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RECORDING INFORMATION ABOVE THIS LINE

STATE OF SOUTH CAROLINA

AMENDMENT TO DECLARATION

COUNTY OF CHARLESTON

This is an Amendment to the Declaration of Protective Covenants for Madison at Hamlin Plantation Townhomes, which is recorded in Book R 374 Page 211 of the Charleston County public registry (hereinafter referred to as the "Declaration"). Article XII, Section 4 provides the Declaration may be amended by the affirmative vote or written consent, or any combination thereof, of Owners of at least two-thirds (2/3) of the Units, and the consent of the Declarant, so long as Declarant owns any property for development and/or sale in the Community or has the right to unilaterally annex additional property in the Community. This Amendment shall be effective upon recording.

WHEREFORE, the Declaration is hereby amended as follows:

1. Article IV Assessments Section 6. Effect of Nonpayment of Assessments; Remedies of the Association shall hereby be modified by deleting the last sentence of the first paragraph in its entirety and replacing it with the following:

“Such lien shall include the late charge, interest on the principal amount due at a rate not to exceed the lesser of the maximum rate permitted by law or eighteen percent (18%) per annum, all late charges from the date first due and payable, all costs of collection (including, but not limited to, any collection fees and administrative fees), reasonable attorney’s fees actually incurred, and any other amounts provided or permitted by law.”

2. Article VII Insurance and Casualty Losses, Section 3 Insurance Deductible shall be amended by deleting the following from the last sentence:
“provided, however, no Owner shall be assessed more than One Thousand Dollars (\$1,000.00) as the cost of the deductible for any one occurrence.”

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, the undersigned, President of the Madison at Hamlin Plantation Townhome Association, Inc., has caused this instrument to be executed this ____ day of _____, 2014. The President confirms with his signature below that this amendment has been correctly adopted in accordance with the provisions of the Declaration. The amendment shall be effective upon recording.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

MADISON AT HAMLIN PLANTATION
TOWNHOME ASSOCIATION, INC.

Witness #1

By: _____
Name: _____
Title: President

Witness #2

STATE OF _____

COUNTY OF _____

I, the undersigned, a Notary Public of said County and State, certify that _____ (either personally known to me or proven by satisfactory evidence) personally came before me this day and acknowledged that he is **President** of the **Madison at Hamlin Plantation Townhome Association, Inc.** and that he, as said President, voluntarily executed the foregoing instrument on behalf of said entity for the purposes stated therein.

WITNESS my hand and official seal this the ____ day of _____, 2014.

(Seal)

Notary Public
My Commission Expires: _____