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After recording return to:
A-Plus Property Management
Attn: Debbie Rogers
POB 1903
Mount Pleasant, SC 29464

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

**THIRD AMENDMENT OF DECLARATION OF COVENANTS AND RESTRICTIONS
OF
TOWNHOMES AT BEAUMONT ASSOCIATION, INC.**

The name of the Association is Townhomes at Beaumont Association, Inc., hereinafter referred to as the "Association" at Mount Pleasant, South Carolina, whose original Declaration of Covenants and Restrictions were recorded September 29, 1994 in Book H 248, pages 763 thru 788 in the RMC OFFICE for Charleston County, South Carolina.

Townhomes at Beaumont Association, inc. regulates Common Properties as more fully shown on a plat entitled, "BEAUMONT TOWN OF MOUNT PLEASANT, S.C. PLAT OF A SUBDIVISION OF 14.43 ACRE TRACT INTO 62 INDIVIDUAL LOTS A-Q, 3-6, 9-12, 17, 18, 20, 24, 49-53, 58-73, & 99-110 & AN 8.94 ACRE RESIDENTIAL COMMON AREA" prepared by E. M. Seabrook, Jr., dated June 21, 1994 and revised September 16, 1994, recorded in Plat book E A at page 243 in the RMC OFFICE for Charleston County, South Carolina and revised September 28, 2012, recorded in Plat Book 0283 at page 743 in the RMC Office for Charleston County, South Carolina and revised August 13, 2013, recorded in Plat book 0353 at page 115 (1-25) in the RMC OFFICE for Charleston County, South Carolina.

AFTER A VOTE, duly taken and approved by the Members of the Association on July 29, 2013, the following amendment to the Declaration of Covenants and Restrictions was approved and adopted:

ARTICLE V, COVENANTS FOR MAINTENANCE ASSESSMENTS is amended to include the following:

Section 11. Transfer Fee A Transfer Fee is due the Association on and at the end of Closing from all new members who purchase Lots. Every new member upon purchase of a Lot and at Closing shall pay one-fourth of one percent (0.25%) of the sale price or Charleston County appraisal, whichever is higher. Said monies shall be applied to the Capital Improvement Fund.

CERTIFICATION

I, the undersigned, do hereby certify:

That , I am the duly elected and Acting President of Townhouses at Beaumont Association, Inc., a South Carolina Corporation; and

That the foregoing Declaration of Covenants and Restrictions amendment constitutes the 3rd amended Declaration of Covenants and Restrictions of said Association, as duly adopted at a meeting of the Members of the Association thereof, held on July 29, 2013.

IN WITNESS WHEREOF, I have hereunto subscribed my name and signature as Acting President of the said Association the 15th day of October, 2014.

Townhomes at Beaumont Association, Inc.

By: Sharon Moeckel

SHARON MOECKEL, ACTING PRESIDENT

In the presence of:

John D. Brina
Robert Rogers

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me, the undersigned Notary Public and I hereby certify that the above Sharon Moeckel, as Acting President, personally appeared before me this day and that the above Witnesses acknowledged the execution of the foregoing instrument.

Sworn before the this 15th day of October, 2014

 _____

Deborah R. Rogers, NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission expires: January 3, 2017

After recording return to:
A-Plus Property Management
Attn: Debbie Rogers
POB 1903
Mount Pleasant, SC 29465

STATE OF SOUTH CAROLINA))ss
COUNTY OF CHARLESTON)

EXHIBIT "B"
SECOND AMENDMENT OF BY-LAWS
OF
TOWNHOMES AT BEAUMONT ASSOCIATION, INC.

The name of the Association is Townhomes at Beaumont Association, Inc., hereinafter referred to as the "Association" at Mount Pleasant, South Carolina, whose original By-Laws were recorded September 29, 1994 in Book H 248, pages 790 thru 808 in the RMC OFFICE for Charleston County, South Carolina and revised September 28, 2012, recorded in Plat Book 0283 at page 743 in the RMC Office for Charleston County, South Carolina.

AFTER A VOTE, duly taken and approved by the Members of the Association on July 19, 2013, the following amendments to the By-Laws were approved and adopted:

ARTICLE I

MEMBERS

Section 1. Membership in the Association. The members of Townhomes at Beaumont Association, Inc. (hereinafter referred to as "Association") shall be every Property Owner (as defined in the Covenants hereinafter described) of the Properties subject to the provisions of the Declaration of Covenants and Restrictions, and provisions for the Association, as the same may be amended from time to time, are hereinafter referred to as the "Covenants", all such Covenants having been made by Beaumont Townhomes Limited Partnership.

The Board of Directors of the Association may, after notice and hearing as provided in the Rules and Regulations, suspend any person from membership in the Association during any period of time when such person is in default of any of his obligations under the By-Laws (including, without limitations, the failure to pay any assessment), provided that such default has continued uncured for a period of ten (10) days after written notice thereof to such member.

Section 2. Membership Classes. The Association shall have one class of voting membership:

Members shall be all Owners and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Payment of special assessments shall not entitle a Member to additional votes. When any Lot or Building is owned of record in the name of two or more persons or entities, whether

fiduciaries, joint tenants, tenants in common, partners or in any other manner of joint or common ownership, their acts with respect to voting shall have the following effect:

- (1) Since only one votes, in person or by proxy, the act shall bind all;
- (2) The principles of this paragraph shall also apply, insofar as possible, to execution of proxies, waivers, consents or objections and for the purpose of ascertaining the presence of a quorum.

The voting rights of any Property Owner may be assigned by said Property Owner, in writing, to its lessee and filed with the Association; provided, however, that the Property Owner may not assign to such lessee any vote or votes not attributable to the Lot actually leased by such lessee.

Section 3. Voting Rights in the Association. The members of the Association shall have the right to vote for the election and removal of directors and upon such other matters with respect to which a vote of members is required under the Covenants. Each Member may cast all of such votes for any one director or may distribute them among the number to be elected, or any two or more of them, as he may see fit, provided, however, that all votes must be cast in whole numbers and not fractions thereof.



Section 4. Email Communication to Members. All Members, by signing an Email Communication Form, as provided by the Association, can elect to receive communication from the Association by Email address.

ARTICLE II

MEETING OF MEMBERS

Section 1. Annual Meeting. The annual meeting of the members shall be held on such date as set by the Board of Directors. Such annual meetings shall be held for the purpose of electing directors and for the transaction of such other business as may come before meeting.

Section 2. Special Meeting. Special meetings of the members may be called by the President, the Board of Directors, or subsequent to the first annual meeting, Members of the Association representing not less than five percent (5%) of the voting power. The request for the special meeting shall be signed, dated and delivered to a corporate officer and shall describe the purpose for which the meeting is to be held.

Section 3. Place of Meeting. The place of meeting shall be the Club House of the Association within Charleston County, South Carolina.

Section 4. Notice of Meeting. Written notice, or email notification, stating the place, day and hour of the meeting, and, in case of a special meeting, the purpose or purposes for which the meeting is called, shall be mailed or delivered not less than fifteen (15) days nor more than sixty (60) days before the date of the meeting, either personally, by email or by first class mail, by or at the direction of the President or the Secretary or the person calling the meeting, to each member of the Association at its address or email address as shown on the records of the Association. A member may, in writing, signed by it, waive notice of any meeting before or after the date of the meeting stated herein.

Section 5. Informal Action by Members. Any such action required or permitted by law to be taken at a meeting of the members of the Association may be taken without a meeting if a consent in writing or email notification, setting forth the action so taken shall be signed or emailed by those members representing sixty-six and 2/3 (66 2/3%) of the voting power of membership, which consent shall be filed with the secretary of the Association as part of the corporate records.

Section 6. Quorum Required for any Action Authorized at Regular or Special Meetings of the Association and Member Meetings. The quorum required for any action which is subject to a vote of the members at an open meeting of the Association shall be the presence at the meeting of members or proxies entitled to cast ten percent (10%) of the total vote of the membership.

Section 7. Conduct of Meetings. The directors may make such regulations as they deem advisable for any meeting of the members, including proof of membership in the Association, evidence of the right to vote and the appointment and duties of inspectors of votes. Such regulation shall be binding upon the Association and its members.

Section 8. Ballots by Mail. When required by the Board of Directors, there shall be sent with notices of regular or special meetings of the Association a statement of certain motions to be introduced for vote of the members and a ballot on which each member may vote for or against the motion. Each ballot which is represented at such meetings shall be counted in calculating the quorum requirements set out in Section 6 of this Article II. Provided, however, such ballots shall not be counted in determining whether a quorum is present to vote upon motions not appearing on the ballot.

ARTICLE III

DIRECTORS

Section 1. General Powers. The affairs of the Association shall be managed by its directors. The directors must be members of the Association.

Section 2. Number and Tenure. The initial number of directors shall be three (3). At the first annual meeting, the members shall elect two (2) directors for a term of two (2) years and one (1) director for a term of one (1) year. At each annual meeting thereafter, the members shall elect director(s) for a term of two (2) years. Any vacancy occurring in the initial or subsequent Board of Directors may be filled at any meeting of the Board of Directors by the affirmative vote of a majority of the remaining directors, though less than a quorum of the Board of Directors, or by a sole remaining director, and if not previously filled, shall be filled at the next succeeding meeting of the members of the Association. Any director elected to fill a vacancy shall serve as such until the expiration of the term of the director(s) whose position he was elected to fill. Election of directors may be conducted by mail ballot if the Board of Directors so determine. At such time as there are seventy-five (75) members of the Association, the number of Directors shall be increased to five (5).

Section 3. Annual Meeting. Annual meetings of the Board of Directors shall be held annually immediately following the annual meeting of the Members. The Board of Directors may provide by resolution the time and place for the holding of additional regular meetings of the Board. The two (2) additional Directors will be elected at the first annual meeting after there are 75 Members. Said additional Directors shall be elected for a term of three (3) years each.

Section 4. Special Meeting. Special meetings of the Board of Directors may be called by or at the request of the President or any two (2) directors by giving notice thereof as provided in Section 5 of this Article III. Such persons calling a special meeting of the Board of Directors may fix any location as the place for holding such special meeting.

Section 5. Notice. When notice of any meeting of the Board of Directors is required, such notice shall be given at least five (5) days previous to such meeting by written notice delivered personally, by email notification, or sent by mail to each director at its address as shown on the records of the Association. If mailed, such notice shall be deemed to be delivered when deposited, postage prepaid, in the United States Mail in a properly addressed sealed envelope. Any director may waive notice of any meeting before or after the time of the meeting stated therein and attendance of a director at any meeting shall constitute a waiver of notice of such meeting except where a director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board need be specified in the notice or waiver of notice of such meeting, unless specifically required by law, the Articles of Incorporation, these By-Laws, or the Declaration.

Section 6. Quorum. A majority of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of the Board; but if less than a majority of the directors are present at said meeting, a majority of the directors present may adjourn the meeting without further notice.

Section 7. Manner of Acting. The act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of Directors, except as outlined in Section 6.

Section 8. Compensation. Directors as such shall not receive any stated salaries for their services, but by resolution of the Board of Directors, any director may be reimbursed for its actual expenses incurred in the performance of its duties as director, but nothing herein contained shall be construed to preclude any director from serving the Association in any other capacity and receiving compensation therefore.

Section 9. Informal Action by Directors. Any action required or permitted by law to be taken at a meeting of directors may be taken without a meeting if a consent in writing setting forth the action so taken shall be filed with the secretary of the Association as part of the corporate records.

Section 10. Removal of Directors. Any director may be removed from the Board of Directors, with or without cause, by a majority vote of the members of the Association. The vacancy thus created by such a removal shall be filled as provided in Section 2 of this Article III.

ARTICLE IV

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have the power to:

- (a) Adopt and publish Rules and Regulations governing the use of the Common Properties, and the personal conduct of the members and their employees,

clients, visitors, tenants, and invitees thereon, and to establish penalties for the infraction thereof;

- (b) Suspend the voting rights and the rights to use of the common areas of a member during any period in which such member shall be in default in the payment of any assessments levied by the Association. Prior to any suspension or assessment and fine, the member will be entitled to a hearing procedure to be adopted by the Board which provides: (i) not less than fifteen (15) days prior written notice or email notification of the expulsion, suspension, or termination and the reasons therefore; (ii) an opportunity for the member to be heard, orally or in writing, not less than five (5) days before the effective date of the expulsion, suspension, or termination by a person or persons authorized to decide that the proposed expulsion, termination or suspension not take place; (iii) such lesser notice or greater notice depending on the nature of the infraction so long as such notice and hearing process is fair and reasonable, taking into consideration all of the relevant facts and circumstances; (iv) written notice must be given by first class or certified mail sent to the last address of the member or email address shown on the corporation's records; (v) any proceeding challenging an expulsion, suspension, or termination, including a proceeding in which defective notice is alleged, must be commenced within one (1) year after the effective date of the expulsion, suspension, or termination; and (vi) that any member who has been expelled or suspended shall remain liable to the corporation for dues, assessments, or fees as a result of obligations incurred or commitments made

before expulsion or suspension or arising thereafter so long as the member is a lot owner. Such voting rights or rights to use common areas may also be suspended after notice and hearing, for a period not to exceed thirty (30) days, for infraction of published rules and regulations;


- (c) Exercise for the Association all powers, duties and authority vested in or delegated to the Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation or the Covenants;
- (d) Employ a manager, an independent contractor, an accountant, attorney, management company, or such other employees as they deem necessary, and to prescribe their duties;
- (e) Acquire additional common areas, mortgage common areas and sign notes and mortgages and other loan closing documents in order to make improvements to the Beaumont Common Properties, so long as such acquisition or mortgage and loan shall have the ascent of two thirds (2/3) of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose.
- (f) Exercise for the Association all powers, duties and authority as set forth in the South Carolina Non-Profit Corporation Act of 1994, as amended.
- (g) Publish a notice and hearing process to be used before a member can be fined or expended.

Section 2. Duties. It shall be the duty of the Board of Directors to:



- (a) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by a one-fourth (1/4) vote of the members who are entitled to vote;
- (b) Supervise all officers, agents and employees of the Association, and to see that their duties are properly performed;
- (c) As more fully provided in the Covenants, to:
 - (1) fix the amounts of all assessments;
 - (2) send written notice of all assessments to every owner subject thereto;
 - (3) foreclose the lien against any Lot for which assessments are not paid within thirty (30) days after the due date or to bring an action at law against the owner personally obligated to pay the same; and
 - (4) provide for a Board of Architectural Review.
- (d) Issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment.
- (e) Procure and maintain adequate liability and hazard insurance on property owned or leased by the Association and provide Indemnification Insurance for permissible acts of Directors and Officers.



- (f) Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate.
- (g) Cause the Beaumont Common Properties, landscaping, and the exterior and the roof of the townhomes located upon the Lots to be maintained or improved.
-  (h) Enforce procedural review on member rental Lots. Including:
- (1) Preserve the value, integrity, quality of life, and desire to reside and purchase townhomes in Townhomes at Beaumont.
 - (2) Regulate the method to provide rental units.
 - (3) Monitor the leases and tenants as occupants.

ARTICLE V

To the extent and in the manner provided by law, the Association may participate in mergers and consolidation with other non-profit associations organized for the same purpose, provided, however, that any such merger or consolidation shall require approval by the vote of two-thirds (2/3) of the members at a meeting duly called for such purpose.

Upon merger or consolidation of the Association with another association or associations, its property rights and obligations may, by operation of law, be transferred to another surviving or consolidated association, or in the alternative, the properties, rights and obligations of another association may, by operation of law, be added to the properties of the Association as surviving Association pursuant to a merger. The surviving, or consolidated association, may administer the existing property, together with the covenants and restrictions established upon any other property as one plan. No merger or consolidation shall affect any revocation, change or addition

to the Covenants, including without limitation, the maximum limits on assessments and dues of the Association, or any other matter substantially affecting the interest of members of the Association.

ARTICLE VI

To the extent proved by law, the Board of Directors of the Association shall have the power and authority to mortgage the property of the Association and to pledge the revenues of the Association as security for loans made to the Association which loans shall be used by the Association in performing its authorized functions. Notwithstanding anything in the covenants to the contrary, the Association shall not be allowed to reduce the limits of the minimum regular annual assessment at any time there are outstanding any amounts as repayment of any such loans.

ARTICLE VII

OFFICERS

Section 1. Officers. The officers of the Association shall be a President, Vice President, and a Secretary-Treasurer. The Board of Directors may elect such other officers, including one or more Assistant Secretaries and one or more Assistant Treasurers, as it shall deem desirable, such officers to have the authority and perform the duties prescribed from time to time by the Board of Directors. Any two (2) or more offices may be held by the same person except the offices of President and Secretary. The President shall be a director of the Association. Other officers may be, but need not be, directors of the Association.

Section 2. Election, Term of Office, and Vacancies. The officers of the Association shall be elected annually by the Board of Directors at the first meeting of the Board of Directors following each annual meeting of the members. A vacancy in any office arising because of death, resignation, removal, or otherwise may be filled by the Board of Directors for the unexpired portion of the term.

Section 3. Removal. Any officer may be removed by the Board of Directors whenever, in its judgment, the best interest of the Association will be served thereby.

Section 4. Powers and Duties. The officers of the Association shall each have such powers and duties as generally pertain to their respective offices, as well as such powers and duties as may from time to time be specifically conferred or imposed by the Board of Directors, except as otherwise determined by the Board of Directors. The President shall be chief executive officer of the Association.

Section 5. Resignation. Any officer may resign at any time by giving written notice or email notification to the Board of Directors, the President, or the Secretary. Such resignation shall take effect on the date of the receipt of such notice or at any later time, specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Powers and Duties as to a Capital Improvement Fund. The Officers shall have the power and duty to establish a Capital Improvement Fund (Rainy Day Fund) for major repairs anticipated in the future, for roof repair and replacement, and other major repairs.

ARTICLE VIII

COMMITTEES

Section 1. Committees of Directors. The Board of Directors, by resolution adopted by a majority of the directors in office, may designate one or more committees, each of which shall consist of one (1) or more directors, which committees, to the extent provided in the resolution shall have and exercise the authority of the Board of Directors in the management of the affairs of the Association; provided, however, that no such committee shall have the authority of the Board of Directors as to the following matters:

- (a) the dissolution, merger or consolidation of the Association; the amendment of the Articles of Incorporation of the corporation; or the sale, lease or exchange of all or substantially all of the property of the Association;
- (b) the designation of any such committee or the filling of the vacancies in the Board of Directors or in any such committee;
- (c) the amendment or repeal of these By-Laws or the adoption of new By-Laws;
and
- (d) the amendment or repeal of any resolution of the Board of Directors which by its terms shall not be so amendable or repealable.

Section 2. Other Committees. Other committees not having and exercising the authority of the Board of Directors in the management of the affairs of the Association may be designated by a resolution adopted by a majority of directors present at a meeting of which a quorum is present. Such committees shall perform such duties and have such powers as may be provided in the resolution.

Section 3. Rules. Each committee may adopt rules for its own government not inconsistent with the terms of the resolution of the Board of Directors designating the committee or with rules adopted by the Board of Directors.

ARTICLE IX

CERTIFICATES OF MEMBERSHIP

The Board of Directors may provide for the issuance of certificates evidencing membership in the Association, which shall be in such form as may be determined by the Board. Such certificates shall be signed by the President or by the Secretary-Treasurer or an Assistant Secretary and shall be sealed of the Association. All certificates evidencing membership shall be consecutively numbered. The name and address of each member and the date of issuance of the certificate shall be entered on the records of the Association. If any certificate shall become lost, mutilated, or destroyed, a new certificate may be issued therefore upon such terms and conditions as the Board of Directors may determine.



ARTICLE X

The books, records and paper of the Association, other than member confidential information, shall at all times be subject to the inspection by any member upon notice during reasonable business hours. The Declaration, the Articles of Incorporation, and the By-Laws of the Association shall be available for inspection and purchase by any member at the principal office of the Association. The Association may make a reasonable charge for copies of documents made for members.



ARTICLE XI

Section 1. Each member entitled to vote may vote in person, or by proxy at all meetings of the Association.

Section 2. All proxies shall be executed in writing by the member or by its duly authorized attorney-in-fact and filed with the secretary-treasurer; provided, however, that proxies shall not be required for any action which is subject to a referendum in accordance with the Covenants. No proxy shall extend beyond the date of the meeting for which it is given unless such meeting is adjourned to a subsequent date and no proxy shall be valid after eleven (11) months from the date of its execution unless otherwise provided in the proxy. Any proxy shall automatically cease upon sale by the member of its Lot.

ARTICLE XII

CONSTRUCTION

In the event of a conflict between the Declaration and the Articles of Incorporation or the By-Laws, the Declaration shall control; and in the case of any conflict between the Articles of Incorporation and the By-Laws that the Declaration does not resolve, the Articles of Incorporation shall control. The Corporation, Directors, and Officers shall have all powers as set forth in the South Carolina Nonprofit Corporation Act of 1994 (the "Act"), as amended. In the event of a conflict, the By-Laws shall prevail if such conflict is permitted by terms of the Act. If there is a conflict in the By-Laws which are not permitted by the Act, then the terms of the Act shall prevail.

ARTICLE XIIIASSESSMENTS

As more fully provided in the Covenants, each member is obligated to pay the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessment not paid within fifteen (15) days of the due date shall be subject to a late fee of thirty-five (\$35) dollars per month late. If the assessment is not paid within thirty (30) days after the due date, the assessment shall, unless such interest is waived by the Board of Directors, bear interest commencing thirty (30) days after the due date at the judgment rate and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and actual attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Properties or abandonment of its Lot.

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting President of Townhomes at Beaumont Association Inc., a South Carolina Corporation; and

That the foregoing By-Laws constitute the second amended By-Laws of the said Association, as duly adopted at a meeting of the Association, thereof, held on the 19th day of July, 2013.

IN WITNESS WHEREOF, I have to hereunto subscribe my name as President of the said Association, the 29th day of July, 2013.

TOWNHOMES AT BEAUMONT ASSOCIATION, INC.

By: Wendy Weesner
Wendy Weesner, President

In the presence of:

Sharon R. Moeckel

Printed Name

JOAN D PIERCE

SHARON R. MOECKEL

Printed Name

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me, the undersigned Notary, and I do hereby certify that the above named Wendy Weesner, as President personally appeared before me this day and that the above named acknowledged the due execution of the foregoing instrument,

SWORN to before me the 29th day of July, 2013.

Deborah P. Rogers

Notary Public for South Carolina

My Commission Expires: January 3, 2017

EXHIBIT "C"

<u>BUILDING LOT</u>	<u>NO. OF LOTS WITHIN BUILDING LOT</u>	<u>FUTURE LOT NOS.</u>
LOT A	4	25-28
LOT B	5	29-33
LOT C	5	34-38
LOT D	5	39-43
LOT E	5	44-45
LOT F	4	54-57
LOT G	4	98-81
LOT H	6	82-87
LOT I	6	93-98
LOT J	5	88-92
LOT K	4	74-77
LOT L	2	1-2
LOT M	2	7-8
LOT N	2	13-14
LOT O	2	15-16
LOT P	2	19-20
LOT Q	2	21-22

RECORDER'S PAGE

NOTE: This page MUST remain with the original document



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Filed By:
A-PLUS PROPERTY MANAGEMENT
PO BOX 1903
MT PLEASANT, SC 29465

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Charlie Lybrand, Register Charleston County, SC		

RMC BK 0353 Pg 115 : pg 46 *

MAKER:
TOWNHOMES @ BEAUMONT ASSN

RECIPIENT:
NA

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H248

Original Page:
763

of Pages: 46
of Sats: # of References:

Note:

Recording Fee	\$ 10.00
Extra Reference Cost	\$ -
Extra Pages	\$ 41.00
Postage	\$ 4.00
Chattel	\$ -
TOTAL	\$ 55.00

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0353
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115
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After recording return to:
A-Plus Property Management
Attn: Debbie Rogers
POB 1903
Mount Pleasant, SC 29464

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

THIRD AMENDMENT OF BY-LAWS

OF

TOWNHOMES AT BEAUMONT ASSOCIATION, INC.

The name of the Association is Townhomes at Beaumont Association, Inc., hereinafter referred to as the "Association" at Mount Pleasant, South Carolina, whose original By-Laws were recorded September 29, 1994 in Book H 248, pages 790 thru 808 in the RMC OFFICE for Charleston County, South Carolina.

Townhomes at Beaumont Association, inc. regulates Common Properties as more fully shown on a plat entitled, "BEAUMONT TOWN OF MOUNT PLEASANT, S.C. PLAT OF A SUBDIVISION OF 14.43 ACRE TRACT INTO 62 INDIVIDUAL LOTS A-Q, 3-6, 9-12, 17, 18, 20, 24, 49-53,58-73, & 99-110 & AN 8.94 ACRE RESIDENTIAL COMMON AREA" prepared by E. M. Seabrook, Jr., dated June 21, 1994 and revised September 16, 1994, recorded in Plat book E A at page 243 in the RMC OFFICE for Charleston County, South Carolina and revised September 28,2012. recorded in Plat Book 0283 at page 743 in the RMC Office for Charleston County, South Carolina and revised August 13, 2013, recorded in Plat book 0353 at page 115 (1-25) & (26-45) in the RMC OFFICE for Charleston County, South Carolina.

AFTER A VOTE, duly taken and approved by the Members of the Association on July 29, 2013, the following amendment to the By-Laws was approved and adopted:

ARTICLE IV, POWERS AND DUTIES OF THE BOARD OF DIRECTORS is amended to include the following:

Section 3. Transfer Fee The Board of Directors shall initiate a Transfer Fee due on and at the closing from all purchasers who become new members. It shall be the duty of the Board of Directors to;

- a. Endeavor to increase the Association reserves, as needed, for necessary repairs and emergencies.
- b. Impose on a New Owner, due on purchase, a Transfer Fee paid to the Association at Closing.

CERTIFICATION

I, the undersigned, do hereby certify:

That, I am the duly elected and Acting President of Townhouses at Beaumont Association, Inc., a South Carolina Corporation; and

That the foregoing By-Law amendment constitutes the 3rd amended By-Law of said Association, as duly adopted at a meeting of the Members of the Association thereof, held on July 29, 2013.

IN WITNESS WHEREOF, I have hereunto subscribed my name and signature as Acting President of the said Association the 15th day of October, 2014.

Townhomes at Beaumont Association, Inc.

By: Sharon Moeckel

SHARON MOECKEL, ACTING PRESIDENT

In the presence of:

Gilly D. Bence
Deborah Bence

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me, the undersigned Notary Public and I hereby certify that the above Sharon Moeckel, as Acting President, personally appeared before me this day and that the above Witnesses acknowledged the execution of the foregoing instrument.

Sworn before the this 15th day of October, 2014

 _____

Deborah R. Rogers, NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission expires: January 3, 2017

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