

excess of the two-thirds requirement of percentage ownership of the Dwelling Owners' total votes;

WHEREAS, the vote on the proposed amendments exceeded the two-thirds requirement of percentage ownership of the Dwelling Owners' total votes to amend the Master Deed as set forth in Article 10, Section 10.2 of the Master Deed and Article 3.i.i of the By-Laws and, by virtue of this document, the President and Secretary hereby desire to certify the results of the vote; and

NOW, THEREFORE, the Master Deed for Beachwalk Villas Homeowners Association, Inc. is hereby amended to alter or change the following provision, as follows:

Amendment

Article 5, Section 5.5 of the Master Deed of Beachwalk Villas Horizontal Property Regime, recorded in Deed Book 2868 at Page 1343, in the Office of the Register of Deeds for Horry County, South Carolina, is hereby amended to read as follows:

5.5 Notice and Payment. The HOA shall furnish to each Co-Owner a copy of the budget and notify each Owner as to the amount of the annual assessment with respect to such Owner's Unit on or before December 1 of each year for the next year following such date. The annual assessment shall be payable in twelve (12) equal monthly installments ("HOA Assessments") due on the 1st day of each month during the calendar year to which the assessment relates. All unpaid installments of any HOA Assessment shall incur a late charge of 6/1000 of the current Annual Budget rounded up/or down to the nearest increment of \$5.00 per month or any portion of any month (or at such lesser rate as is equal to the maximum interest rate allowed by applicable law) from the date each such installment is due until paid (see examples below).

Period	Amount *	Pctg	Result	Late Fee	Round
2026 Budget	\$ 796,632.00	0.006%	\$ 47.80	\$ 50.00	Up
2027 Budget	\$ 820,530.96	0.006%	\$ 49.23	\$ 50.00	Up
2028 Budget	\$ 845,146.89	0.006%	\$ 50.71	\$ 50.00	Down
2029 Budget	\$ 870,501.30	0.006%	\$ 52.23	\$ 50.00	Down
2030 Budget	\$ 896,616.33	0.006%	\$ 53.80	\$ 55.00	Up
*NOTE: Examples represent a 3% estimated inflation factor					

Late fees will be charged if the HOA Assessment is not paid by the tenth (10) day of the month and will continue each month until paid. The failure of the HOA to give timely notice of any HOA Assessment as provided herein shall not be deemed a waiver or modification in any respect of the provisions of this Master Deed or a release of any Co-Owner from the obligation to pay such assessment or other assessment; but the date when the payment shall come due in such case shall be deferred to a date fifteen (15) days after notice of such assessment shall have been given to the Co-Owner in the manner provided in this Master Deed.

The Master Deed of Master Deed of Beachwalk Villas Horizontal Property Regime are hereby amended as set forth above, and the terms and provisions of the Master Deed, as amended, are hereby ratified, confirmed and adopted in all respects and particulars as to each and every provision thereof, except as to any provision expressly amended as set forth herein.

This document shall and hereby does constitute an amendment of the Master Deed of Beachwalk Villas Horizontal Property Regime recorded in Deed Book 892 at Page 550, in the Office of the Register of Deeds for Horry County, South Carolina, and in the event of any conflict between the terms and provisions of this Amendment and the terms and provisions of the Master Deed prior to this Amendment, the terms and provisions of this Amendment shall control.

This Amendment to the Master Deed of Beachwalk Villas Horizontal Property Regime shall be binding upon and inure to the benefit of all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors in title and assigns, and shall inure to the benefit of each owner thereof.

The undersigned, being the President and Secretary of the Beachwalk Villas Homeowners Association, Inc., hereby certify that they hold the respective offices noted below and that all requirements of the By-Laws regarding amendment approval have been complied with as set forth in more particularity in that certain "Certification of Voting Results" certificate, attached hereto, marked "Exhibit A", and incorporated herein by reference.

IN WITNESS WHEREOF, the undersigned, being the President and Secretary of Beachwalk Villas Homeowners Association, Inc., have hereto set their hands and affixed their seals on this 24th day of April, 2026.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

Signed, sealed and delivered

BEACHWALK VILLAS HOMEOWNERS
ASSOCIATION, INC.

in the presence of:

Kimberly J. Bankston
1st Witness

By: Danielle Springer
Danielle Springer
Its: President

Sandra K. Bartholomew
2nd Witness/Notary

STATE OF KS)
COUNTY OF Johnson)

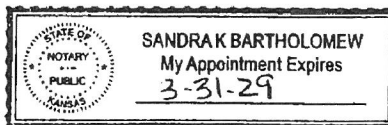
ACKNOWLEDGMENT

Before me, the undersigned Notary Public, in and for the State of Kansas,
personally appeared Danielle Springer, President for Beachwalk Villas Homeowners
Association, Inc., known to me to be the person whose name is subscribed to the within
instrument and acknowledged that s/he executed same.

Witness my hand and official seal this 22nd day of April, 2026.

Sworn to and subscribed before me:

Sandra K. Bartholomew
Notary Public for Kansas
Sandra K. Bartholomew
Printed Name of Notary
My Commission Expires: 3-31-29



[Signature]
1st Witness

[Signature]
2nd Witness/Notary

By: [Signature]
Douglas Weimer
Its: Secretary

COMMONWEALTH OF VIRGINIA)
COUNTY OF LOUDOUN)

ACKNOWLEDGMENT

Before me, the undersigned Notary Public, in and for the Commonwealth of Virginia, personally appeared Douglas Weimer, Secretary for Beachwalk Villas Homeowners Association, Inc., known to me to be the person whose name is subscribed to the within instrument and acknowledged that s/he executed same.

Witness my hand and official seal this 24th day of April, 2026.

Sworn to and subscribed before me:

[Signature]
Notary Public for Virginia
Kalvin Chhour

Printed Name of Notary
My Commission Expires: Aug 31, 2026

