

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )

Marion D. Foxworth III  
HORRY COUNTY, SC REGISTRAR OF DEEDS

**AMENDMENT TO THE MASTER DEED  
OF  
THE EDGEWATER  
HORIZONTAL PROPERTY REGIME**

**WHEREAS**, the Master Deed of the Edgewater Horizontal Property Regime (“Master Deed”) is recorded in Deed Book 2382 at page 1260 in the office of the Registrar of Deed & Conveyances for Horry County, State of South Carolina; and

**WHEREAS**, pursuant to Sections 18 & 19 of the Master Deed the co-owners together with the required consent of the requisite number of record holders of first mortgages, the Master Deed is amended as follows:

**Section 10.5, Page 23  
LEASING OF RESIDENTIAL UNITS**

**IS HEREBY AMENDED, REPLACED AND/OR DELETED AND REPLACED  
WITH THE FOLLOWING:**

10.5 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 in writing and require the lessee to abide by all conditions and restrictions placed on the use and occupancy of the Residential Unit and the Common Area by the Regime Documents. No Owner may lease a portion of any residence (other than the entire residence) for any period of time, for less than thirty (30) days. This restriction shall be effective as to all new purchases beginning on January 1, 2021 and thereafter.

The Board of Directors will have the right to approve the form of all leases and rental contracts if it elects to do so. Occupancy by a tenant or renter pursuant to an approved form of lease or rental contract is subject to continuing approval of the Board. The Board may remove its approval of the form of a lease or rental contract at any time for any violation by any tenant or renter of the Governing Documents of the Association requiring the termination of the tenancy. Lease, rental or license agreements with respect to Non-Residential Units shall not be subject to this restriction or to the approval of the Board as provided herein. Also, with regard to Non-Residential Units, this provision may not be amended as to the Non-Residential Units without the consent of all co-owners.

**The Master Deed shall remain unchanged in all other respects.**

IN WITNESS WHEREOF, the President and Secretary of the Edgewater Horizontal Property Regime have executed this Amendment to the Master Deed this the 9<sup>th</sup> day of Feb., 2021.

**The Edgewater Horizontal Property Regime**

By: *Harry Simini*  
President

By: *[Signature]*  
Secretary

Witnesses:  
*[Signature]*  
*Tiffany S. McCaskill*

STATE OF SOUTH CAROLINA     )  
COUNTY OF HORRY             )

**PROBATE**

Personally, appeared before me the undersigned witness who, being duly sworn, deposes and says that he/she saw the President and Secretary of the Edgewater Horizontal Property Regime sign, seal and deliver this Amendment to the Master Deed and that he/she with the other witness named as subscribed above witnessed and the execution thereof.

*[Signature]*

**SWORN** to before me this  
the 9<sup>th</sup> day of Feb., 2021.

Witness is not a party to  
or a beneficiary of  
the transaction.

*Tiffany S. McCaskill*  
Notary Public for South Carolina  
My Commission Expires: 02/21/2022

