

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***

*** ELECTRONICALLY RECORDED DOCUMENT ***

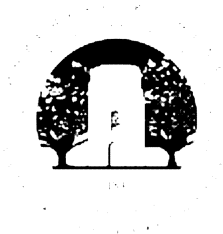
Instrument #:	2021034203	
Receipt Number:	131871	Return To:
Recorded As:	EREC-RESTRICTIONS	
Recorded On:	October 21, 2021	
Recorded At:	08:35:50 AM	Received From: SIMPLIFILE
Recorded By:	CB	Parties:
Book/Page:	RB 13744: 252 - 254	Direct- COREY GARDENS HOMEOWNERS
Total Pages:	3	Indirect- COREY GARDENS

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$25.00
Tax Charge:	\$0.00

Margaret Bailey

Margaret Bailey - Register of Deeds



STATE OF SOUTH CAROLINA)
)
 COUNTY OF DORCHESTER)

AMENDMENT TO COREY GARDENS
 COVENANTS AND RESTRICTIONS

The Declaration of Covenants, Conditions, and Restrictions for Corey Gardens are hereby amended to include the following conditions.

This AMENDMENT TO COREY GARDENS COVENANTS AND RESTRICTIONS made this 12 day of October, 2021, by the Owners and Members of the Corey Gardens Homeowners Association (hereinafter "Owners");

WITNESSETH:

WHEREAS, the Owners desired to amend the transfer fee as set forth in the Amendment to Corey Gardens Covenants and Restrictions, as recorded in the Dorchester County RMC Office at Book RB 11779, Page 143;

WHEREAS, on September 21, 2021, by vote of the Owners and in accordance with the By-Laws of Corey Gardens, the Declaration of Covenants, Conditions, and Restrictions for Corey Gardens, as recorded with the Dorchester County RMC Office at Book 2589, Page 1, the Declarations, and any amendments thereto, are hereby further amended to read as follows:

1. Article VI, Assessment of Common Expenses, Section 10, Transfer Fee, shall be amended as follows:

Section 10. Transfer Fee. At the time of the transfer of any unit from the current Owner(s) to new Owner(s):

- b) The Association shall levy a transfer fee **in an amount equal to one percent (1%) of the final sales price of the property being transferred** upon the new Owner(s) at the time of the transfer of the interest in the property. This transfer fee shall be put into a fund to be used by the Association to assist with future improvements and enhancements to the Community.

All other provision of the Declaration of Covenants, Conditions, and Restrictions for Corey Gardens shall remain the same.

CERTIFICATION

I, the undersigned, do hereby certify: That I am the duly acting Secretary of the Corey Gardens Homeowners' Association, Inc.; and That the foregoing Amendment was duly approved by a properly noticed vote of the Owners thereof.

Rita H. Torner
Acting Secretary
Corey Gardens Homeowners Association, Inc.

WITNESSES:

Vanessa Dissell
Witness #1 VANESSA DISSELL

[Signature]
Witness #2 Preston Carter

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)

PERSONALLY appeared before me, Preston Carter, the undersigned witness who, being duly sworn, deposes and says that (s)he is not a party or beneficiary to the transaction, and that (s)he saw the within named RITA H. TORNER Acting Secretary for Corey Gardens Homeowners Association, Inc., sign, seal, and as his/her act and deed, deliver the within written instrument, and that (s)he with the other above-subscribed witness witnessed the execution thereof.

[Signature]
Witness

SWORN TO AND SUBSCRIBED before me this 12 day of Oct., 2021.

Vanessa Dissell
Notary Public for DORCHESTER
My Commission Expires: _____

VANESSA DISSELL
Notary Public, State of South Carolina
My Commission Expires 3/7/2028