with the following:**

**Nominations – All members are encouraged to volunteer to be Directors of the Association and serve on the Board. Each year, the July Board meeting minutes will remind members to notify the Board if they desire to become a Director of the Board for the next term. Any member wishing to serve on the Board for the coming term must notify the present Board by the end of September. If the nominees exceed the number of spaces available, a special ballot will be sent to all members in October for them to vote on no more than the number of vacancies available and return to the Secretary by the end of the year.**

8. **The following section is added to Article V:**

**Section 3. Orientation - Orientation shall be made as soon as possible after the board members are elected or take their new role to include basic information on the following: Introduction of new Board Members, updates on new state laws and local regulations, governing documents and By-Laws, Restrictive Covenants, Rules and Regulations and the enforcement thereof, the role of the Board, how the Board communicates, Officer's duties, financial overview, processes currently in place for payments, violations, vendors, committees, active contracts, meeting conduct and expectations.**

9. **Article VI, Section 1 is hereby deleted in its entirety and replaced with the following:**

**Regular Meetings – Regular meetings of the Board of Directors shall be held quarterly, and such meeting dates shall be established after the first Board of**

Directors meeting without further notice, at such place and hour as may be fixed from time to time by resolution of the Board. The first Board of Directors meeting shall be held immediately after the Annual Meeting, and Officers will be elected at said meeting.

10. Article VI, Section 2 is hereby deleted in its entirety and replaced with the following:

Special Meetings – Special meetings of the Board of Directors shall be held, when called by the President of the Association, or by any two Directors, after not less than three (3) days' notice to each Director. The written request for a Special Meeting must include the purpose of the meeting. Only the item included in the written request will be allowed for discussion during the special meeting.

11. Article VII, Section 1, Subsection (h) is hereby deleted in its entirety and replaced with the following:

The Board of Directors may charge a late fee of twelve percent (12%) per annum or the maximum lawful rate to any monthly assessment not paid by the 30<sup>th</sup> day of the month in which it is due.

12. Article XII is hereby deleted in its entirety and replaced with the following:

Section 1. Access. The books, records and papers of the Association shall be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at a reasonable cost.

Section 2. Retention of Records. All books, records and papers of the Association, to include the Declaration, By-Laws, Articles of Incorporation, all meeting minutes, correspondence, bids contracts, and reports for the current year and the seven (7) calendar years prior to the election of the current Board shall be maintained by the Secretary. At the end of each Secretary's term of office, all records shall be turned over to the Secretary-elect.

Section 3. HOA Directory. The names, addresses and e-mail of all homeowners within the Village at Little River Homeowners Association are for the exclusive use of official Association communications. No other person or organization will be allowed to use said Directory.

13. All other provisions of the Bylaws remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the Association has caused these presents to be executed this 23<sup>rd</sup>  
day of November, 2022.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

VILLAGE AT LITTLE RIVER HOMEOWNERS'  
ASSOCIATION, a South Carolina corporation

Mary B. [Signature]  
Cathy P. Harris

By: Nancy J. Sexton  
Nancy J. Sexton, President

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF HORRY          )

ACKNOWLEDGMENT

I, Cathy P. Harris, a Notary Public, do hereby certify that Nancy J. Sexton  
as President of Village at Little River Homeowners' Association personally appeared before me this day  
and acknowledge the due execution of the foregoing instrument.

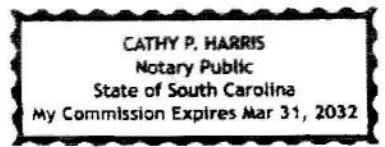
Witness my hand and seal this 23 day of November, 2022.

Cathy P. Harris  
Notary Public Signature

Cathy P. Harris  
Notary Public Printed Name

Notary Public for Horry SC  
My Commission Expires: March 31 2032

[SEAL]



**HORRY COUNTY REGISTER OF DEEDS  
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.  
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY ,  
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Restrictions

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: Bellamy Law Firm

ADDRESS:

1000 29th Avenue North  
Myrtle Beach, SC 29577

TELEPHONE: (843) 448-2400

FAX: (843) 448-2400

E-MAIL ADDRESS: bvaughn@bellamylaw.com

Related Document

(s):

**PURCHASE PRICE / MORTGAGE AMOUNT: \$.**

**BRIEF PROPERTY DESCRIPTION: VILLAGE AT LITTLE RIVER**

**TAX MAP NUMBER (TMS #), / PIN NUMBER: ,**

**GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):**

FULL BUSINESS NAME

1. VILLAGE AT LITTLE RIVER HOMEOWNERS' ASSOCIATION, INC.

**GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):**

FULL BUSINESS NAME

1. VILLAGE AT LITTLE RIVER HOMEOWNERS' ASSOCIATION, INC.