

STATE OF SOUTH CAROLINA) AMENDMENT TO COREY GARDENS
)
COUNTY OF DORCHESTER) 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 28th day of February, 2019 by the Owners and Members of the Corey Gardens Homeowners Association (hereinafter "Owners");

WITNESSETH:

WHEREAS, the Owners desired to incorporate a transfer fee into the Declaration of Covenants, Conditions and Restrictions for Corey Gardens;

WHEREAS, on July 17, 2018, by vote of the Owners and in accordance with the By-Laws of Corey Gardens, the Declaration of Covenants, Conditions and Restrictions of Corey Gardens, 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 for Common Expenses, shall be amended to add the following language:

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

- a) The current Owner(s) shall notify the Association of the sale of the property not later than thirty (30) days prior to the closing, and shall provide to the Association the name of the new Owner(s) and, if known, the name of the closing attorney. If the name of the closing attorney is not known at that time, the current Owner shall inform the Association of the name as soon as possible.
- b) The Association shall levy a transfer fee of Five Hundred (\$500.00) Dollars 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.
- c) The foregoing shall not apply to transfers by inheritance.

Corey Gardens Homeowners Association shall be entitled to the same lien, and same rights, as created by Article IV, Section 1 and Section 9.

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 ***



Instrument #:	2019005524	Return To:	KOONTZ MLYNARCZYK LLC
Receipt Number:	61038		
Recorded As:	RESTRICTIONS		
Recorded On:	March 12, 2019		
Recorded At:	10:14:40 AM	Received From:	KOONTZ MLYNARCZYK LLC
Recorded By:	NW	Parties:	
Book/Page:	RB 11779: 143 - 145		Direct- COREY GARDENS HOMEOWNERS ASSOC
Total Pages:	3		Indirect- COREY GARDENS

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$10.00
Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds