



BP0414071

STATE OF SOUTH CAROLINA    )       EIGHTH AMENDMENT TO  
                                       )       ANDOVER AT PARK WEST  
                                       )       ASSOCIATION, INC. A PARK WEST  
                                       )       NEIGHBORHOOD DECLARATION OF  
 COUNTY OF CHARLESTON        )       COVENANTS, CONDITIONS, AND  
   )       RESTRICTIONS

THIS Eighth Amendment to Andover at Park West Association, Inc. a Park West Neighborhood Declaration of Covenants, Conditions, and Restrictions is made this 30<sup>th</sup> day of June, 2014.

**WITNESSETH THAT:**

WHEREAS, Park West Development, Inc, original Declarant, by Andover at Park West Association, Inc. a Park West Neighborhood Declaration of Covenants, Conditions, and Restrictions dated November 30, 1999, and recorded December 3, 1999, in the RMC Office for Charleston County in Book T-338 at Page 303, as supplemented by First Supplemental Declaration to Andover at Park West Association, Inc. A Park West Neighborhood Declaration of Covenants, Conditions, and Restrictions dated September 16, 2004, and recorded September 23, 2004, in the RMC Office for Charleston County in Book K510 at Page 549, and by Second Supplemental Declaration to Andover at Park West Association, Inc. A Park West Neighborhood Declaration of Covenants, Conditions, and Restrictions dated May 22, 2006, and recorded May 23, 2006, in the RMC Office for Charleston County in Book M584 at Page 703 (herein the "Declaration") made certain properties described therein subject to the Declaration; and

WHEREAS, Declarant no longer has a Controlling Interest in the Andover at Park West Association, Inc. ("Association") and the Association is governed by a Board of Directors ("Board") elected by the Members; and

WHEREAS, Section 8.1 of the Declaration provides that the Declaration may be amended by a vote of not less than seventy-five percent (75%) of the existing Board of Directors, after notice of the proposed amendment is given to the Board in writing by a director proposing the amendment, which notice shall contain a description of the proposed amendment and the general purpose thereof; and

WHEREAS, one of the existing directors has given the Board notice of a proposed amendment providing to initiate a New Home Construction Deposit; and

WHEREAS, after due consideration, the Board of Directors, by the affirmative vote of not less than seventy-five percent (75%) of the existing directors, has adopted the proposed amendment and desires to amend the Declaration, together with the Bylaws attached thereto as Exhibit "B", as set forth herein.

NOW, THEREFORE, the Board of Directors of the Association hereby declares that the Declaration, and Bylaws attached thereto as Exhibit "B", shall be amended as follows:

1. Section 6 of the Declaration is hereby amended by adding Section 6.11 as follows:

#### 6.11 NEW HOME CONSTRUCTION DEPOSIT

FOR ANY NEW BUILDING IN ANDOVER, an additional refundable deposit of \$5,000.00 (beyond the Park West Master deposit) is required. An additional \$1,000.00 non-refundable deposit is required for ARB requests reviews when a Andover-approved architect is required to review the plans of a new home owner. This non-refundable deposit is required when the home owner and Andover cannot come to a mutual decision on what is acceptable. An additional non-refundable deposit of \$1,000.00 may be required for each additional set of plans which are required to be reviewed. All refundable deposits shall be refunded upon final acceptable inspection by Andover ARB. The rules and regulations as set forth in Appendix C-2, Architectural and Landscaping Design Standards, November 1998 of the Andover Association CC&Rs and as modified hereunder in this sub-section shall apply. All refundable deposits will be held until construction is completed. Upon request for a final inspection, deposits will be returned providing project is in compliance and is completed according to approved submittal and town inspections. Deposits subject to forfeiture are those projects which are not in compliance with approved submittal. In such cases, ARB will take the necessary steps for compliance and retain the deposits for default.

IN WITNESS WHEREOF, the undersigned has set its hand and seal the date first written above.

SIGNED, SEALED, AND DELIVERED  
IN THE PRESENCE OF:

Michelle Wang  
Witch J

ANDOVER AT PARK WEST  
ASSOCIATION, INC.,

By: Gary Neiderberger  
Name: Gary Neiderberger  
Its: President

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF CHARLESTON    )

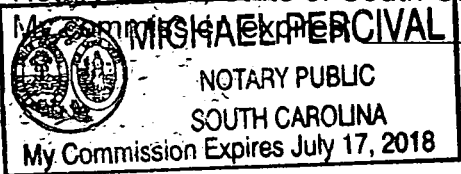
**ACKNOWLEDGMENT**

I, Michael Percival, Notary Public for the State of South Carolina, do hereby certify that Andover at Park West Association, Inc., by Gary Neiderberger its President, personally appeared before me this day and acknowledgment the due execution of the foregoing instrument.

Subscribed to and sworn before me the 30<sup>th</sup> day of June, 2014.

[Signature]

Notary Public, State of South Carolina



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ANDOVER AT PARK WEST ETC

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