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Minor 31700

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After Recording Return to:  
MINOR, HAIGHT & ARUNDELL, P.C.  
P.O. Drawer 6067  
Hilton Head Island, SC 29938

STATE OF SOUTH CAROLINA ) FIRST AMENDMENT TO THE BY-LAWS  
COUNTY OF BEAUFORT ) OF THE  
CHINABERRY RIDGE OWNERS'  
ASSOCIATION, INC.

THIS AMENDMENT is executed this 16 day of December, 2020, by the Chinaberry Ridge Owners' Association, Inc. ("Association") to amend the By-Laws of the Chinaberry Ridge Owners' Association, Inc., dated May 1, 1995 (By-Laws), and recorded, as Exhibit B to the Chinaberry Ridge Declaration of Covenants, Restrictions and Limitations and Provisions for Membership in Chinaberry Ridge Owners' Association, Inc., on May 4, 1995, in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 775 at Page 1518 (the "Declaration").

WHEREAS, of even date herewith, the Association has amended the Declaration to provide for an Assessment for Working Capital Contribution; and

WHEREAS, certain changes must be made to conform the By-Laws to the amended Declaration so that the Association can better serve the interests of the Members;

NOW, THEREFORE, the Association hereby declares that effective upon the date of recording, Article XI of the By-Laws shall be amended to incorporate the addition of an assessment for working capital contribution as follows:

#### ARTICLE XI

#### ASSESSMENTS

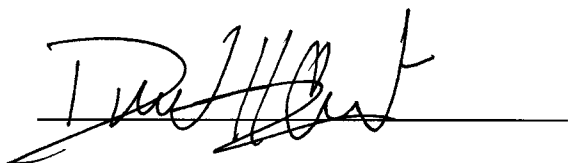
As more fully provided in the Declaration, each Member is obligated to pay to the Association, annual, special, and working capital contribution assessments, which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall be subject to a late charge of eighteen (18%) percent per year on the delinquent amount until the assessment (and any accrued late charges, collection costs and reasonable attorneys' fees incurred) are paid in full. The Association may bring an action at law against the Owner personally obligated to pay the same; foreclose the lien against the property; or, in the case of assessments for working capital contributions, bring an action in equity to enjoin the transfer of property without making provision for payment of same in accordance with the Declaration, as amended. In any action for the collection of assessments, whether at law or in equity, the Association shall have the right to collect all late fees, interest, costs and reasonable attorneys' fees, and such amounts will be added to the amount of the assessment. No Member or Owner may waive or otherwise escape liability for the


assessments provided for herein by non-use of the Common Properties or abandonment of his Lot.

IN WITNESS WHEREOF, the Association has caused these presents to be executed under seal the day and year first above written.

WITNESSES:

CHINABERRY RIDGE OWNERS'  
ASSOCIATION, INC.



By:  (Seal)

Its: PRESIDENT



STATE OF SOUTH CAROLINA     )  
  )  
COUNTY OF BEAUFORT         )

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that Donald Hooks, a duly authorized officer of the Chinaberry Ridge Owners' Association, Inc. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 16 day of December, 2020.

 (SEAL)  
Notary Public for South Carolina  
My commission expires: 11-3-2024

