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

THIS Sixth 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 an Equity Fund for capital improvements not associated with normal maintenance funding; 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 6.10 as follows:

**6.10 WORKING CAPITAL AND TRANSFER FEES**

Any new Lot or Dwelling Unit Owner of Andover at Park West Association, Inc. shall pay a Working Capital Fee and a Transfer Fee to the Andover at Park West Association, Inc. HOA Association. The Working Capital Fee and the Transfer Fee shall be a onetime Fee due at closing and shall be an amount agreed to by the Board of Directors, who from time to time, shall determine the set amount for the Working Capital and Transfer Fee. The Working Capital Fee and the Transfer Fee shall be in addition to, and not in lieu of the regular annual Assessment or any applicable Special Assessment for the Lot or Dwelling Unit, and shall not be considered an advance payment of any portion thereof. Each such Owner's share of Working Capital Fee and Transfer Fee, as aforesaid, shall be payable to the Association by the new Owner concurrently with the closing of the conveyance of the Unit to the new Owner. Sections 6.3 through 6.9 shall apply to Working capital Fee and Transfer Fee as well as Assessments and Special Assessments.



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**MAKER:**

ANDOVER AT PARK WEST ETC

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