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Cnty Tax: \$0.00

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Book: DE 2385

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State Tax: \$0.00

FILED IN GREENVILLE COUNTY, SC

THIRTEENTH AMENDMENT TO DECLARATION (MASTER DEED)
OF INGLESIDE HORIZONTAL PROPERTY REGIME

WHEREAS, by Declaration (Master Deed) dated February 26, 1980, and recorded in the Register of Deeds Office for Greenville County in Book 1121 at Pages 262, et. seq., a plan for dwelling ownership was created and established for Ingleside Horizontal Property Regime with respect to the Property described on Exhibit A thereof, which Master Deed was subsequently amended by a First Amendment dated May 21, 1980, recorded in Book 1126 at Page 148, a Second Amendment dated July 22, 1980, recorded in Book 1129 at Page 633, a Third Amendment dated January 30, 1981, recorded in Book 1141 at Page 753, a Fourth Amendment dated May 5, 1981, recorded in Book 1147 at Page 476, a Fifth Amendment dated January 14, 1983, recorded in Book 1180 at Page 869, a Sixth Amendment dated March 10, 1987, recorded in Book 1291 at Page 915, a Seventh Amendment dated February 24, 1987, recorded in Book 1292 at Page 17, an Eighth Amendment dated January 7, 1997, recorded in Book 1716 at Page 59 (re-recorded in Book 1723 at Page 701 and Book 1738 at Page 300) a Ninth Amendment dated October 1, 1998, recorded in Book 1791 at Page 533, a Tenth Amendment dated January 7, 2000, recorded in Book 1891 at Page 136, an Eleventh Amendment dated April 19, 2001 and recorded in Book 1950 at Page 541, and a Twelfth Amendment dated September 17, 2008 and recorded September 23, 2008 in Book 2340 at Page 2004 (as amended, the "Master Deed"):

WHEREAS, pursuant to the terms of Article VX, Section A 1.(b) of the Declaration, the Declarant may amend the Declaration by the express approval by a majority of the total votes of the Association; and

WHEREAS, Ingleside Horizontal Property Regime consists of fifty (50) units and thirty-eight (38) of those units voted in favor of the below-mentioned amendment, and therefore, there was an express approval by a majority (twenty-six [26]) of the unit owners as required by Article XV, Section (A)1.(b) of the Declaration; and

WHEREAS, the Association of the Ingleside Horizontal Property Regime desires to submit and record the below stated amendment, as required in Article XV, Section A(1).

NOW THEREFORE, pursuant to the powers retained by the Association under the Declaration, hereby submits the following amendment to Article IX entitled, "Assessments", shall be amended as follows:

IX. ASSESSMENTS: Assessments against the residence owners shall be determined by the Manager (subject to review and revision by the Board of Directors at a regular meeting following timely notice to the Directors that the Manager's determination shall be an Agenda item) and shall be governed by the following provisions, provided, however,

notwithstanding anything to the contrary herein, no unit owner will ever be assessed a percentage of the common expense in excess of his percentage undivided interest. Assessments up to \$1,000 per year per unit shall require a majority vote by the Board of Directors (three of the five Board members). Assessments over \$1,000 to \$2,000 per year per unit shall require a unanimous vote by the Board of Directors (all five Board members). An assessment greater than \$2,000 for a one year period per unit would require a majority vote of the members of the Association.

WHEREAS, the above-stated amendment shall run with the title to such property and shall be binding upon all persons having any right, title and interest in such property, their respective heirs, legal representatives, successors, successors-in-title, and assigns.

(Remainder of Page Intentionally Left Blank)

IN WITNESS WHEREOF, the undersigned Declarant has caused these presences to be subscribed by its duly authorized officers as of the 15th day of February, 2011.

WITNESS:

INGLESIDE ASSOCIATION OF RESIDENCE OWNERS, INC.

Brenda Rutsch
(Witness as to both)

By: Brenda C. McNamee
Its Board President

Sarah Jane Munn
(Witness as to both)

[Signature]
Its Managing Agent

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named ASSOCIATION OF RESIDENCE OWNERS, INC., by its above-named officers, sign, seal, and as its act and deed, deliver the within written instrument and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th
day of February, 2011.

Brenda Rutsch
Witness

Deanne M. Reio
Notary Public for South Carolina
My Commission Expires: 9/26/2012

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Timothy J. Ramsey