

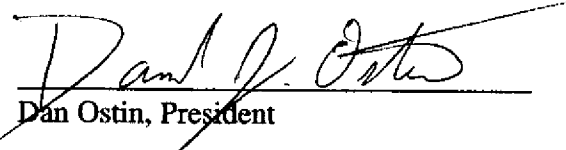
**HARBOUR FRONT VILLAS II
HOMEOWNERS ASSOCIATION, INC.**

**PO Box 395
Little River, SC 29566
Phone 843-399-6116
Fax 843-399-0972**

Legal Description: Harbour Front Villas II Homeowners's Association, Inc., located at
Coquina Harbour Front Drive and Highway 17 in Little River, SC 29568

Contact Information: P.O. Box 395
Little River, SC 29566
843-399-6116

The First Amendment to the Master Deed and By-laws of Harbour Front Villas II
Homeowner's Association, Inc. was approve for filing on March 28, 2022.


Dan Ostin, President

STATE OF SOUTH CAROLINA)
) FIRST AMENDMENT TO THE DECLARATION
) FOR HARBOUR FRONT VILLAS II
COUNTY OF HORRY) HOMEOWNER'S ASSOCIATION, INC.

THIS FIRST AMENDMENT TO THE DECLARATION FOR HARBOUR FRONT VILLAS II,
made as of the 21st day of March, 2022 by Harbour Front Villas II Homeowner's Association,
Inc., (hereinafter "Association")

WITNESSETH

WHEREAS, Declarant (Harbour Front Development, Inc.) heretofore executed the Master Deed
for Harbour Front Villas II dated March 31, 2000 and recorded in the Horry County Register of
Deeds Office on April 6, 2000 at Deed Book 2249 at Page 686 (the "Declaration").

WHEREAS, Association desires to amend the following Section of the Master Deed: Exhibit F –
By-Laws, Article IX entitled Use Restrictions Section 18 entitled Leasing of Apartments.

NOW, THEREFORE, ASSOCIATION HEREBY PUBLISHES AND DECLARES that the
Master Deed for Harbour Front Villas II dated March 31, 2000 and recorded in the Horry
County Register of Deeds Office on April 6, 2000 at Deed Book 2249 at Page 686 (the
"Declaration") and all exhibits, supplements and amendments thereto are hereby amended as
follows in order to amend Exhibit F – By-Laws, Article IX entitled Use Restrictions Section 18
entitled Leasing of Apartments which shall be amended to read as follows:

**Exhibit F – By-Laws, Article IX entitled Use Restrictions Section
18 entitled Leasing of Apartments.**

Section 18. Leasing of Apartments. Apartments may be rented according to the
following provisions:

- A. Copies of all leases shall be deposited with the Association.
- B. Tenants shall abide by the Association's rules and regulations and
failure to do so shall result in the immediate eviction of the offending tenant or
tenants.
- C. The minimum rental lease period or term for an apartment shall not
be less than three (3) months.
- D. The lease for any Apartment within the Condominium shall
contain provision to the effect that the rights of the tenant to use and occupy the
Apartment shall be subject to and subordinate in all respects to the provisions of
the Master Deed and these By-Laws and to other reasonable rules and regulations.

WHEREAS, all other terms and conditions of the original Master Deed and all previous
amendments thereto not inconsistent herewith shall remain in full force and effect.

WHEREAS, pursuant to the By-Laws, Article XIV entitled Amendments, the undersigned Board
of Directors of the Association hereby declare and swear that all requirements were met under

the By-Laws for the proposal, voting and enacting of this Amendment including but not limited to proper notice of the proposed Amendment, a resolution presented, a quorum present, a vote held and passed by owners holding not less than two-thirds (2/3) of the total basic value of the property voting in favor of such proposed amendment;

The undersigned Board of Directors hereby swear that the agreement of the required parties was lawfully obtained and hereby sign this Amendment and Certificate to the By-Laws.

IN WITNESS WHEREOF, the Board of Directors and Officers of the Association have executed this First Amendment to the Declaration and Certificate this 21st day of March, 2022.

WITNESSES:

HARBOUR FRONT VILLAS II
HOMEOWNER'S ASSOCIATION, INC.

Pen Ben
Witness #1

Dan Ostin
By: Dan Ostin
Its: President

Dana Susann Fischman
Notary

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

Personally appeared before me the above signed and made oath that (s)he saw the within named President of Harbour Front Villas II Homeowner's Association, Inc. sign, seal and as his act and deed, deliver the within foregoing instrument; that deponent with the other witness whose name is subscribed above, witnessed the execution thereof, and that the subscribing witness is not a party to or beneficiary of the transaction.

Pen Ben
Witness #1

SWORN to and subscribed before me
this 21st day of March, 2022

Dana Susann Fischman

Notary Public for South Carolina

Printed Name of Notary: Dana Susann Fischman

My Commission Expires: 3/28/2027

DANA SUSANN FISCHMAN
Notary Public, State of South Carolina
My Commission Expires 3/28/2027



WITNESSES:

HARBOUR FRONT VILLAS II
 HOMEOWNER'S ASSOCIATION, INC.

P. B.
 Witness #1

Sharon Simpson
 By: Sharon Simpson
 Its: Secretary

Dana Susann Fischman
 Notary

STATE OF SOUTH CAROLINA)
)
 COUNTY OF HORRY) PROBATE

Personally appeared before me the above signed and made oath that (s)he saw the within named Secretary of Harbour Front Villas II Homeowner's Association, Inc. sign, seal and as his act and deed, deliver the within foregoing instrument; that deponent with the other witness whose name is subscribed above, witnessed the execution thereof, and that the subscribing witness is not a party to or beneficiary of the transaction.

P. B.
 Witness #1

SWORN to and subscribed before me
 this 21st day of March, 2022

Dana Susann Fischman
 Notary Public for South Carolina
 Printed Name of Notary: *Dana Susann Fischman*

DANA SUSANN FISCHMAN
 Notary Public, State of South Carolina
 My Commission Expires 3/28/2027



WITNESSES:

HARBOUR FRONT VILLAS II
HOMEOWNER'S ASSOCIATION, INC.

P. Be
Witness #1

Jim Capaldi
By: Jim Capaldi
Its Treasurer

Dana Susann Fischman
Notary

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

Personally appeared before me the above signed and made oath that (s)he saw the within named Treasurer of Harbour Front Villas II Homeowner's Association, Inc. sign, seal and as his act and deed, deliver the within foregoing instrument; that deponent with the other witness whose name is subscribed above, witnessed the execution thereof, and that the subscribing witness is not a party to or beneficiary of the transaction.

P. Be
Witness #1

SWORN to and subscribed before me
this 21st day of March, 2022

Dana Susann Fischman
Notary Public for South Carolina

Printed Name of Notary: Dana Susann Fischman

DANA SUSANN FISCHMAN
Notary Public, State of South Carolina
My Commission Expires 3/28/2027

WITNESSES:

HARBOUR FRONT VILLAS II
HOMEOWNER'S ASSOCIATION, INC.

Pc Bc
Witness #1

Werner Steurnagel
By: Werner Steurnagel
Its: Director

Dana Susann Fischman
Notary

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

Personally appeared before me the above signed and made oath that (s)he saw the within named Director of Harbour Front Villas II Homeowner's Association, Inc. sign, seal and as his act and deed, deliver the within foregoing instrument; that deponent with the other witness whose name is subscribed above, witnessed the execution thereof, and that the subscribing witness is not a party to or beneficiary of the transaction.

Pc Bc
Witness #1

SWORN to and subscribed before me
this 21st day of March, 2022

Dana Susann Fischman
Notary Public for South Carolina

Printed Name of Notary: Dana Susann Fischman

DANA SUSANN FISCHMAN
Notary Public, State of South Carolina
My Commission Expires **3/28/2027**

WITNESSES:

HARBOUR FRONT VILLAS II
HOMEOWNER'S ASSOCIATION, INC.

James Lawrence Conklin
Witness #1

Robert J. Conklin, Jr.
By: Robert J. Conklin, Jr.
Its: Director

A. Soliman
Notary

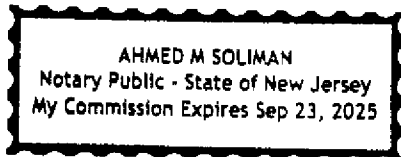
STATE OF NEW JERSEY)
)
COUNTY OF MIDDLESEX) PROBATE

Personally appeared before me the above signed and made oath that (s)he saw the within named Director of Harbour Front Villas II Homeowner's Association, Inc. sign, seal and as his act and deed, deliver the within foregoing instrument; that deponent with the other witness whose name is subscribed above, witnessed the execution thereof, and that the subscribing witness is not a party to or beneficiary of the transaction.

James Lawrence Conklin
Witness #1

SWORN to and subscribed before me
this 25 day of March, 2022

A. Soliman
Notary Public for New Jersey
Printed Name of Notary: Ahmed Soliman



**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: Moore, Johnson & Saraniti Law Firm, P.A.

ADDRESS:

PO Box 14737

Surfside Beach, SC 29587

TELEPHONE: (843) 650-9757

FAX: (843) 650-9757

E-MAIL ADDRESS: moore@Grandstandlawyers.com

Related Document(s): book **2249** , page **686**

PURCHASE PRICE / MORTGAGE AMOUNT: \$,

**BRIEF PROPERTY DESCRIPTION: FIRST AMENDMENT TO THE MASTER DEED FOR HAROUR FRONT VILLAS
IIHOMEOWNERS ASSOCIATION INC**

TAX MAP NUMBER (TMS #) 000-00-00-000 / PIN NUMBER: .

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

FULL BUSINESS NAME

1. HARBOUR FRONT VILLAS III HOMEOWNERS ASSOCIATION INC

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

1. HARBOUR FRONT VILLAS II HOMEOWNERS ASSOCIATION INC