

KAREN HOLLINGS
CHARLESTON COUNTY
REGISTER OF DEEDS

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*** ELECTRONICALLY RECORDED DOCUMENT ***

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6

Maker: CRAFTS HOUSE HOA INC

Add Refs:

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Recipient: NA

Original Book: S155 Original Page: 513

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$25.00

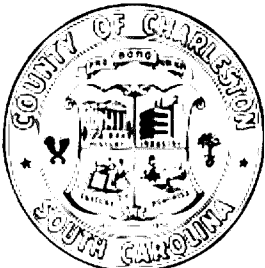
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Karen Hollings
Karen Hollings-Register of Deeds

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

**SECOND AMENDMENT TO BY-LAWS
AND AMENDMENT TO MASTER DEED
OF CRAFTS HOUSE HORIZONTAL
PROPERTY REGIME**

Cross Reference: Master Deed recorded in Book S155, Page 513; First Amendment to By-Laws recorded in Book 1187, Page 466

THIS SECOND AMENDMENT TO BY-LAWS AND AMENDMENT TO MASTER DEED OF CRAFTS HOUSE HORIZONTAL PROPERTY REGIME (this "Amendment") is made by Crafts House Homeowners' Association, Inc. (the "Association").

WITNESSETH

WHEREAS, the Master Deed for Crafts House Horizontal Property Regime was recorded in the Office of the Register of Deeds for Charleston County, South Carolina in Book S155, at Page 513, as amended (the "Master Deed");

WHEREAS, the By-Laws of Crafts House Homeowners' Association, Inc. were recorded as Exhibit "C" to the Master Deed and were amended by First Amendment to By-Laws recorded in the Office of the Register of Deeds for Charleston County, South Carolina in Book 1187, at Page 466 (collectively, the "By-Laws");

WHEREAS, Article XI, Section 1 of the By-Laws permits the By-Laws to be amended by written agreement of seventy-five percent (75%) of the Association members, in strict accordance with the recorded Master Deed, and provides that such amendments shall be set forth in an amended Master Deed and duly recorded;

WHEREAS, Article XI, Section 1 of the Master Deed provides that an amendment to the By-Laws shall be set forth in an amendment to the Master Deed and shall be effective when recorded;

WHEREAS, the Association has received written consents from members entitled to cast more than seventy-five percent (75%) of the total vote of the Association approving this Amendment and ratifying certain director service and Board and officer actions; and

WHEREAS, the Association desires to amend Article V, Section 1 of the By-Laws to clarify and broaden director eligibility to allow service by Co-Owners, trustees of trust owners, spouses of Co-Owners and trustees, and authorized representatives of entity owners.

NOW, THEREFORE, pursuant to the Master Deed, the By-Laws, and the written agreement of the requisite members of the Association, the Master Deed and By-Laws are amended as follows:

1. Incorporation of Recitals; Definitions. The foregoing recitals are incorporated as if fully set forth herein. Capitalized terms used herein but not defined herein shall have the meanings set forth in the Master Deed and/or By-Laws.
2. Amendment to Article V, Section 1 of the By-Laws. Article V, Section 1 of the By-Laws is deleted in its entirety and replaced with the following:

Section 1. Number; Eligibility. The business and affairs of the Association shall be governed by a Board of Directors (the "Board") consisting of three (3) directors. Each

director shall be at least twenty-five (25) years of age and shall, at all times during his or her term as director, be an Eligible Director. Each qualified director may be re-elected. Each director shall hold office until his or her death, resignation, retirement, removal, disqualification, or until his or her successor is elected and qualified.

For purposes of this Section, an "Eligible Director" means any natural person who is one or more of the following:

- (a) a Co-Owner of an Apartment Unit;
- (b) a trustee or co-trustee of a trust that is the record Owner or Co-Owner of an Apartment Unit;
- (c) the spouse of a Co-Owner of an Apartment Unit;
- (d) the spouse of a trustee or co-trustee of a trust that is the record Owner or Co-Owner of an Apartment Unit; or
- (e) an officer, director, manager, member, partner, employee, or other duly authorized representative of a limited liability company, corporation, partnership, trust, or other legal entity that is the record Owner or Co-Owner of an Apartment Unit.

A director qualifying as an Eligible Director under subsection (b), (d), or (e) above shall provide reasonable written evidence of such qualification or authority upon request of the Board. If a director ceases to qualify as an Eligible Director, such director's seat shall be deemed vacant unless the disqualification is cured within thirty (30) days after written notice from the Association.

3. Ratification of Directors and Board and Officer Actions. The members of the Association have ratified, confirmed, and approved the service of the current acting directors identified in the written consents, including any such service before the effective date of this Amendment. The members of the Association have further ratified, confirmed, and approved all prior acts, decisions, contracts, notices, assessments, enforcement actions, communications, votes, resolutions, and other actions taken by the Board of Directors and officers of the Association before the effective date of this Amendment, to the fullest extent permitted by law. No vacancy shall be deemed to exist solely because a director previously served while not qualifying as a record Co-Owner, provided that such director qualifies under Article V, Section 1 of the By-Laws as amended by this Amendment.
4. Certification of Adoption. By execution below, the undersigned President and Secretary certify on behalf of the Board of Directors that this Amendment was approved by written agreement of members entitled to cast more than seventy-five percent (75%) of the total vote of the Association and has been duly adopted in accordance with the Master Deed and By-Laws.
5. No Other Changes. Except as specifically amended by this Amendment, the Master Deed, By-Laws, and all amendments thereto shall remain in full force and effect in accordance with their terms.
6. Counterparts; Separate Signature Pages. This Amendment may be executed in counterparts, including by separate signature pages signed by the President and Secretary. All counterparts and separate signature pages, when attached together, shall constitute one instrument and may be recorded as one instrument.

7. **Effective Date.** This Amendment shall be effective upon recording in the Office of the Register of Deeds for Charleston County, South Carolina.

IN WITNESS WHEREOF, the undersigned officers have executed this Amendment on behalf of the Association as of the dates set forth on their respective signature pages.

[Signature Pages Follow]

PRESIDENT SIGNATURE PAGE**SECOND AMENDMENT TO BY-LAWS AND AMENDMENT TO MASTER DEED
CRAFTS HOUSE HORIZONTAL PROPERTY REGIME**

This President Signature Page is attached to and made part of the Second Amendment to By-Laws and Amendment to Master Deed of Crafts House Horizontal Property Regime.

IN THE PRESENCE OF:

Kindely K. Moore
Witness

Samantha Michéau
Witness

CRAFTS HOUSE HOMEOWNERS'
ASSOCIATION, INC.By: Gus Brame

Gus Brame

Its: President

Date: 8/3/26

STATE OF SOUTH CAROLINA

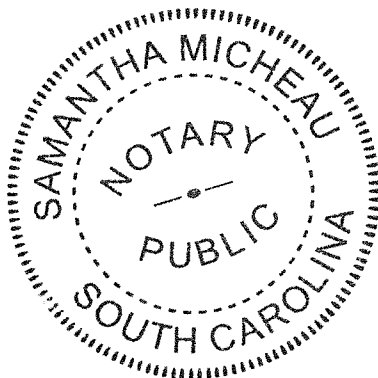
ACKNOWLEDGMENTCOUNTY OF Georgetown

I, the undersigned Notary Public, do hereby certify that Gus Brame, as President of Crafts House Homeowners' Association, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 3rd day of August, 2026.

Samantha Michéau
Notary Public for South Carolina
My Commission Expires: 07/15/2031

(SEAL)



SECRETARY SIGNATURE PAGE**SECOND AMENDMENT TO BY-LAWS AND AMENDMENT TO MASTER DEED
CRAFTS HOUSE HORIZONTAL PROPERTY REGIME**

This Secretary Signature Page is attached to and made part of the Second Amendment to By-Laws and Amendment to Master Deed of Crafts House Horizontal Property Regime.

IN THE PRESENCE OF:

CRAFTS HOUSE HOMEOWNERS'
ASSOCIATION, INC.

Witness

By:

Karl Sleight

Its: Secretary

Date: AUGUST 3, 2026

STATE OF NEW YORK

ACKNOWLEDGMENTCOUNTY OF SARATOGA

I, the undersigned Notary Public, do hereby certify that Karl Sleight, as Secretary of Crafts House Homeowners' Association, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 3RD day of August, 2026.

Notary Public for New York

My Commission Expires: 11/2/29Registration No.: 01504911062Qualified in Saratoga County

(SEAL)