



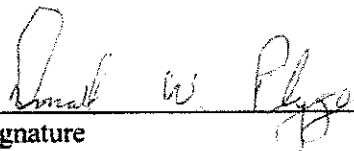
BAYTREE III HOA

Equal Opportunity Association

Legal Description: Bay Tree III Homeowner's Association, inc. located on Plantation
Drive and Hwy 9 in Little River, SC 29566:

Contact Information P.O. Box 395
 Little River, SC 29566
 843-399-6116

The Fourth Amendment to the Declaration of the above named Association was approved
for filing on July 3, 2019.



Signature

Donald W. Plugge, President

STATE OF SOUTH CAROLINA) FOURTH AMENDMENT TO THE DECLARATION
) OF COVENANTS, CONDITIONS AND
COUNTY OF HORRY) RESTRICTIONS FOR BAY TREE III
) HOMEOWNERS ASSOCIATION, INC.

THIS FOURTH AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR BAY TREE III HOMEOWNERS ASSOCIATION,
INC., made as of the 3rd day of July, 2019 by BAY TREE III HOMEOWNERS
ASSOCIATION, INC., (hereinafter "Association")

WITNESSETH

WHEREAS, Declarant (Development Properties, Inc.) heretofore executed the Declaration of
Covenants, Conditions and Restrictions for Bay Tree III dated November 26, 1984 and recorded
in the Horry County Register of Deeds Office on December 10, 1984 at Deed Book 921 at Page
176 (the "Declaration"); its Agreement and Additional Covenants, Conditions and Restrictions
dated July 7, 1998 and recorded in the Register of Deeds Office for Horry County on July 18,
1995 in Deed Book 1810 at Page 808; its First Amendment dated April 20, 1995 and recorded in
the Register of Deeds Office for Horry County on July 19, 1995 in Deed Book 1810 at Page 815;
its Second Amendment dated June 18, 1997 and recorded in the Register of Deeds Office for
Horry County on June 19, 1997 in Deed Book 1951 at Page 1173; its Third Amendment
(incorrectly titled Second Amendment) dated April 26, 2008 and recorded in the Register of
Deeds Office for Horry County on July 17, 2008 in Deed Book 3350 at Page 3250; and its Rules
and Regulations dated December 4, 2018 and recorded in the Register of Deeds Office for Horry
County on December 11, 2018 in Deed Book 4165 at Page 2814.

WHEREAS, Association desires to amend the following Sections of the Declaration of Bay Tree
III: By-Laws, Article 13 entitled Penalties.

NOW, THEREFORE, ASSOCIATION HEREBY PUBLISHES AND DECLARES that the
Declaration of Covenants for Bay Tree III dated November 26, 1984 and recorded in the Horry
County Register of Deeds Office on December 10, 1984 at Deed Book 921 at Page 176 and all
exhibits, supplements and amendments thereto are hereby amended as follows in order to amend
By-Laws, Article 13 entitled Penalties which shall be amended to add Section 4. as follows:

By-Laws: Article 13: Penalties:
Section 4. Pets

The only pets allowed on the property are dogs and cats, not to exceed one each
per Unit. Each owner is responsible for removal of fecal waste and any damage
the pet may cause, regardless of the circumstances. If fecal matter is not cleaned
up, a financial penalty of \$25.00 may be assessed against the owner of the Unit in
violation. If a renter is in violation, it is the responsibility of the owner of the
Unit to take action against the violator.

All remaining Sections of this Article shall remain in full force and effect.

WHEREAS, pursuant to the By-Laws, Article 16, entitled Amendments of By-Laws, the undersigned President of the Association hereby declares and swears that all requirements were met under the Declaration for the proposal, voting and enacting of this Amendment including but not limited to proper notice of the proposed Amendment, a quorum present, a vote held and passed by owners holding not less than a majority vote of the votes cast at such meeting in favor of the proposed amendment. The undersigned President does hereby swear that the agreement of the required parties was lawfully obtained. The undersigned President and Secretary hereby swear and affirm that they have obtained and reviewed the signed ballots relative to the vote.

IN WITNESS WHEREOF, the Association by and through the President of the Association and attested by the Secretary of the Association has executed this Fourth Amendment to the Declaration this 3rd day of July 2019.

(signature page to follow)

WITNESSES:

BAY TREE III HOMEOWNERS
ASSOCIATION, INC.

Ineda Greer
Witness #1

Donald W. Plugge
By: Donald W. Plugge
Its: President

Stacey Strickland
Notary

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

Personally appeared before me the above signed and made oath that (s)he saw the within named President of Bay Tree III Homeowners Association sign, seal and as his act and deed, deliver the within foregoing instrument; that deponent with the other witness whose name is subscribed above, witnessed the execution thereof, and that the subscribing witness is not a party to or beneficiary of the transaction.

Ineda Greer
Witness #1

SWORN to and subscribed before me
this 3rd day of July 2019

Stacey Strickland
Notary Public for South Carolina
Printed Name of Notary: Stacey Strickland
My Commission Expires: 4/6/2021

WITNESSES:

BAY TREE III HOMEOWNERS
ASSOCIATION, INC.

Ineda Greer

Witness #1

Pamela Bane

Attest: Pamela Bane

Its: Secretary

Stacey Strickland
Notary

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

Personally appeared before me the above signed and made oath that (s)he saw the within named Secretary of Bay Tree III Homeowners Association sign, seal and as her act and deed, deliver the within foregoing instrument; that deponent with the other witness whose name is subscribed above, witnessed the execution thereof, and that the subscribing witness is not a party to or beneficiary of the transaction.

Ineda Greer

Witness #1

SWORN to and subscribed before me
this 3rd day of July 2019

Stacey Strickland
Notary Public for South Carolina

Printed Name of Notary: Stacey Strickland

My Commission Expires: 4/6/2021

**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: Moore, Johnson & Saraniti Law Firm, P.A.

ADDRESS:

PO Box 14737

Surfside Beach, SC 29587

TELEPHONE: (843) 650-9757

FAX: (843) 650-9757

E-MAIL ADDRESS: saraniti@grandstrandlawyers.com

Related Document(s): book **921** , page **176**

PURCHASE PRICE / MORTGAGE AMOUNT: \$,

**BRIEF PROPERTY DESCRIPTION: FOURTH AMENDMENT TO THE DECLARATION OF BAY
TREE III HOMEOWNERS ASSOCIATION INC**

TAX MAP NUMBER (TMS #) 000-00-00-000 / PIN NUMBER: ,

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

FULL BUSINESS NAME

1. **BAY TREE III HOMEOWNERS ASSOCIATION INC**

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

1. **BAY TREE III HOMEOWNERS ASSOCIATION INC**