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FILED/RECORDED
June 4, 2015
DORCHESTER COUNTY
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER) AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS and
RESTRICTIONS FOR COVENTRY
PLACE

This Amendment to the Declaration of Covenants, Conditions and Restrictions for Coventry Place hereinafter referred to as "Declaration", is made an executed pursuant to the authority set forth in Article XIII Section 4 of said Declaration.

WITNESSETH:

WHEREAS, on September 25th, 1985, Carolina Royale, Ltd. did record a Declaration of Covenants, Conditions and Restrictions at Deed Book 546 at Page 472, records of the Register of Deeds for Dorchester County, South Carolina, which created the Coventry Place Community;

WHEREAS, the Declaration provides that the administration of Coventry Place shall be the responsibility of the Coventry Place Owners Association, Inc. ("Association"), which is comprised of all the owners of Lots in the Community, and that the Association and the owners are to be governed by the terms and provisions of the Declaration and By-Laws of the Association, as the same may be amended from time to time;

WHEREAS, pursuant to Article XII, Section 4. of the Declaration such Declaration can be amended at any time, from time to time, at a meeting of the Association called in accordance with the Bylaws and the Declaration upon the vote of owners representing at least Seventy-Five percent (75%) of the total votes of the Association members;

WHEREAS, all amendments shall be duly recorded; and

WHEREAS, the Association, at a duly noticed and convened special meeting of members held on April 22nd, 2015 at which a quorum was present, did submit an amendment relative to Article IX, to its membership, which was thereafter approved by more than the required seventy-five percent (75%) of the total votes required.

NOW, THEREFORE, the Board of Directors hereby publishes and declares that ARTICLE IX. EXTERIOR MAINTENANCE of the Declaration, is hereby amended and replaced as follows:

The Association shall maintain all Common Areas and in addition shall be responsible for exterior maintenance to each Lot which is subject to assessment hereunder, as follows: paint, repair, and replace gutters, downspouts, exterior building surfaces, excluding the areas of Owner responsibility set forth below, trees, shrubs, walks and other exterior improvements, excluding those areas of Owner responsibility set forth below. Such exterior maintenance shall not include glass surfaces or maintenance to decks, patios or balconies, except for staining of railings, which shall be provided as required. In order to enable the Association to accomplish the foregoing, there is hereby reserved to the Association the right to unobstructed access over and upon each Lot at all reasonable times to perform maintenance as provided in this Article.

Each Owner shall be responsible for the maintenance, repair and replacement of roofs, chimneys and privacy fences associated with and connected to each Lot. In the event that the Association, through its Board

of Directors, determines that any area of Owner responsibility is in need of maintenance, repair or replacement the Association shall notify the Owner, in writing, of the need for such maintenance, repair or replacement. The Owner shall perform the required maintenance, repair or replacement within thirty (30) days of the date of such written notice from the Association. Such Owner shall further be required to submit an application to the Association indicating the nature and specifications of the maintenance, repair or replacement to be performed within fifteen (15) days of the date of written notice of the need for maintenance, repair or replacement. Any Owner who fails to submit a proper application or perform the necessary maintenance, repair or replacement shall be subject to reasonable fines, which shall be treated and collected in a like manner as assessments, as set forth and determined by the Association's Board of Directors. In addition, the Association, through its Board of Directors, has the right but not the obligation to perform any maintenance, repair or replacement required by any Owner who fails to perform such maintenance, repair or replacement. The costs to the Association of any work performed on an area of Owner responsibility shall be treated like an assessment to such Owner and collected in a like manner as regular assessments.

In the event that the need for maintenance, repair or replacement upon a lot or the improvements thereof is caused through the willful or negligent act of the Owner, their family, guests or invitees, or is caused by fire, lightning, windstorm, hail, explosion, riot, riot attending a strike, civil commotion, aircrafts, vehicles, and smoke, as the foregoing are defined and explained in South Carolina Standard Fire and Extended Coverage insurance policies, the cost of such maintenance, replacements or repair shall be added to and become a part of the assessment to which the Lot is subject.

Except as specifically amended hereby, the Declaration, By-Laws and any amendments thereto remain exactly as originally recorded.

IN WITNESS THEREOF, the Association, by its duly authorized officers, does hereby execute this Amendment to By-Laws on the date first above written.

Signed, sealed and delivered in the presence of: COVENTRY PLACE OWNERS ASSOCIATION, INC.

Betty Hayer
1st Witness

Shenouda [Signature]
2nd Witness

By: Lorraine W. Jerry
Its: President

Betty Hayer
1st Witness

Shenouda [Signature]
2nd Witness

By: Gail Leary
Its: Secretary

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DORCHESTER COUNTY
SC Deed Rec Fee: .00
Dor Co Deed Rec Fee: .00
Filing Fee: 10.00
Exemption #:
MARGARET L. BAILEY
Register of Deeds



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ANY OTHER PURPOSE.

REGISTER OF DEEDS
DORCHESTER COUNTY SOUTH CAROLINA
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