

KINGSPORT HOMEOWNERS' ASSOCIATION

PO BOX 395
Little River, S. C. 29566
Phone: 843-399-6116
Fax: 843-399-0972
E-mail: pam@scpaminc.com

Legal Description: Kingsport Homeowners Association, Inc located on Kingsport Road,
which is located off Hwy 90, Little River, South Carolina 29566.

Contact Information: PO Box 395
Little River, SC 29566
843-399-6116

The First Amendment of the Master Deed and By-laws for Kingsport Homeowners
Association, Inc were approved for filing on August 25, 2023.



Signature

Craig Newton, President

STATE OF SOUTH CAROLINA) FIRST AMENDMENT TO THE BY-LAWS
) FOR KINGSPORT
COUNTY OF HORRY) HOMEOWNER’S ASSOCIATION, INC.

THIS FIRST AMENDMENT TO THE BY-LAWS FOR KINGSPORT, made as of the 21st day of August 2023 by Kingsport Homeowner’s Association, Inc., (hereinafter “Association”)

WITNESSETH

WHEREAS, Declarant (Kingsport) heretofore executed the Master Deed for Kingsport dated May 29, 1985 and recorded in the Horry County Register of Deeds Office on May 29, 1985 at Deed Book 959 at Page 871 (the “Declaration”).

WHEREAS, the Association desires to amend the following Section of the Master Deed: By-Laws, Article II entitled Membership and Voting Provisions.

NOW, THEREFORE, ASSOCIATION HEREBY PUBLISHES AND DECLARES that the By-Laws for Kingsport dated May 29, 1985, and recorded in the Horry County Register of Deeds Office on May 29, 1985 at Deed Book 959 at Page 871 (the “Declaration”) and all exhibits, supplements and amendments thereto are hereby amended as follows in order to amend By-Laws, Article II entitled Membership and Voting Provisions which shall be amended to read as follows:

BY-LAWS Article II. MEMBERSHIP AND VOTING PROVISIONS

Section 1. Membership in the Association shall be limited to Owners of the Condominium Dwellings in Condominiums wherein this Corporation has been designated the Association to operate and administer said Condominium by virtue of the Master Deed of said Condominium. Transfer of Dwelling Ownership, either voluntary or by operation of law, shall terminate membership in the Association and said membership is to become vested in the transferee. **If Dwelling Ownership is vested in more than one person, only one homeowner of any unit may serve on the Board of Directors during the same term. This homeowner shall be designated “voting member” of the unit as described in the by-laws.** If Dwelling Ownership is vested in a Corporation, said Corporation may designate an individual officer or employee of the Corporation as its “voting member.”

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 II entitled Membership and Voting Provisions, 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.

WITNESSES:

KINGSPORT
HOMEOWNER'S ASSOCIATION, INC.

Mary D. [Signature]

Chris Poole

Witness #1

By: Chris Poole
Its: Director at Large

Paul M. [Signature]

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 Kingsport 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.

Mary D. [Signature]
Witness #1

SWORN to and subscribed before me
This 25 day of August, 2023

Paul M. [Signature]

Notary Public for South Carolina
Printed Name of Notary: Paul M. [Signature]
My Commission Expires: 3/10/2026

WITNESSES:

KINGSPORT
HOMEOWNER'S ASSOCIATION, INC.

Jim Stout
Witness #1
Pamela M. Bea
Notary

Margaret Strickland
By: Margaret Strickland
Its: Secretary

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 Kingsport 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.


Jimothy Stout
Witness #1

SWORN to and subscribed before me
This 25 day of August, 2023

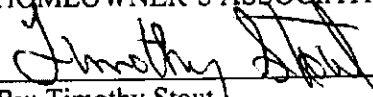
Pamela M. Bea
Notary Public for South Carolina
Printed Name of Notary: Pamela M. Bea
My Commission Expires: 3/10/2026

WITNESSES:

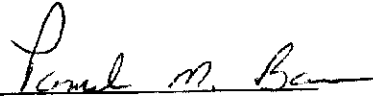
KINGSPORT
HOMEOWNER'S ASSOCIATION, INC.



Witness #1




By: Timothy Stout
Its: Vice President



Notary

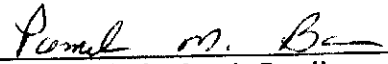
STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

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President of Kingsport 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.



Witness #1

SWORN to and subscribed before me
This 25 day of August, 2023



Notary Public for South Carolina
Printed Name of Notary: Paul M. Baum
My Commission Expires: 3/10/2026

WITNESSES:

KINGSPORT
HOMEOWNER'S ASSOCIATION, INC.

Chris Poole
Witness #1

Kathy Magee
By: Kathy Magee
Its: Treasurer

Paul M. Ben
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 Kingsport 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.

Chris Poole
Witness #1

SWORN to and subscribed before me
This 25 day of August, 2023

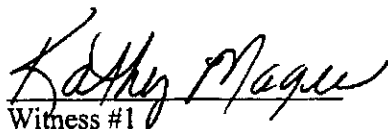
Paul M. Ben
Notary Public for South Carolina
Printed Name of Notary: Paul M. Ben
My Commission Expires: 5/10/2026

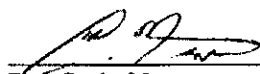
The undersigned Board of Directors hereby swear that the agreement of the required parties was lawfully obtained and hereby sign this Amendment and Certificate to the By-Laws.

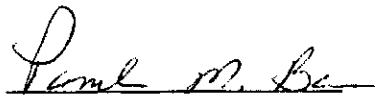
IN WITNESS HEREOF, the Board of Directors and Officers of the Association have executed this First Amendment to the By-Laws this 25 day of August, 2023.

WITNESSES:

KINGSPORT
HOMEOWNER'S ASSOCIATION, INC.


Witness #1


By: Craig Newton
Its: President


Notary

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

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Witness #1

SWORN to and subscribed before me
This 25 day of August, 2023



Notary Public for South Carolina
Printed Name of Notary: Paul M. Baum
My Commission Expires: 3/10/2026

**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 **959** , page **839**

PURCHASE PRICE / MORTGAGE AMOUNT: \$,

**BRIEF PROPERTY DESCRIPTION: FIRST AMENDMENT TO THE MASTER DEED AND BY-LAWS FOR KINGSPORT
HOMEOWNERS ASSOCIATION, INC.**

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

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

FULL BUSINESS NAME

1. **KINGSPORT HOMEOWNERS' ASSOCIATION**

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

1. **KINGSPORT HOMEOWNERS' ASSOCIATION**