



STATE OF SOUTH CAROLINA) AMENDMENT TO DECLARATION OF
) COVENANTS, CONDITIONS AND RESTRICTIONS
 COUNTY OF CHARLESTON) FOR HAMPSHIRE A PARK WEST NEIGHBORHOOD

THIS AMENDMENT to Declaration of Covenants, Conditions, and Restrictions for Hampshire A Park West Neighborhood (“Amendment”) is made by Hampshire at Park West Association, Inc., a South Carolina nonprofit corporation (“Association”).

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Hampshire A Park West Neighborhood was recorded in the RMC Office for Charleston County, South Carolina on August 30, 2007, in Book H-637, at Page 431, et seq. (“Declaration”); and

WHEREAS, Article XVI, Paragraph 16.4 of the Declarations provides, in part, that the Declaration may be amended upon the affirmative vote or written consent, or any combination thereof, of the Owners of at least sixty-seven (67%) percent of the Units; and

WHEREAS, the Owners of at least sixty-seven (67%) percent of the Units approved, by affirmative vote or written consent, or any combination thereof, the amendments to the Declaration on December 7, 2017 as hereinafter more specifically set forth.

NOW, THEREFORE, the Declarations is amended as follows:

PROPOSED AMENDMENTS

AMENDMENT # 1

DELETE current Article VI, Section 6.1(b) of the Declaration entitled “Owner’s Responsibilities” “Maintenance and Repair and **SUBSTITUTE** the following:

Article VI Owner’s Responsibilities

6.1 Maintenance and Repair.

(b) maintaining, repairing and replacing, as necessary, the exterior surfaces of the Unit, including the roof and roof shingles, windows and window frames, doors and door frames (including garage doors), and any shutters, eaves, fascia, gutters and downspouts on the exterior of the Owner’s Unit; and

AMENDMENT # 2

DELETE current Article VIII, Section 8.2(a) of the Declaration entitled “Association Powers and Responsibilities” “Association’s Maintenance Responsibility for Townhome Units” so as to delete any requirement that the Association be responsible for the maintenance, repair and replacement of the roof, roof shingles and roof top terrace of any Unit.

AMENDMENT # 3

DELETE the first paragraph of Article VI, Section 6.5(a) of the Declaration entitled “Owner’s Responsibilities” “Insurance on Townhome Units; Damage to Townhome Units” and **SUBSTITUTE** the following:

Article VI Owner’s Responsibilities

6.5 Insurance on Townhome Units: Damage to Townhome Units.

(a) **Required Coverage.** Every Owner shall be responsible for obtaining and maintaining at all times insurance covering his or her Townhome Unit including, but not limited to, the foundation and structure of the dwelling on the Townhome Unit, the exterior surfaces of the Unit, including roof and roof shingles, windows and window frames, doors and door frames (including garage doors), shutters, eaves, fascia, gutters and downspouts on the exterior of the Unit and all contents and items of personal property located within the Unit. In addition, to the extent not insured by policies the Association maintains or to the extent insurable losses result in payment of deductibles under the Association’s policies, every Owner shall obtain and maintain at all times insurance covering consequential damages to any other Townhome Unit or the Area of Common Responsibility due to occurrences originating within the Owner’s Townhome Unit and caused by the Owner’s negligence, the Owner’s failure to maintain the Unit, or any other casualty within the Townhome unit, which causes damage to any other Townhome Unit or the Area of Common Responsibility.

AMENDMENT # 4

DELETE current Article III, Paragraph A., Section 3.1 of the Bylaws attached as Exhibit “D” to the Declaration entitled “Board of Directors: Number, Powers, Meeting” “Composition and Selection” “Governing Body: Composition.” and **SUBSTITUTE** the following:

3.1 Governing Body; Composition.

The Business and affairs of the Association shall be governed by a Board of Directors. Each Director shall have one equal vote. The directors shall be an Owner or the lawful spouse of an Owner, provided, however, an Owner and the lawful spouse of an Owner shall not serve on the Board at the same time, nor shall any two persons, being Owners of any one Unit, serve on the Board at the same time. In the case of a Member which is not an individual, any officer, director, partner, member or manager of a limited liability company, or trust officer of such Member shall be eligible to serve as a director unless a written notice to the Association signed by such Member

specifies otherwise; however, no Member may have more than one such representative on the Board at the same time.

EXCEPT AS AMENDED HEREIN, all other terms and conditions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned Secretary of Hampshire at Park West Association, Inc. have set their hands and seals this 6th day of March, 2018.

WITNESSES:

HAMPSHIRE AT PARK WEST ASSOCIATION, INC.

[Two handwritten witness signatures on lines]

By: *Katharine A. Wisenbaker*
Katharine A. Wisenbaker
Its: Secretary

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me, the undersigned witness, and made oath that (s)he is not a party to the within transaction; and (s)he saw the within named HAMPSHIRE AT PARK WEST ASSOCIATION, INC. by Katharine A. Wisenbaker, its Secretary, sign, seal and as its act and deed, deliver the within in written instrument, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

J.M.L.

SWORN to before me this 6th day of March, 2018.

[Notary Signature]
Notary Public for South Carolina
My Commission Expires: *6/30/22*

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

CERTIFICATION

The undersigned Katharine A. Wisenbaker, as Secretary, of Hampshire at Park West Association, Inc., does hereby certify that the Owners of at least at least sixty-seven (67%) percent of the Units, by affirmative vote or written consent, or any combination thereof, approved the foregoing Amendments.

HAMPSHIRE AT PARK WEST
ASSOCIATION, INC.

J.M. Cis
[Signature]

BY: [Signature]
Katharine A. Wisenbaker
Its: Secretary

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON) PROBATE

PERSONALLY appeared before me, the undersigned witness, and made oath that (s)he is not a party to the within transaction; and that (s)he saw the within named HAMPSHIRE AT PARK WEST ASSOCIATION, INC., by and through Katharine A. Wisenbaker, its Secretary, sign, seal and as its act and deed, sign the within in Certification; and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

J.M. Cis

SWORN to before me this
6th day of March, 2018.

[Signature]
Notary Public for South Carolina
My Commission Expires: 6/30/20

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