

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

**FOURTH AMENDMENT TO THE
MASTER DEED FOR THE
GREENBRIAR HORIZONTAL
PROPERTY REGIME**

This Fourth Amendment to the Master Deed for The Greenbriar Condominium Owners Association, Inc. is made this 18th day of September, 2015, by Greenbriar Condominium Owners Association, Inc (the "Association").

RECITALS

A. WHEREAS, the Developer, Centex Homes, a Nevada General Partnership, (herein after "Declarant") incorporated The Greenbriar Condominium Owners Association, Inc. by filing its Articles of Incorporation in the Office of the Secretary of State for South Carolina on March 6, 2003 in order to establish a condominium owners association for the Association.; and

B. On December 4, 2003, the Declarant executed the Master Deed of The Greenbriar Horizontal Property Regime (hereinafter "Master Deed"). The Master Deed was filed on December 8, 2003 in Deed Book 2673, at page 423 in the Office of the Register of Deeds for Horry County, South Carolina.

C. On August 24, 2004, the Declarant executed the First Amendment to the Master Deed. The First Amendment was filed on August 25, 2004 in Deed Book 2782, at page 1020 in the Office of the Register of Deeds for Horry County, South Carolina.

D. On March 10, 2005, the Declarant executed the Second Amendment to the Master Deed. The Second Amendment was filed on March 15, 2005 in Deed Book 2875, at page 705 in the Office of the Register of Deeds for Horry County, South Carolina.

E. On September 19, 2005, the Declarant executed the Third Amendment to the Master Deed. The Third Amendment was filed on September 20, 2005 in Deed Book 2980, at page 5 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 August 3, 2015.

WHEREAS, the Association held a special meeting on September 18, 2015 at 3:00 pm and a quorum was confirmed. 55 Owners, composing 76.38 percent of the membership voted to approve the amendment; 8 Owners, composing 11.11 percent of the membership voted against the amendment; and 9 Owners, composing 12.5 percent of the membership abstained from voting on the amendment.

AMENDMENT TO MASTER DEED, AS AMENDED

NOW THEREFORE, for valuable consideration the Section 10.5 of the Master Deed, as amended, is amended to as follows:

10.5. Leasing of Residential Units

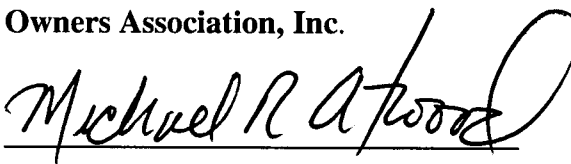
An Owner of a Residential Unit will have the right to lease or rent his Unit; provided, however, that all leases and rental contracts will be for a duration of **7 (seven)** nights or more and will be in writing and will require the lessee to abide by all conditions and restrictions placed on the use and occupancy of the Residential 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. 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. Lease, rental or license agreements with respect to Non-residential Units shall not be subject to any such restriction or approval of the Board, and this provision may not be amended without the consent of the Owners of all the Non-residential Units.

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

**The Greenbriar Condominium
Owners Association, Inc.**

Witnesses:







By: Michael Atwood
Its: President

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ACKNOWLEDGEMENT

I, the undersigned Notary Public for the County and State aforesaid, do hereby certify this the day 28th of September, 2015, that Michael Atwood, as President of for The Greenbriar 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 Greenbriar Condominium Owners Association, Inc. on behalf of the Members.

Sworn before me, this 28th day of September, 2015

Judy T. Johnson

Notary Public for South Carolina

My commission expires:

September 2, 2025

(Seal)

