

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON) SIXTH AMENDMENT TO MASTER DEED OF
THE HARBORAGE AT ASHLEY MARINA
HORIZONTAL PROPERTY REGIME

THIS SIXTH AMENDMENT TO MASTER DEED FO THE HARBORAGE AT ASHLEY MARINA HORIZONTAL PROPERTY REGIME (the "Sixth Amendment") is made this 18th Day of April, 2023, by The Harborage at Ashley Marina Condominium Association (the "Association"), as follows:

WITNESSETH

WHEREAS, the Association was created as part of the Master Deed of The Harborage at Ashley Marina Horizontal Property Regime, dated April 29, 2005, recorded April 29, 2005, in the Office of the Register of Deeds for Charleston County in Book V534 at Page 308 , as has been amended in the First, Second, Third, Fourth, and Fifth Amendments (collectively the “Master Deed”); and

WHEREAS, the Master Deed may be and can be amended from time to time at a meeting of the Association called in accordance with the Bylaws upon the affirmative vote of Members holding sixty seven percent (67%) or more of the total vote in the Association as set forth in Paragraph 15.2(b) of the Master Deed; and

WHEREAS, on March 30, 2023, there was held a duly noticed Special Meeting of the Association at which time the Members holding more than sixty seven (67%) of the total vote in the Association voted to amend the Master Deed as set forth more fully herein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the Association does hereby exercise its right to amend the Master Deed with respect to these matters and does amend and declare as follows:

1. Definitions. The words used in this Sixth Amendment, shall have the same meanings set forth in the Master Deed unless the context clearly indicates otherwise.

- ## 2. Amendments

- i. *The following language is removed from Subsection (a) of Section 9.2 of the 5th Amendment to the Master Deed:*

Section 9.2

(a) Boat Slips Generally

“...subject to the restriction upon the moorage of commercial vessels and the conduct of commercial activities with a Boat Slip as hereinafter provided” and “and no commercial vessel shall be located within and no commercial activity shall be conducted form such Boat Slips; provided, however, an owner may berth a

charter fishing boat within a Limited Common Element Boat Slip and may conduct charter fishing trips therefrom upon the condition that all business invitees shall park off site and the charter business shall conform to all Rules and Regulations from time to time adopted for such type business. ”

- ii. *The following language is added to Subsection (a) of Section 9.2 of the 5th Amendment to the Master Deed:*

"All charter guests must park off site and charter businesses shall conform to the Association's Rules and Regulations."

- iii. *Sections 9.2(b) and 9.2(c). Subsections (b) and (c) of Section 9.2 of the 5th Amendment to the Master Deed are deleted in their entirety and Subsections (b) and (c) of Section 9.2 of the Master Deed are deleted in their entirety.*

- iv. *Section 9.2(d). The following language is removed from Subsection (d) of Section 9.2 of the 5th Amendment to the Master Deed:*

"Notwithstanding the general prohibition on commercial use and occupancy of Boat Slips,"

3. Controlling Authority. Except as specifically amended and modified by this Sixth Amendment the Master Deed shall continue in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the Association has signed, sealed, and delivered this Sixth Amendment to the Master Deed to be executed on the Day, Month, and Year stated above by and through its President this 18th Day of April, 2023.

[SIGNATURES ON FOLLOWING PAGE]

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[Signature]
Witness

[Signature]
Witness

The Harborage at Ashley Marina
Condominium Association

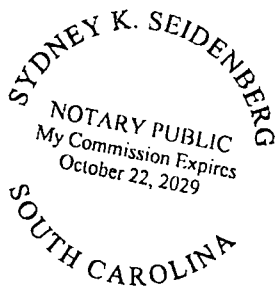
By: [Signature]
Its: President

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by The Harborage at Ashley Marina Condominium Association by Richard Saitta its President tor, this 18 Day of April, 2023

[Signature]
Notary Public for South Carolina
My commission expires: 10/22/2029



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