

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) AMENDMENT TO BY-LAWS OF THE
) PLANTER'S ROW HOMEOWNERS
) ASSOCIATION, INC.

The By-Laws of Planter's Row Homeowners Association, Inc., Article IX, Section 6, Amendments, allows for the amendment of the By-Laws at a regular or special meeting by the majority affirmative vote of the Members present in person or by proxy.

Whereas, on the 30th day of January and the 24th day of July 2014, at regular meetings of the members in which a majority of the members were present, in person or by proxy, constituting a majority under the By-Laws, the members presents in person or by proxy approved the adoption of the following amendments to the By-Laws:

**ARTICLE I
OFFICES**

Paragraph 2 of this Article I shall be deleted in its entirety and the following new Paragraph 2 is substituted therefor, as if set forth therein verbatim:

2. Principal Office. The principal office of the corporation shall be 400 Regent Park Court, Suite 100, Greenville County, South Carolina.

**ARTICLE III
MEMBERS**

Paragraphs 2, 4, 6, and 7 of this Article III shall be deleted in their entirety and the following new Paragraphs 2, 4, 6, and 7 are substituted therefore, as if set forth therein verbatim:

2. Annual Meeting. Subsequent to the initial annual meeting, regular annual meetings shall be set by the Board so as to occur during the first quarter of the Association's fiscal year on a date and at a time set by the Board of Directors. All meetings shall be held at the principal office of the corporation if located in Greenville County or at such place in Greenville County, South Carolina as shall be stated in a notice thereof by the Board of Directors.

4. Notice of Hearing. Written notice stating the place, day and hour of meeting and, in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be mailed by first class prepaid mail or served upon each Member in person at such address as appears on the books of the corporation, not fewer than ten nor more than twenty days before the date of the meeting in the case of the annual meeting and not fewer than five nor more than twenty days before the date of the meeting in the case of a special meeting.

If mailed, the notice of a meeting shall be deemed to be delivered when deposited in the United States mail addressed to the Member at its address as it appears on the records of the Association, with postage prepaid.

6. Quorum. Except as otherwise provided in these By-Laws or in the Declaration, the presence, in person or by proxy, of Members representing twenty (20%) percent of Members in good standing in the Association shall constitute a quorum at all meetings of the Association. If a quorum shall not be present in person or by proxy at such annual meeting of the Members, another meeting may be called subject to the same notice requirement and the required quorum at the subsequent meeting shall be one half (1/2) of the required quorum at the preceding meeting. If a quorum shall not be present in person or by proxy as such special meeting of the Members, another meeting may be called subject to the same notice requirement and the required quorum at the subsequent meeting shall be the same quorum as required at the preceding meeting.

7. Proxies. At any meeting of Members, a Member may vote by proxy executed in writing and subscribed by the Member, filed with the Secretary of the corporation, bearing date within thirty (30) days prior to said meeting. A Member may revoke a valid proxy for any meeting by appearing and voting in person at that meeting of Members, or by filing or having filed a substitute valid proxy or cancellation of proxy with the Secretary prior to the call to order of a meeting of Members. Proxies shall be limited to, and shall only be valid for, the meeting specified on the proxy. A Member shall be limited to voting a total of five (5) proxies subscribed to him for any meeting or voting action except for Directors and their lot co-owners who shall be prohibited from holding proxies. The Board of Directors, as a whole, shall have no restrictive limit on the number of proxies subscribed to them for any meeting or voting action, so long as the proxy is subscribed to the 'Majority vote of the Board'.

ARTICLE IV BOARD OF DIRECTORS

Paragraph 2 of this Article IV shall be deleted in its entirety and the following new

Paragraph 2 is substituted therefore, as if set forth therein verbatim:

2. Number, Tenure, Qualifications. The Board of Directors or the Members may from time to time fix the number of directors at not fewer than three nor more than five at the annual meeting or at a special meeting called for such purpose. Directors must be Members of the corporation, and must have been Members of the corporation for a period of no less than twelve (12) months preceding the annual meeting in which they are elected.

ARTICLE IX MISCELLANEOUS

The following new paragraphs are added to this Article IX:

10. Enforcement. In addition to such other rights as are specifically granted under the Declaration, the Board shall have the power to impose reasonable monetary fines, as set by the fine schedule, which shall constitute a charge upon the Lot of the violator, and to suspend an Owner's right to vote for violation of any duty imposed under the Governing Documents. In addition, the Board may suspend services provided by the Association to an Owner or the Owner's Lot if the Owner is more than 30 days delinquent in paying any assessment or any other charges owed to the Association. In the event that any occupant, tenant, employee, guest or invitee of a Lot violates the Governing Documents and a fine is imposed, the fine shall be assessed against the Lot and the Owner thereof upon notice from the Association. The failure of the Board to enforce any provision of the Governing Documents shall not be deemed a waiver of the rights of the Board to do so thereafter.

- (a) **Notice.** Prior to imposition of any section hereunder or under the Declaration, the Board or its delegate shall serve the alleged violator with written notice describing:
- (i) the nature of the alleged violation,
 - (ii) the proposed sanction to be imposed,
 - (iii) a period of not less than ten (10) days within which the alleged violator may present a written request for a hearing to the Board; and
 - (iv) a statement that the proposed sanction shall be imposed as contained in the notice unless a challenge is begun within ten (10) days of the date of the notice.

If a timely challenge or correction is not made, the sanction stated in the notice shall be imposed; provided the Board may, but shall not be obligated to, suspend any proposed sanction if the violation is cured within the ten (10) day period. Such suspension shall not constitute a waiver of the right to sanction further violations of the same or other provisions and rules by any Person.

- (b) **Hearing.** If a hearing is requested within the allotted ten (10) day period, the hearing shall be held before the Board in executive session. The property owner shall be afforded a reasonable opportunity to be heard. Prior to the effectiveness of any sanction hereunder, proof of proper notice shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, director, or agent who delivered such notice. The notice requirement shall be deemed satisfied if the property owner or its representative appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed.
- (c) **Additional Enforcement Rights.** Notwithstanding anything to the contrary in this Article, the Board may elect to enforce provisions of the Governing Documents by self-help (specifically including, but not limited to, the towing of vehicles that are in violation of the parking rules as set forth in Article VII of the Declaration, Use Restrictions, Section 16. Trailers, Trucks, School Buses, Boats, Boat Trailers) in addition to the resolution procedures set forth in Article VI of the Declaration, Exterior Maintenance or, following compliance with the resolution procedures set forth in Article X of the Declaration, General Provisions, Section 1. Enforcement, if applicable, by suit at law or


in equity to enjoin any violation or to recover monetary damages, or both, without the necessity of compliance with the procedure set forth above. In any such action, to the maximum extent permissible, the Owner of which abatement is sought shall pay all costs, including reasonable attorney’s fees actually incurred. Any entry onto a Lot for the purpose of exercising this power of self-help shall not be deemed as trespass.

- (d) Enforcement Policy. The Board shall set forth the enforcement policy and schedule of violations in accordance with the Declaration and ACC Manual. The Board shall determine the initial schedule of fines.
- (e) Amendment of Fine Schedule. The fine schedule may be amended by a majority vote of the homeowners, in good-standing, at an Annual Meeting or a Special Meeting that is called for the purpose of amending the fine schedule.

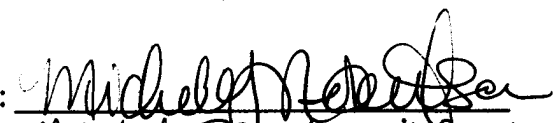
Dated: March 25, 2015

Respectfully Submitted,
**PLANTERS ROW HOMEOWNERS
 ASSOCIATION, INC.**


Attested:



 Simon Kaye, its President
 (Print Name)

By: 

 Michel Robertson, its Secretary
 (Print Name)



 Witness
 Bonnie Bolach

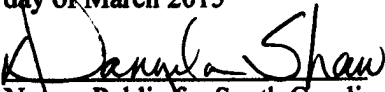
 Witness

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within PLANTERS ROW HOMEOWNERS ASSOCIATION, INC., by its duly authorized officer(s) sign, seal and as its act and deed, deliver the within written AMENDMENT TO THE BYLAWS OF THE PLANTERS ROW HOMEOWNERS ASSOCIATION, INC., and that (s)he with the other witness subscribed above, witnessed the execution thereof.

Sworn to before me this 25
 day of March 2015



 Notary Public for South Carolina
 My Commission Expires: 9-25-2019



 Witness

