

G. Hamlin O'Kelley, III
ATTORNEY AT LAW
Hamlin.okelley@buistbyars.com

December 19, 2016

Summertree HOA
c/o Community Management Group
349 Folly Road
Charleston, SC 29412

Re: *Summertree HOA*
BBT File No.: 2006060357

Dear Evelyn: *Sir Madam*

Enclosed for your records please find an original, recorded Amendment to By-Laws of Summertrees Homeowners Association, Inc. and an original, recorded Notice of Lien as to 2802 August Road in the above-referenced matter. It is our understanding that your office has taken over as the management on this property from the former management, Marshland Communities, LLC.

Should you have any questions, feel free to contact our office at your convenience. With warm regards, I remain

Yours very truly,


G. Hamlin O'Kelley, III

GHOIII/act
Enclosures

G. Hamlin O'Kelley, III
ATTORNEY AT LAW
Hamlin.okelley@buistbyars.com

July 20, 2016

Ms. Evelyn Cook
Marshland Communities, LLC
Post Office Box 1693
Johns Island, SC 29457

*Re: Summertree HOA
BBT File No.: 2006060357*

Dear Evelyn:

Enclosed for your records please find an original, recorded Amendment to By-Laws of Summertrees Homeowners Association, Inc. and an original, recorded Notice of Lien as to 2802 August Road in the above-referenced matter.

Should you have any questions, feel free to contact our office at your convenience. With warm regards, I remain

Yours very truly,



G. Hamlin O'Kelley, III

GHOIII/act
Enclosures



BP0106217

After recording, please return to:

Please cross-reference to Declaration recorded at:

G. Hamlin O'Kelley, III
Buist, Byars & Taylor, LLC
652 Coleman Blvd., Suite 200
Mt. Pleasant, SC 29464

Book H538 AT PAGE ~~4436~~

STATE OF SOUTH CAROLINA)
)
)
COUNTY OF CHARLESTON) AMENDMENT TO BY-LAWS OF
) SUMMERTREES HOMEOWNERS
) ASSOCIATION, INC.

THIS AMENDMENT TO BY-LAWS OF SUMMERTREES HOMEOWNERS ASSOCIATION, INC., AS SET FORTH IN THE SUPPLEMENTAL AND AMENDED DECLARATION OF RESTRICTIONS AND EASEMENTS SUMMERTREES SUBDIVISION ("Amendment") is made this 25 day of January, 2010, by Summertrees Homeowners' Association, Inc. a South Carolina nonprofit corporation (the "Association").

WHEREAS, Whipple Development Corporation executed and filed that certain Supplemental and Amended Declaration of Restrictions and Easements Summertrees Subdivision (the "Supplemental Covenants") and which Supplemental Covenants contained the By-laws of Summertrees Homeowners Association, Inc., as filed on May 25, 2005, in the Office of the RMC for Charleston County in Book H538 at Page 436 (the "By-laws") and which amended those Declaration of Covenants, Conditions and Restrictions of Summertrees Homeowners Association dated September 12, 1988, and recorded in the Office of the RMC for Charleston County in Book Z177 at Page 489 (the "Covenants"); and

WHEREAS, pursuant to the terms of Article XIII, Amendments, Section 1 of the By-laws, recorded in Book H538 at Page 460, the By-laws may be amended at a regular or special meeting of the Members, as defined therein, the By-laws may be amended, based on and affirmative vote of a majority of a quorum of Members present at the meeting in person or b proxy, not less than sixty (60%) percent of the Members at any annual or special meeting, by written instrument signed the President and Secretary of the Association and duly recorded in the RMC Office for Charleston County; and

WHEREAS, at a meeting of the Property Owners duly held on November 23, 2009, the Property Owners, by an affirmative vote of at least sixty (60%) percent of the Members present, a certification of which is attached hereto as Exhibit A, approved the amendments to the By-laws as set forth herein;

NOW, THEREFORE, KNOW pursuant to the provision for and amendment to the By-laws as set forth in Article XIII, Amendments, Section 1 of the By-laws, the By-laws are hereby amended as follows:

1. All defined terms shall have the meanings previously set forth in the By-laws, the Supplemental Covenants, and the Covenants.

2. ARTICLE III, Meeting of Member, Section 4, Quorum, is amended to read as follows:

Section 4. Quorum. The presence at the meeting of Member entitled to cast, or of proxies entitled to cast thirty (30%) percent of the vote of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty(60) days following the preceding meeting.

3. ARTICLE IV, Board of Directors; Section Term of Office, Section 1, Number is amended to read as follows:

Section 1 Number The affairs of this Association shall be managed by a Board of seven (7) directors, who shall be Members of the Association.

Except as modified in this Amendment the By-laws as previously amended, shall remain in full force and effect.

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

WITNESSES:

Evelyn F. Cook
Evelyn F. Cook

Melissa Mandel
Melissa Mandel

SUMMERTREES HOMEOWNERS
ASSOCIATION, INC., a South Carolina
nonprofit corporation

Kara McFadden
By: Kara McFadden
Its: President

Ashley Snider
By: ASHLEY SNIDER
Its: Secretary

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by the Summertrees Homeowners Association, Inc., a South Carolina nonprofit corporation, by Kara McFadden, its President, and by Ashley Snider, its Secretary, this 25 day of January, 2010.

[Signature] (SEAL)
Notary Public for the State of South Carolina
My commission expires: 04/27/10



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Filed By:

BUIST, BYARS, & TAYLOR, LLC
652 COLEMAN BLVD.
SUITE 200
MT. PLEASANT SC 29464-4018

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MAKER:

SUMMERTREES HOA

RECIPIENT:

SUMMERTREES HOA

Original Book:

H538

Original Page:

436

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Date:	February 8, 2010	
Time:	2:53:18 PM	
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0106	217	Amen/By-Laws
Charlie Lybrand, Register Charleston County, SC		

of Pages: 4

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Extra Pages	\$ -
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Chattel	\$ -
TOTAL	\$ 10.00

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RMC Bk 0082 Pg 651 : pg 1 *

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

NOTICE OF LIEN

YOU WILL PLEASE TAKE NOTICE that Summertrees Homeowners Association, , does hereby file the within Notice of Lien in accordance with Article IV, Section 1 of the Supplemental and Amended Declaration of Restrictions and Easements Summertrees Subdivision recorded May 25, 2005, in Book H538 at Page 436 in the RMC Office for Charleston County for delinquent assessments which have not been paid upon the premises described below and carried on the records of the undersigned in the property owner hereinbelow in the amount set forth herein, to wit:

Property Owner: Lindsay K. Goodwin
Beverly B. Goodwin
Property Address: 2802 August Road
Johns Island, SC 29455
Legal Description: Lot 16, Summtrees Phase 3A
TMS #: 313-13-00-111

Deed Book Reference: N598 at Page 201

Amount of Lien: Four Hundred Eighty Six and 56/100 (\$486.56) Dollars, plus reasonable attorney fees, and any other costs, which amount is justly due and owed the Summertrees Homeowners Association as of September 22, 2009.

The above-described assessments, together with any future unpaid assessments, late charges, attorney's fees, and costs for bringing this action constitute a lien on the above-described property.

EXECUTED this 22nd day of Sept, 2009.
Summertrees Homeowners Association

By: G. Hamlin O'Kelley, III
Its: Attorney

Witness #1

Witness #2

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

I, JANA L. Jones, do hereby certify that Summertrees Homeowners Association, by G. Hamlin O'Kelley, III, its attorney, personally appeared before me this day and acknowledged due execution of the foregoing instrument.

Witness my hand and official seal this 22nd day of September, 2009



Notary Public for South Carolina

My Commission Expires: 3-23-10

MT. Pleasant, SC 29404
Suite 300
652 Coleman Blvd
Burlington, NC 27217
Burlington, NC 27217

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JTD
 BUIST, BYARS, & TAYLOR, LLC
 652 COLEMAN BLVD.
 SUITE 200
 MT. PLEASANT SC 29464-4018

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Date:	September 22, 2009	
Time:	3:03:31 PM	
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0082	651	Notice/Ln
Charlie Lybrand, Register Charleston County, SC		

RMC BK 0082 Pg 651 : pg 3 *

MAKER:

GOODWIN LINDSAY K AL

of Pages:
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 # of References:

RECIPIENT:

SUMMERTREES HOA

Note:

Recording Fee	\$ 10.00
Extra Reference Cost	\$ -
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 10.00

Original Book:

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