

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

**FIFTY-THIRD AMENDMENT TO
THE MASTER DEED FOR THE
CLEARWATER BAY HORIZONTAL
PROPERTY REGIME**

This Fifty Third Amendment to the Master Deed for The Clearwater Bay Condominium Owners Association, Inc. is made this 20 day of October, 2015, by for The Clearwater Bay Condominium Owners Association, Inc. (the "Association").

RECITALS

A. WHEREAS, the Developer, Centex Homes, a Nevada General Partnership, (herein after "Declarant") incorporated The Clearwater Bay Condominium Owners Association, Inc. by filing its Articles of Incorporation in the Office of the Secretary of State for South Carolina on January 8, 2007 in order to establish a condominium owners association for the Association.; and

B. On February 5, 2007, the Declarant executed the Master Deed of The Clearwater Bay Horizontal Property Regime (hereinafter "Master Deed"). The Master Deed was filed on February 7, 2007 in Deed Book 3220, at page 327 in the Office of the Register of Deeds for Horry County, South Carolina.

WHEREAS the Association is asking to amend the Master Deed as herein after described, and in order to ensure that not less than 67% of the total votes of the Association support the proposed amendment in accordance with Section 18.2 of the Master Deed, the amendment was presented to the Membership on July 23, 2015.

WHEREAS, the Association held a special meeting on September 23, 2015 at 9:00 am and a quorum was confirmed. 135 Owners, composing 71.43 percent of the membership voted to approve the amendment; 20 Owners, composing 10.58 percent of the membership voted against the amendment; and 34 Owners, composing 17.99 percent of the membership abstained from voting on the amendment.

AMENDMENT TO MASTER DEED, AS AMENDED

NOW THEREFORE, for valuable consideration the Section 10.4 of the Master Deed, as amended, is amended to as follows and shall become effective on January 1, 2016:

10.4. Leasing of Residential Units

An Owner of a Residential Unit will have the right to lease or rent his Unit; provided, however, that all leases and rental contracts will be for a duration of 7 (**seven**) nights or more and will be in writing and will require the lessee to abide by all conditions and restrictions placed on

the use and occupancy of the Unit and the Common Area by the Regime Documents. The Board of Directors will have the right to approve the form of all such leases and rental contracts at any time if it elects to do so. Permitted occupancy by a tenant or renter under any such approved form of lease or rental contract is subject to continuing approval of the Board thereunder, which may be removed at any time by the Board for any violation by any such tenant or renter of the Rules and Regulations of the Association.

IN WITNESS WHEREOF, the Members of the Clearwater Bay Condominium Owners Association, Inc. have executed this Fourth Amendment to the Master Deed of The Clearwater Bay Condominium Owners Association, Inc. on the day and year written herein.

**The Clearwater Bay Condominium
Owners Association, Inc.**

Witnesses:

Clare Taylor
Chris

Ken Skelly

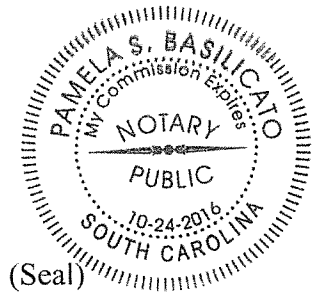
By: Ken Skelly
Its: President

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ACKNOWLEDGEMENT

I, the undersigned Notary Public for the County and State aforesaid, do hereby certify this the day 20th of October, 2015, that Ken Skelly, as President of for The Clearwater Bay Condominium Owners Association, Inc. personally known to me, personally appeared before me this day and acknowledged that he voluntarily signed the Fourth Amendment to the Master Deed for The Clearwater Bay Condominium Owners Association, Inc. on behalf of the Members.



Sworn before me, this 20th day of October, 2015

Pamela S. Basilicato

Notary Public for South Carolina
My commission expires: