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*Filed on
January 15, 2020
as per
Recorder's
Page*

THE VILLAS OF WEST ASHLEY HORIZONTAL PROPERTY REGIME

Board of Directors' Resolution

Community Policies and Guidelines

Amended Section XIV-Condominium Sales

WHEREAS, the Board of Directors ("Board") of The Villas of West Ashley Condominium Owners Association, Inc. ("Association") is responsible for the management, operation and control of The Villas of West Ashley, and is also responsible for exercising for the Association all powers, duties and authority vested in or delegated to the Association and not reserved to the membership by other provisions of the Master Deed of The Villas of West Ashley Horizontal Property Regime, as amended, ("Master Deed") and By-Laws of The Villas of West Ashley Condominium Owners Association, Inc., as amended, ("Bylaws") recorded in Book C433 at Page 488 with the Charleston County Register of Deeds. The Master Deed was amended and/or supplemented by that First Amendment and Supplement to Master Deed of The Villas of West Ashley Horizontal Property Regime recorded in Book Y445 at Page 006; Second Amendment and Supplement to Master Deed of The Villas of West Ashley Horizontal Property Regime recorded in Book X472 at Page 656; and that Third Amendment to Master Deed of The Villas of West Ashley Horizontal Property Regime recorded in Book N521 at Page 313. Hereinafter, the Articles of Incorporation, Master Deed, Bylaws and any promulgated rules, regulations and guidelines, and any amendments and supplements to any of them, may collectively be referred to from time to time as the "Governing Documents".

WHEREAS, the Board has determined it is in the best interests of the Association to revise and clarify the condominium sales policy.

WHEREAS, Section 3.12 of Article 3 of the Bylaws provides that a majority of directors shall constitute quorum for the transaction of business and the votes of a majority of directors shall constitute the act of the Board.

WHEREAS, a duly held and authorized meeting of the Board was held September 12, 2019, and this Resolution was put to a vote of the Board. The required quorum was present and this Resolution was approved by the requisite members of the Board.

NOW THEREFORE, in order to protect and assure an attractive, high quality community, the Board hereby adopts, ratifies and affirms this Resolution as follows:

1. The foregoing whereas paragraphs and recitals are and shall be deemed material and operative provisions of this Resolution, and not mere recitals, and are fully incorporated herein by this reference.
2. All capitalized terms used herein shall have the same meaning ascribed to them in the Master Deed and Bylaws, unless the context shall clearly suggest or imply otherwise.

3. The Board hereby amends Section XIV Condominium Sales of the Community Policies and Guidelines recorded December 13, 2018, in Book 0766 at Page 221 with the Charleston County Register of Deeds by the deletion of Section XIV and its replacement in its entirety with the following new language, in bold:

XIV. Condominium Sales

Any owner who sells his or her condominium is responsible for:

- A. Making certain the Association management company is aware of ownership changes at the time a closing date is established.**
 - B. Making certain all condominium dues are current.**
 - C. Making certain the Master Deed, Bylaws, Community Policies and Guidelines and all other applicable governing documents, as each may be amended, are given to new owner.**
 - D. If the rental cap of 10% has been reached, a Unit may only be sold for occupancy. If a rental Unit sells, it will lose its grandfathered status subject to the rental cap. The Association management company will maintain a waiting list for Unit Owners who may wish to lease their properties. The Board will make the final determination on any variances to the rental cap guideline**
- Owner and be requests for**

4. This Resolution was adopted by the Board on September 12, 2019. This resolution and amendment to the Community Policies and Guidelines shall be effective upon recording.

5. Distribution. The Association's property manager is authorized and directed to circulate a copy of the Resolution to all Members. **MEMBERS ARE RESPONSIBLE FOR DISTRIBUTING THE RESOLUTION TO ALL TENANTS, OCCUPANTS AND RESIDENTS.**

THE VILLAS OF WEST ASHLEY HORIZONTAL PROPERTY REGIME:

Jason D. Hall 12/19/19
Director Date

Robert P. Pitzer 12/14/19
Director Date

M. Kelley 12-14-19
Director Date

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Michael Miller, Register
Charleston County, SC

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