

GEORGETOWN COUNTY, SC  
 Marlene McConnell  
 Register of Deeds  
 By: THERESA FREEMAN Clerk  
 2025012244 AMENDMENT  
 RECORDING FEES \$25.00  
 STATE TAX \$0.00  
 COUNTY TAX \$0.00  
 12-08-2025 02:54 PM  
 BK:RB 4931 PG:273-276

Prepared By:  
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(Space above for Register of Deeds use)

## FOURTH AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE BLUFFS AT PAWLEYS LANDING SUBDIVISION

### RECITALS

A. This Fourth Amendment to the Declaration of Covenants and Restrictions for The Bluffs at Pawleys Landing Subdivision (this "Amendment") is made as of the date of recordation hereof by Bluffs Association, Inc. (the "Association"), a South Carolina nonprofit corporation.

B. The Association is a common interest development created for the management and administration of that certain real property and improvement located in the County of Georgetown, State of South Carolina, known as The Bluffs at Pawleys Landing (the "Development").

C. The Development is managed by the Association for the benefit of the members of the Association who are owners of Lots in the Development pursuant to the Declaration of Covenants and Restrictions for The Bluffs at Pawleys Landing Subdivision dated March 19, 1991 and recorded on March 21, 1991 in Deed Book 419 at Page 276, in the Official Records of the Office of the Register of Deeds of Georgetown County (the "Declaration") and encumbering the real property described in the Declaration.

D. The Declaration was amended by the following instruments recorded in the Official Records of the Office of the Register of Deeds of Georgetown County:

(1) Amendment to Declaration of Covenants and Restrictions for The Bluffs at Pawleys Landing Subdivision dated November 15, 1991, and recorded on November 15, 1991 in Deed Book 449 at Page 122;

(2) Second Amendment to Declaration of Covenants and Restrictions for The Bluffs at Pawleys Landing Subdivision dated March 5, 1992, and recorded on March 5, 1992 in Deed Book 462 at Page 268; and

(3) Third Amendment to Declaration of Covenants and Restrictions for The Bluffs at Pawleys Landing Subdivision dated September 15, 2021, and recorded on October 8, 2021 in Record Book 4224 at Page 345.

E. The Declaration, at Article VIII, Section 8.5 provides that the Declaration may be amended by an instrument signed by not less than three-quarters (3/4) of the Lot Owners. The undersigned President and Secretary of the Association certify that the following amendment was approved by the signed, written ballot vote of at least three-quarters (3/4) of the Lot Owners in the Development in accordance with the requirements of the Declaration.

F. Capitalized terms used in this Amendment shall have the same meaning given to them under the Declaration, unless otherwise defined herein.

**NOW, THEREFORE,** the Declaration shall be amended as follows:

1. Article VIII, Section 8.5 of the Declaration is hereby deleted in its entirety and replaced with the following, new Section 8.5:

Section 8.5. Amendment. This Declaration may be amended by the vote by written ballot (including, without limitation, secret written ballots or electronic ballots), of the Owners of at least sixty percent (60%) of the Lots in the Subdivision; provided, however that any amendment which materially and adversely affects the security title and interest of any Mortgagee must be approved by such Mortgagee.

An amendment to this Declaration becomes effective after all of the following requirements are met: (1) the amendment has been approved by the percentage of Owners required by this Declaration and any other party whose approval is required by this Declaration (including, but not limited to, as may be applicable, any Mortgagees); (2) that fact has been certified in a writing executed and acknowledged by the officer or officers designated by the Association for that purpose (if no one is designated, then by the President of the Association); and (3) the amendment has been recorded in the County in which the Subdivision is located. Within a reasonable time after an amendment to this Declaration is recorded, the Association shall deliver to each Owner a copy of the amendment, together with a statement that the amendment has been recorded. As an alternative to delivering a copy of the amendment, instructions on where to access the document digitally (such as on a website for the Association) may be included with the notice to Owners; provided, however, that if an Owner requests a copy of the amendment be delivered to them, then the Association shall deliver such amendment to the Owner.

2. No other amendments to the Declaration, other than as set forth above, are contemplated under this Amendment.

**CERTIFICATE OF OFFICERS  
OF BLUFFS ASSOCIATION, INC.**

WE, Debbra Hannahs and Deborah Martin, Officers of Bluffs Association, Inc. (the "Association"), a South Carolina nonprofit corporation, hereby certify that:

The terms and provisions recited in the Fourth Amendment to the Declaration of Covenants and Restrictions for The Bluffs at Pawleys Landing Subdivision attached hereto were approved by the written ballot vote of at least three-quarters (3/4) of the Lot Owners of the Association, as described in the recitals to the Amendment.

IN WITNESS WHEREOF, we have executed this Certificate of Officers on the date(s) set forth below.

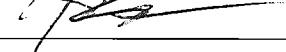
By: Debbra Hannahs

Name: Debbra Hannahs

Title: Secretary

Date: Dec. 5, 2025

Witness 1: 

Witness 2: 

By: Deborah L. Martin

Name: Deborah L. Martin

Title: Treasurer

Date: Dec 5, 2025

Witness 1: 

Witness 2: 

