

ALFORD & WILKINS, P.C.

Attorneys at Law

18 Executive Park Road, Building 1
P.O. Drawer 8008
Hilton Head Island, SC 29938-8008
Telephone (843) 842-5500
Facsimile (843) 842-8400
www.alfordandwilkins.com

SCOTT M. WILD
EMAIL: SCOTT@ALFORDANDWILKINS.COM
(NOT FOR CONFIDENTIAL COMMUNICATIONS)

GREGORY M. ALFORD*
JOHN W. WILKINS
SCOTT M. WILD
MITCHELL J. THORESON
*Also member Georgia Bar

November 12, 2009

Via Electronic Mail Attachment (kevin@jlesoutheast.com)

Summer House Hilton Head Island Condominium Association
c/o Kevin Quat, General Manager
Summer House Hilton Head

Re: Research on Amendments to Master Deed for Summer House Hilton Head Horizontal Property Regime

Dear Summer House Hilton Head Island Condominium Association:

You recently asked this firm to research and identify any amendments that may exist to the Master Deed for Summer House Hilton Head Horizontal Property Regime ("Master Deed") recorded in the Office of the Register of Deeds for Beaufort County, South Carolina on February 22, 2006 in Book 2327 at Page 1237. The only amendment to date is to the Bylaws of Summer House Hilton Head Island Condominiums that is Exhibit "6" to the Master Deed. Said amendment is of record with the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2655 at Page 1521 as of November 29, 2007, a copy of which is attached hereto as an exhibit. There are no further amendments to the Master Deed.

I remain,

Very truly yours,
ALFORD & WILKINS, P.C.



Scott M. Wild

6
12
Wb/Sum
9/19/2

FIRST AMENDMENT TO BYLAWS OF
SUMMER HOUSE HILTON HEAD ISLAND CONDOMINIUM ASSOCIATION

This First Amendment to Bylaws of Summer House Hilton Head Island Condominium Association (this "First Amendment") is executed and effective as of the 15th day of October, 2007.

WHEREAS, Summer House HHI, LP, a South Carolina limited partnership (the "Developer") caused to be filed that certain Master Deed of Summer House Hilton Head Island Horizontal Property Regime (the "Master Deed") dated February 14, 2006, and recorded in the Register of Deeds for Beaufort County in Book 2327 at Page 1237; and

WHEREAS, Developer caused to be formed, in compliance with the Horizontal Property Act (the "Act") and with the Master Deed, those certain Articles of Incorporation and Bylaws of Summer House Hilton Head Island Condominium Association (the "Bylaws"); and

WHEREAS, the Master Deed and Bylaws, as amended, of Summer House Hilton Head Island Condominium Association (the "Association") contemplate a Board of Directors (the "Board") composed of directors (each a "Director" and collectively the "Directors") established to operate the Association; and

WHEREAS, the Bylaws set forth within Section 4.3(a) that a member of the Board of Directors may be replaced by a majority vote of the remaining Directors; and

WHEREAS, as set forth in Section 4.15 of the Bylaws, until certain occurrences have taken place (which as of the date hereof have not), the Developer shall have the right to appoint replacement Directors for Developer-appointed Directors which are removed/resign;

NOW, THEREFORE, the Directors of the Board of Directors for Summer House Hilton Head Island Condominium Association and the Developer do hereby agree as follows:

I. The Developer, Summer House HHI, LP, a South Carolina limited partnership, hereby accepts the resignation and terminates one Director and appoints a replacement Director, as allowed under Section 4.15 of the Bylaws. Accordingly, the Developer hereby accepts the resignation from and terminates Shelley Dehne who was immediately heretofore acting as a Director and President, and appoints as her replacement Director, Pam Greene. Pam Greene hereby evidences her appointment and acceptance of same by executing this First Amendment to the Bylaws.

II. The Developer, Summer House HHI, LP, a South Carolina limited partnership, hereby accepts the resignation of Tazha Moore as Secretary/Treasure and appoints her as President, and appoints Pam Greene as replacement Secretary as allowed under Section 4.15 of the Bylaws.

III. Furthermore, the remaining two (2) Directors, Justin Marshall and Tazha Moore, unanimously approve and, to the extent required under Sections 4.3, 6.1 (or any other provision of the aforesaid Bylaws), do hereby elect Pam Greene as the replacement Director of the Association, the appointment of Tazha Moore as President and Pam Greene as Secretary. Such approval and/or election is evidenced by their respective signatures set forth below.

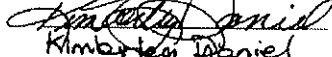
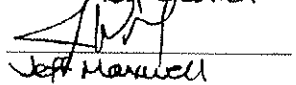
IV. Other than amended by this First Amendment, the Bylaws shall be in full force and effect as though the contents thereof had been recited herein verbatim.

The foregoing First Amendment was made by Developer and adopted by the Board of Directors unanimously and is the original First Amendment to the Bylaws adopted this 15th day of ~~September~~, 2007.
October

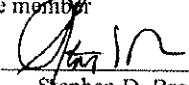
TERMINATION, APPOINTMENT
AND AMENDMENT:
DEVELOPER:
SUMMER HOUSE HHI, LP,
a South Carolina limited partnership

By: Sumner House HHI GP, LLC, a Georgia
limited liability company
Its: General Partner


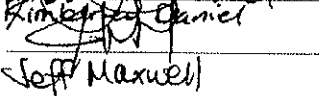
WITNESSES:


Kimberly Daniel

Jeff Maxwell


By: JLC SUNCOAST REALTY II,
LLC
a Georgia limited liability company
Its: sole member

By: 
Stephen D. Broome
Its: Manager

WITNESSES:


Kimberly Daniel

Jeff Maxwell

RESIGNATION


Shelley Dehne

Doc# 5839739.1

WITNESSES:

Carla M. Hill

TARA M HILL

Kimberly Daniel

Kimberly Daniel

Jeff Maxwell

ELECTION AND ADOPTION:

Justin Marshall

Tazha Moore

WITNESSES:

Kimberly Daniel

Kimberly Daniel

Jeff Maxwell

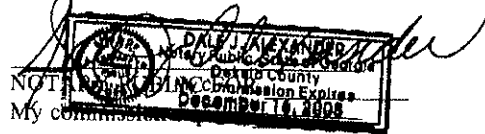
ACCEPTANCE AND ADOPTION:

Pam Greene

STATE OF Georgia
COUNTY OF Fulton

I, Dale J. Alexander, a Notary Public for the State of GA, do hereby certify that the above-named Justin Marshall personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

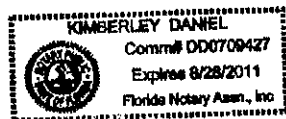
WITNESS my hand and official seal this 6th day of October ~~September~~, 2007.



STATE OF Florida
COUNTY OF St. Johns

I, Kimberley Daniel, a Notary Public for the State of Florida, do hereby certify that the above-named Tazha Moore personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 15 day of October ~~September~~, 2007.



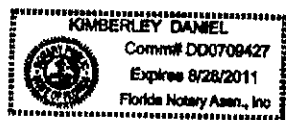
Kimberley Daniel
NOTARY PUBLIC FOR Florida
My commission expires: 08/28/2011

STATE OF Florida

COUNTY OF St. Johns

I, Kimberley Daniel, a Notary Public for the State of Florida, do hereby certify that the above-named Stephen D. Broome as Manager of JLC Suncoast Realty II, LLC, the sole member of Summer House HHI GP, LLC, the General Partner of Summer House HHI, LP, the Developer and Grantor herein, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 15 day of ~~September~~ October, 2007.



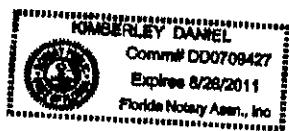
Kimberley Daniel
NOTARY PUBLIC FOR Florida
My commission expires: 08/28/2011

STATE OF Florida

COUNTY OF St. Johns

I, Kimberley Daniel, a Notary Public for the State of Florida, do hereby certify that the above-named Shelley Dehne personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 15 day of ~~September~~ October, 2007.




Kimberley Daniel
NOTARY PUBLIC FOR Florida
My commission expires: 08/28/2011

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I, Kimberley Daniel, a Notary Public for the State of Florida, do hereby certify that the above-named Pam Greene personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 15 day of ~~September~~ ^{October}, 2007.




NOTARY PUBLIC FOR Florida
My commission expires: 08/28/2011