

XV. AMENDMENTS. Condominium documents may be amended as follows:

A. Declaration. Amendments to this Declaration shall be adopted as follows:

1. The Association may amend this Declaration for any purpose other than in any respect which will affect the rights of any first mortgage holder under any existing mortgage, and related documents which is authorized by this Declaration and the Act, such amendment to be adopted in accordance with the following procedure (or by written amendment signed by all members of the Association, which written amendment shall be in recordable form and recorded in the RMC Office for Greenville County, South Carolina).

(a) Notice of the subject matter of the proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

(b) A resolution adopting a proposed amendment may be proposed by either the Board of Directors of the Association or by the membership of the Association and after being proposed and approved by one of such bodies it must be approved by the other. Directors and members not present at the meetings considering the amendment may express their approval in writing. Such approvals must be by not less than 75% of all the directors and by not less than 75% of the total vote of the Association with the approval of the eligible holders of first mortgages on units to which at least fifty-one (51%) per cent of the votes of units subject to a mortgage appertain, provided for first mortgages to be eligible holders, they must request notice as provided in XXI. Provided, however, that if the Association shall vote to amend the by-laws in any respect, such by-law amendment shall be set forth in an amendment to the Declaration, as required by the Act, and such amendment to the Declaration shall be valid when approved by a majority of the total vote of the Association.

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