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STATE OF SOUTH CAROLINA)
)
 COUNTY OF CHARLESTON)

AMENDMENT TO THE BY-LAWS OF
 RAVEN'S RUN HOMEOWNERS ASSOCIATION, INC.

Cross Reference: Original By-Laws recorded in Deed
 Book B150, Page 544; Restated Bylaws recorded in Deed
 Book G664, Page 651.

THIS AMENDMENT TO THE BY-LAWS OF RAVEN'S RUN HOMEOWNERS ASSOCIATION, INC., (this "Amendment") is hereby executed on this the 18 day of December, 2019. ("Execution Date").

WHEREAS, the original BY-LAWS OF RAVEN'S RUN HOMEOWNERS ASSOCIATION, INC. were recorded in Deed Book B150, at Page 544, in the Charleston County Register of Deeds Office, and were subsequently amended and completely restated in Deed Book G664, Page 651, as amended by Deed Book 0098, at Page 906, and Deed Book 0621, at Page 808 in the Charleston County Register of Deeds (hereinafter collectively referred to as the "Bylaws"); and

WHEREAS, pursuant to Article XI, Section 1 of the Bylaws, the Bylaws may be "amended or repealed and new Bylaws adopted at a regular or special meeting of the Members by a majority of the vote present at a duly called meeting being cast in favor of such amendment"; and

WHEREAS, pursuant to Article III, Section 4 (as amended), "[t]he presence at a meeting of Members in person or by proxy entitled to cast fifty-one (51%) percent of the total votes of the Membership shall constitute a quorum. . . ."; and

WHEREAS, in compliance with Article XI, Section 1, a meeting was held on November 13, ²⁰¹⁹, at which a quorum was present in person or by proxy, and no less than a majority of Members present in person or by proxy voted to approve the following amendments to the Bylaws.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the Bylaws are hereby amended as follows:

1. Article VII (), Section 12 (Capital Reserve Fee) is hereby deleted in its entirety and replaced with the following:

Section 12. Capital Reserve Fee

Effective January 1, 2020 there will be assessed by the Association and collected from the purchaser of each Lot in Raven's Run Subdivision a capital reserve fee in the amount of 0.5% of the sales price or twice the annual assessment applicable in the year of purchase, whichever is the greater. This fee shall be collected at closing and paid to the Association within five (5) days of the sale date and deposited into the

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 Columbia, SC 29209

Capital Reserve Account of the Association to be utilized exclusively to fund future capital expenditures. In the event of non-payment of such fee, the amount due shall bear interest at the rate of 15% per annum and will be collected as an assessment as set forth herein.

2. All capitalized terms not defined herein shall have the meaning set forth in the Bylaws.

3. All other terms and conditions of the Bylaws shall remain in full force and effect unchanged, except as amended, supplemented, and/or modified by this Amendment.

IN WITNESS WHEREOF, the undersigned duly authorized officers of the Association, certify and affirm that no less than a majority of Members, present in person or by proxy voted to approve the foregoing Bylaws at a duly called meeting of the Association, in compliance with Article XI, Section 1 of the Bylaws.

SIGNED SEALED AND DELIVERED

in the presence of:

Adam Finkbe
(witness #1)

EC Woodrum
(witness #2)

RAVEN'S RUN HOMEOWNERS ASSOCIATION, INC.

By: James E Smith (L.S.)

Print Name: JAMES E SMITH

Its: TREASURER

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

I, Clarissa Pryor, a Notary Public for the State of South Carolina, do hereby certify that James Smith, duly authorized officer of Raven's Run Homeowners Association, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the Association.

Witness my hand and official seal this 18 day of December, 2019

Capri
Notary Public for South Carolina
My Commission Expires: March 26, 2028





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Amen/By-Laws

Michael Miller, Register
Charleston County, SC

MAKER:

RAVEN'S RUN HOA

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NA

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544

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