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STATE OF SOUTH CAROLINA)
)
) SEVENTH AMENDMENT to the
) MASTER DEED of
) WOODLAKE VILLAS
) HORIZONTAL PROPERTY REGIME
COUNTY OF BEAUFORT)

TO ALL WHOM THESE PRESENTS MAY COME:

WHEREAS, WOODLAKE VILLAS HORIZONTAL PROPERTY REGIME (the "Regime") was established by Master Deed recorded March 18, 1983, in Deed Book 365 at Page 1342 of the Office of the Clerk of Court of Beaufort County; and

WHEREAS, pursuant to Article XIV, Section 14.2, the Board of Directors, in its continuing efforts to qualify for FHA Condominium Project Approval under Section 203(b) of the NHA and 24 CFR part 203 of FHA's regulations, proposed this seventh amendment, composed of two changes to the Master Deed; and

WHEREAS, Notice of the subject matter of the proposed seventh amendment was included in the notice of the meeting of the Woodlake Villas Property Owners Association, Inc. (the "Association"), at which such seventh amendment was to be considered; and

WHEREAS, Voting on the proposed seventh amendment was done via written ballot under procedures duly adopted by the Board and notice of such procedures was given to all members of the Association; and

WHEREAS, the Board has certified each and every change of this amendment as having been duly adopted by the vote of Owners representing at least fifty-one percent (51%) of the Total Percentage Interests; and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the Master Deed of Woodlake Villas Horizontal Property Regime, as amended, is further amended as follows:

1. Article IX, Section 9.5, is amended as follows:

The second clause of the first sentence, to wit: "provided, however, that the Board of Directors shall have the right to approve all leases and rental contracts if it elects to do so." is hereby deleted.

2. Article IX, Section 9.5, is further amended by deleting the sentence that was added by the Sixth Amendment to supplement the clause now being deleted in item 1 above as follows:

The third sentence, to wit: "In exercising its rights under this section, the Board shall not discriminate against any owner or tenant on the basis of race, color, religion, national origin, sex, marital status, age, because all or part of tenant's income is derived from a public assistance program, or because the owner or tenant in good faith exercised any right under the Consumer Credit Protection Act." is hereby deleted.


IN WITNESS WHEREOF, the duly authorized officer of the Association has caused this Seventh Amendment to Master Deed to be executed this 9th day of January, 2020.

WITNESSES:

WOODLAKE VILLAS OWNERS
ASSOCIATION, INC.

Betty S Wraue

By:


Robert J. Arundell
Its Treasurer

SL RL

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PROBATE

PERSONALLY APPEARED before me Betty S Drane,
and made oath that s/he saw the within-named Robert J Arundell,
Treasurer of the Woodlake Villas Owners Association, Inc., sign, seal and as its act and deed,
deliver the within SEVENTH AMENDMENT TO MASTER DEED OF WOODLAKE
VILLAS HORIZONTAL PROPERTY REGIME, and that s/he with Stacia R. Williams
witnessed the execution thereof.

SWORN TO before me this 9th day
of January, 2020.

Betty S Drane (LS)
Notary Public for South Carolina
Commission Expires:

