

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)
)

**FIRST AMENDMENT TO THE MASTER DEED FOR THE
TANGLEWOOD HORIZONTAL PROPERTY REGIME**

This First Amendment to the Master Deed for the Tanglewood Condominium Association, Inc. is made this 14th day of March 2022, by Tanglewood Condominium Association, Inc. ("Association").

RECITALS

WHEREAS, the Developer, Centex Homes, a Nevada General Partnership, (herein after "Declarant") incorporated the Tanglewood Condominium Association, Inc. by filing its Articles of Incorporation in the Office of the Secretary of State for South Carolina on December 8, 2004, in Order to establish a condominium owners association for the Association; and

On December 15, 2004, the Declarant executed the Master Deed of the Tanglewood Condominium Association, Inc. ("Master Deed"). The Master Deed was filed on December 16, 2004, in Deed Book 2835, at Page 1112 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 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 January 5, 2022.

WHEREAS the Association held a special meeting on February 16, 2022, and a quorum was confirmed ninety-four (94) Owners, composing 75% percent of the membership voted to approve the amendment; thirteen (13) Owners, composing 11% percent of the membership voted against the amendment; and seventeen (17) Owners, composing 14% percent of the membership abstained from voting on the amendment.

AMENDMENT TO MASTER DEED

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 April 1, 2022:


10.3 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 inwriting 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 Tanglewood Condominium Association, Inc. have executed this First Amendment to the Master Deed of the Tanglewood Owners Association, Inc. on the day and year written herein.


WITNESSES:



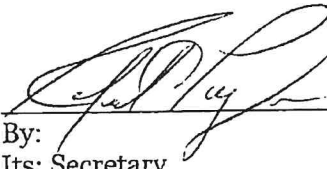
Deborah Washington


Deborah Washington

The Tanglewood Condominium Association, Inc.



By:
Its: President



By:
Its: Secretary

STATE OF SOUTH CAROLINA)
)
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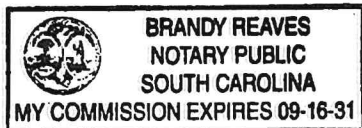
ACKNOWLEDGEMENT

I, the undersigned Notary Public for the County, and State aforesaid, do hereby certify this the day 7th of March 2022, that President and Secretary of the Tanglewood Condominium Association, Inc. personally known to me, personally appeared before me this day and acknowledged that he voluntarily signed the First Amendment to the Master Deed for the Tanglewood Condominium Association, Inc. on behalf of the Members.

Brandy Reaves

SWORN before me, this 7th day of March 2022.

Brandy Reaves
Notary Public for South Carolina
My Commission Exp: 9/16/2031



**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: Amendment Deed Book

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: Robert E. Lee LLC

ADDRESS:

111 Witcover St

Marion, SC 29571-2929

TELEPHONE: (843) 423-1313

FAX: (843) 423-1313

E-MAIL ADDRESS: rel@rellawfirm.com

Related Document(s): book **2835** , page **1112**

PURCHASE PRICE / MORTGAGE AMOUNT: \$,

BRIEF PROPERTY DESCRIPTION: Tanglewood Condominium Association, Inc. Master Deed was filed on December 16,
2004, in Deed Book 2835 at Page 1112

TAX MAP NUMBER (TMS #) / PIN NUMBER: .

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

FULL BUSINESS NAME

1. TANGLEWOOD CONDOMINIUM ASSOCIATION, INC.

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

1. TANGLEWOOD CONDOMINIUM ASSOCIATION, INC.

Package Summary Recording Report

Report generated: Wed, 16 Mar 2022 04:07 PM EDT

Package: First Amendment to the Master Deed for the Tanglewood HPR - BD178B25-1E6C-39C3-ABC0-33E9AE391701
Status: Recorded

Submitter: Robert E. Lee LLC (SCTALQ)
Recipient: Horry County, SC

Documents

Document Name	Document Type	# of Pages	Status	Recording Number	Recording Date	Fees
Document 1	Amendment Deed Book	4	Recorded	E 2022000036862 B 4528 P 1920	Wed 03/16/2022 03:57 PM EDT	25.00

Fees

Fee Type	Payment Account Name	Fee Amount
Recording Fees	Robert Lee (Amex) (Exp. 05/25)	25.00
Submission Fees	Robert Lee (Amex) (Exp. 05/25)	5.25
Total Fees:		30.25

Questions Contact:

Simplifile Support 800.460.5657, option 3
5072 North 300 West
Provo, UT 84604