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STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF HORRY ) **NINETEENTH AMENDMENT TO  
MASTER DEED FOR HERON BAY  
HORIZONTAL PROPERTY REGIME**

**WHEREAS**, the Master Deed for the Heron Bay Horizontal Property Regime (hereinafter "Master Deed") was filed in the public records of the Horry County Register of Deeds on October 13, 2006, in Deed Book 3173 at page 52; and

**WHEREAS**, the aforesaid Master Deed has been amended from time to time as may be shown by reference to the prior Amendments recorded in the public records of the Horry County Register of Deeds; and

**WHEREAS**, that certain Amendment recorded in the Horry County Register of Deeds on January 26, 2010, in Deed Book 3441 at page 1154 was erroneously designated as the "Seventeenth Amendment" and should have been designated as the Eighteenth Amendment; and

**WHEREAS**, the within Amendment will be the Nineteenth Amendment to the Master Deed; and

**WHEREAS**, the Heron Bay Condominium Association (hereinafter "Association") is a nonprofit corporation organized and existing under the laws of the State of South Carolina and charged with administering the affairs of the Heron Bay Horizontal Property Regime; and

**WHEREAS**, the following Amendment to the Master Deed was approved by vote of Members holding more than sixty-seven percent of the total vote in the Association; and

**WHEREAS**, the Association now desires to place this Amendment upon the public record:

**NOW, THEREFORE**, the Master Deed is amended as follows:

Article X, Section 10.4 of the Master Deed is amended to read as follows:

**10.4 Leasing of Units.**

An Owner of a 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 6 nights or more and will be in writing and will require the lessor to abide by all conditions and restrictions placed on the use and occupancy of the Unit and Common Elements by the Regime Documents. The Board of Directors will have the right to approve the forms 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

This Amendment shall take effect on **April 7, 2015**.

All other provisions of the Master Deed and By-Laws shall remain unchanged, except that any provisions of the Master Deed and By-Laws that are inconsistent with this Amendment are hereby amended so that such provisions are consistent with this Amendment.

In witness whereof, the Heron Bay Condominium Association, by and through its President, has caused this Nineteenth Amendment to be executed this 21 day of April, 2015.

**WITNESSES:**

**HERON BAY  
CONDOMINIUM ASSOCIATION:**

Chame Shoy

By: Mary Hallock  
Gary Hallock  
Its: President

[Signature]

STATE OF NEW Jersey )  
COUNTY OF Essex )

**ACKNOWLEDGEMENT:**

I, the undersigned Notary Public for the State of New Jersey, do hereby certify that Gary Hallock, as President of the Heron Bay Condominium Association, personally appeared before me and acknowledged the due execution of the foregoing instrument as the act and deed of said corporation.

Witness my hand and official seal this 21 day of April, 2015.

Chame Shoy  
Notary Public for \_\_\_\_\_  
My commission expires: \_\_\_\_\_

