



STATE OF SOUTH CAROLINA)
)
 COUNTY OF CHARLESTON) AMENDMENT TO THE DECLARATIONS
 OF THE PARROT CREEK
 HOMEOWNERS ASSOCIATION, INC.

The Declarations of Covenants, Restrictions and Conditions of Parrot Creek ("Declarations"), which reference the Parrot Creek Homeowners Association, Inc., a South Carolina nonprofit corporation ("HOA"), are hereby amended ("Amendments") effective as of the 23rd day of January, 2018.

WHEREAS, the Declarations were originally recorded in the RMC Office for Charleston County, which is now known as the Charleston County Register of Deeds ("ROD") as Exhibit "C" to the "Declaration of Covenants, Conditions, and Restrictions for Parrot Creek" (the "Declaration") dated August 8, 1986, recorded in the RMC Office for Charleston County in Book S156 at Page 232;

WHEREAS, Article VII of the Declarations provides that the Declarations may be amended by a vote of seventy percent (70%) of the lot owners, in person or by proxy, and entitled to vote at a regular or special meeting of the Members;

WHEREAS, notice of the proposed Amendments was duly given to the Members and on January 23, 2018, at a properly-noticed special meeting of the Members, over seventy (70%) percent of the Members of the Association approved the Amendments to the Declarations, Article IV, Sections 3 and 8; and

WHEREAS, the Declarations, shall otherwise remain in effect, with the exception of the Amendments set forth herein.

NOW, THEREFORE, the Members of the Association have adopted the following Amendments to the Declarations effective as of January 23, 2018:

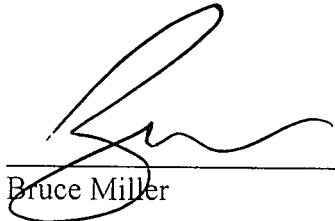
Section 3. *Maximum Annual Assessment*: Beginning March 1, 2018, the annual assessment shall be Six Hundred Sixty (\$660.00) dollars per lot.

- A. Beginning in the year 2021, and by June 1 of the fifth year of each year following (i.e., 2026; 2031; 2036), the BOD shall commission a Reserve Study to be updated to determine if the HOA is on track to maintain sufficient funds to repair and replace the assets of the HOA.
- B. In the year following the reserve study, the BOD shall have the authority to recommend to increase the annual assessment to match what the reserve study indicates is needed to maintain sufficient funds to repair and replace the assets of the HOA.

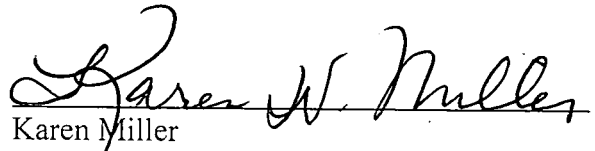
- C. If the reserve study indicates that the HOA has an excess of funds needed, the BOD shall have the authority to recommend to decrease the annual assessment to an amount that will keep the HOA on track with the results of the reserve study.
- D. To increase or decrease the annual assessment according to subsections B or C, a simple majority (50% plus one) vote of the Members (property owners) shall be required.

Section 8. *Effect of Nonpayment of Assessments:* Any assessment not paid within thirty (30) days after the due date shall be subject to a late charge of twenty-five percent (25%), rounded up to the next even dollar, and thereafter shall bear interest from that date at the highest lawful rate. The assessment and all interest shall become a lien on the property and continue to run with the property. The Association may bring legal action against the Owner obligated to pay the assessment, or foreclose the lien against the property, or any other legal action to collect the assessment, late charge, and interest. The Association shall be entitled to all reasonable attorneys' fees and costs it incurs in collecting these amounts. If a legal action is brought and the Association prevails, the court shall award the Association these fees and costs. No owner may waive or escape these assessments, late charge, or interest by non-use of the common area or abandonment of the lot.


The Board of Directors of the Parrot Creek Property Owners Association as of January 23, 2018, has caused these Amendments to be executed this 5th day of November, 2018.




Bruce Miller



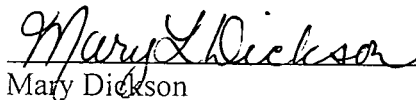
Karen Miller



Graham Hawkins



Jay Browder



Mary Dickson



Carla Stalcup

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

The foregoing instrument was acknowledged before me this 5 day of November, 2018, by Bruce E. Miller, the President of the Parrot Creek Property Owners Association, a South Carolina non-profit corporation, on behalf of the corporation.

SWORN to before me this 5
day of November, 2018.

Sign [Handwritten Signature]

Print Caroline McLaughlin

Notary Public for South Carolina
My commission expires: _____

[SEAL] My Commission expires July 1, 2021



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Filed By:

BRUCE E MILLER
147 WAPPOO CREEK DR
SUITE 603
CHARLESTON SC 29412

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Elaine H. Bozman, Register Charleston County, SC		

MAKER:

PARROT CREEK POA

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		# of References:	<input type="text"/>

RECIPIENT:

NA

Note:

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