



G. Trenholm Walker
Thomas P. Gressette, Jr.
John P. Linton, Jr.
Jennifer Ivey
James W. Clement
Brandon M. Crowder

NANCY JANE DENNIS
Direct: 843.727.2222
Email: njdennis@WGLFIRM.com

March 25, 2025

Sally Thackston, CMCA, AMS
Ravenel Associates
Regime & Association Manager
960 Morrison Drive, Suite 100
Charleston, SC 29403

Re: Factors Walk Horizontal Property Regime
WGL File No. 8468.001

Dear Sally:

Enclosed please find the original recorded Amendment to the Master Deed of Factors Walk Horizontal Property Regime (Time Sharing and Fractional Ownership Prohibition) at Book 1299, Page 689.

Sincerely yours,

WALKER GRESSETTE & LINTON, LLC

A handwritten signature in blue ink, appearing to read "Nancy Jane Dennis".

Nancy Jane Dennis
Paralegal

Enclosure (Amendment)

c: James Clement, Esq.



BP1299689

PGS:

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STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)
) (Time Sharing and Fractional Ownership Prohibition)

AMENDMENT TO
THE MASTER DEED OF FACTORS WALK
HORIZONTAL PROPERTY REGIME

WHEREAS, this Amendment to the Master Deed of Factors Walk Horizontal Property Regime (the "Regime") was approved 30th day of November, 2024, (the "Effective Date"), by the Factors Walk Condominium Association, Inc. (the "Association"); and

WHEREAS, the Regime was established by the Master Deed for of the Factors Walk Horizontal Property Regime recorded August 15, 2005, in the RMC Office for Charleston County in Book T545 at Page 247 (the "Master Deed"); and

WHEREAS, the parties desire to amend the Master Deed to prohibit fractional ownership of Units, in addition to time sharing; and

WHEREAS, Section 24.3 of the Master Deed provides, in pertinent part, that the Master Deed may be amended by the written consent of the Members of the Association holding two-thirds (2/3) of the total vote thereof, and the consent of the Declarant, so long as the Declarant Control Period has not expired or terminated; and

WHEREAS, the Declarant Control Period has expired or terminated; and,

WHEREAS, the required number of Members have provided written consent and thereby agreed to the within Amendment.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the Master Deed is hereby amended by the Association as follows:

1. Section 15.20, titled "Time Sharing", is hereby deleted in its entirety and replaced with the following:

15.20 Time Sharing and Fractional Ownership Prohibition. No Unit shall be owned or utilized for any type of fractional, time share, or interval ownership or other similar license, lease, or ownership, including, but not limited to, Vacation Time Sharing Plan or Vacation Multiple Ownership Plan as defined by Section 27-32-10, et seq., S.C. Code (1976), as amended.

Units further shall not be owned or utilized as part of a destination club, private residence club, or other similar club or entity that may be based on membership or other form of ownership by the participants regardless of whether the arrangement satisfies the legal definition of fractional, time share, or interval ownership.

Except as expressly modified herein, all other terms and conditions of the Master Deed shall remain in full force and effect.

IN WITNESS WHEREOF, the Factors Walk Horizontal Property Regime, acting through the Factors Walk Condominium Association, Inc., has caused this **AMENDMENT TO THE MASTER DEED OF FACTORS WALK HORIZONTAL PROPERTY REGIME (Time Sharing and Fractional Ownership Prohibition)** to be executed and effective as of the Effective Date stated above.

WITNESSES:

[Signature]
[Signature]

FACTORS WALK
CONDOMINIUM ASSOCIATION, INC.

By: [Signature] (seal)
Its: President

STATE OF South Carolina
COUNTY OF Charleston

ACKNOWLEDGEMENT

I, Kyle Daniel, the undersigned Notary Public, do hereby certify that Elizabeth Kulesz, President of the Factors Walk Condominium Association, Inc., appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 19th day of February, 2024.



[Signature]
Notary Public for South Carolina
My commission expires: 11/3/31

IN WITNESS WHEREOF, the Factors Walk Horizontal Property Regime, acting through the Factors Walk Condominium Association, Inc., has caused this **AMENDMENT TO THE MASTER DEED OF FACTORS WALK HORIZONTAL PROPERTY REGIME (Time Sharing and Fractional Ownership Prohibition)** to be executed and effective as of the Effective Date stated above.

WITNESSES:

[Signature]
[Signature]

**FACTORS WALK
CONDOMINIUM ASSOCIATION, INC.**

By: [Signature] (seal)
Its: Secretary

STATE OF South Carolina
COUNTY OF Charleston

ACKNOWLEDGEMENT

I, [Signature], the undersigned Notary Public, do hereby certify that Patsy Turner, Secretary of Factors Walk Condominium Association, Inc., appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 19th day of February, 2024.



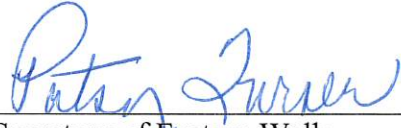
[Signature]
Notary Public for South Carolina
My commission expires: 11/3/31

**CERTIFICATION OF THE AGREEMENT OF THE REQUIRED NUMBER OF
OWNERS TO AMEND THE MASTER DEED**

Personally appeared before me Patsy Turner, the Secretary of the Factors Walk Condominium Association, Inc., who, being duly sworn, alleges and states as follows:

1. I am the duly elected Secretary of the Factors Walk Condominium Association, Inc.
2. I am over twenty-one (21) years of age and make this Affidavit on my own personal knowledge.
3. As of the 30th day of November, 2024, I confirm that the required number of Members have agreed to the Amendment to the Master Deed of Factors Walk Horizontal Property Regime (Time Sharing and Fractional Ownership Prohibition) to which this certification is attached.
4. I am authorized to certify the approval of the Members, and I certify their approval to the Amendment to have been as stated herein, and

FURTHER THE AFFIANT SAYETH NOT.


Secretary of Factors Walk
Condominium Association, Inc.

SWORN TO BEFORE ME THIS

24th day of February, 2025

Notary Public for South Carolina

My Commission Expires: 11/3/31



RECORDER'S PAGE

NOTE: This page **MUST** remain
with the original document



Filed By:

WALKER GRESSETE & LINTON
PO BOX 22167

CHARLESTON SC 29413

RECORDED

Date: March 12, 2025

Time: 2:44:22 PM

<u>Book</u>	<u>Page</u>	<u>DocType</u>
1299	689	Amen/Mas/Deed

Karen Hollings, Register of Deeds
Charleston County, SC

MAKER:

FACTORS WALK CONDO ASSN

Note:

RECIPIENT:

NA

of Pages: 5

Recording Fee	\$ 25.00
State Fee	\$ -
County Fee	\$ -
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 25.00

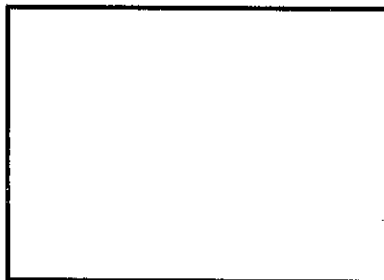
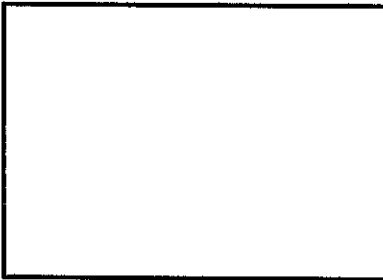
DRAWER	Drawer 8
CLERK	ANF

Original Book:

T545

Original Page:

247



1299
Book



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