

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF CHARLESTON ) 2nd AMENDMENT TO  
 ) MASTER DEED/BYLAWS  
 ) OF LONG BRANCH POINT  
 ) HORIZONTAL PROPERTY REGIME

Pursuant to the powers reserved by The Board of Directors and homeowners in Article V Section 13 of the Bylaws recorded in Deed Book Y385 page 854 of the RMC Office of Charleston County, The Board of Directors and homeowners now hereby amends said Master Deed/ByLaws recorded October 23, 2001. Voted on at the December 2005 Annual Homeowners Meeting and passed the following:

Whereas, the Declarant in Article V Section 13 of the Master Deed/ByLaws s recorded in Deed Book Y385 page 854 of the RMC Office of Charleston County, Declarant now hereby amends said Master Deed/ByLaws recorded October 23, 2001, are amended as following to begin on as of the signing of this document. Section 13.(o) Transfer Fee. "A transfer fee shall be collected from the Purchaser of each Unit equal to one half (1/2) of one (1) percent (%) of the total purchase price of such Unit which transfer fee shall be paid the Long Branch Pointe HRP, a non profit community service association. This amount shall be collected and disbursed to Long Branch Pointe HRP at the closing of the purchase and sale of the Unit. Such funding shall be used by Long Branch Pointe HRP exclusively for capital maintenance and capital replacement of the Common Areas at its sole discretion in accordance with its articles of Master Deed and ByLaws. Enforcement. Long Branch Pointe HPR may require the purchasing and closing documents as written proof of the applicable sales price, such as executed closing statement, contract of sale, copies of deed or other such evidence. This provision is for the benefit of and may be enforced by Long Branch Pointe HPR.

Upon recordation thereof, this amendment shall become an integral portion of the Master Deed/ByLaws of Long Branch Point Horizontal Regime Property as provided by the by-laws of the state and amendments thereto.

In witness whereof, the undersigned, being a Board of Directors members of Long Branch Point Horizontal Property Regime, Inc., has hereunto set his hand and seal

this 30 day of March 2006

By: Shelly Cron-Lewis  
Board of Directors Member

Witness:

Jerome  
Carroll Blacklock

STATE OF SOUTH CAROLINA COUNTY OF CHARLESTON  
ACKNOWLEDGMENT

I Kathleen John, do hereby certify that Long Branch Point Horizontal Property Regime, Inc., by a Board of Directors Member who personally appeared before me this day and acknowledged due execution of the foregoing instrument.

Sworn before me on the 30 day of March 2006

Kathleen John  
Notary Public of South Carolina  
My commission expires:

