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This Amendment to the Tennyson at Park West Association, Inc. Rules and Regulations is made effective as of the 17th day of October, 2013 by the Tennyson at Park West Association, Inc. (hereinafter the "Association").

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Tennyson at Park West (herein the "Declaration") was recorded March 11, 1999 in the RMC Office for Charleston County in Book F322 at Page 509; and

WHEREAS, Section 5.3 of the Declaration provides that the Board of Directors of the Association shall have the authority from time to time to adopt Rules and Regulations governing the use, administration and operation of the Property, subject to the terms of the Master Declaration, this Declaration and the Bylaws of the Association; and

WHEREAS, the initial Rules and Regulations were recorded as Exhibit C to the Declaration; and

WHEREAS, the Board of Directors of the Tennyson at Park West Association, Inc. desires to amend the said Rules and Regulations as set forth herein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Tennyson at Park West Association, Inc. hereby declares that the following amendments to the Rules and Regulations of Tennyson at Park West Association, Inc., originally recorded as Exhibit C to the Declaration, were adopted at a duly called meeting of the Board of Directors of the Association held October 17, 2013 :

Section 25 of the Rules & Regulations is deleted and replaced with the following:

25. **Garbage and Refuse Disposal.** Trash, garbage or other waste, including recycling, shall be kept in closed, sanitary containers and, except during pickup periods, shall be kept inside the Residential Unit or within an enclosed or fenced service or storage area. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. All service and storage areas shall be enclosed or fenced in such a manner that the materials within shall be screened from view of the naked eye of a person standing at existing grade in any neighboring Lot, street, or easement or buffer area containing pedestrian or bicycle paths. Garbage cans, trash containers, recycling bins, boxes, bags and other trash or debris shall not be placed on the street until after 6:00 PM on the day before the date of pickup and all empty containers shall be removed by 6:00 PM on the date of pickup.

Yard debris, including tree limbs, bags or other containers holding grass clippings or leaves, and home refuse other than household garbage (for example, appliances, furniture, wood lumber, etc.) shall not be placed on the street until after 6:00 PM on the day before the date of pickup, and any remaining empty containers shall be removed by 6:00 PM on the date of pickup.

Debris created by contractors (landscaping or other) hired by an Owner shall not be placed on the street but shall be removed from the neighborhood by such contractor, without exception.

Section 30 of the Rules & Regulations is deleted and replaced with the following:

30. **Enforcement of Rules and Regulations.** If an Owner fails to comply with these Rules & Regulations or the Architectural and Landscaping Design Standards, the Association shall take such action as the Board of Directors determines is appropriate to enforce the Rules and Regulation, or the Architectural and Landscaping Design Standards, or to remedy the problem caused by the Owner's failure to comply, which action shall include, but not be limited to, imposing fines against the Owner. The amount of any such fines shall be within the sole discretion of the Board of Directors.

Add Section 32 as follows:

32. **Tree Removal.** "Mature trees" (as defined in Section 2.7.2 of the Architectural Design Standards) shall not be removed without the express written approval of the Board of Directors of Tennyson at Park West Association, Inc. Owners must submit requests to remove mature trees in writing to the President of the Association or to the Association's management company. In reaching a decision on an Owner's request for tree removal, the Board of Directors may require the advice of an arborist. If such advice is required by the Board, the Owner requesting tree removal shall be responsible for all costs and fees of the arborist. Notwithstanding the opinion of any arborist, final decision-making authority concerning the removal of mature trees shall remain with the Board of Directors. The Board of Directors may impose fines against an Owner when a mature tree is removed from such Owner's Lot in violation of this Section 32. Owners are responsible for the actions of their landscaping contractors and other contractors working on their Lots. The amount of any such fines shall be within the sole discretion of the Board of Directors.

Add Section 33 as follows:

33. **Golf Carts.** The use of golf carts or other motorized vehicles on Common Areas is strictly prohibited.

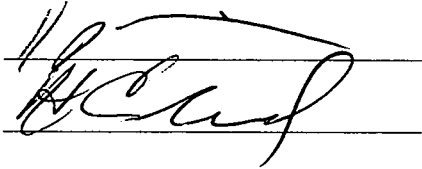
Except as amended herein, the Rules and Regulations of the Association as set forth in Exhibit C to the Declaration shall remain in full force and effect.

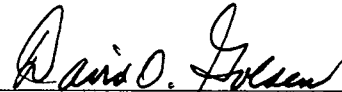
By signing below, the President and Secretary of the Association attest that the amendments to the Rules and Regulations of Tennyson at Park West Association, Inc., as set forth herein above, were adopted at a duly called meeting of the Board of Directors held October 17, 2013.

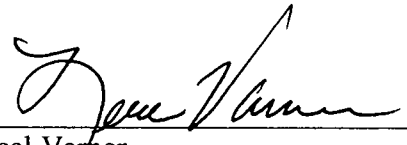
(signatures on next page)

IN WITNESS WHEREOF, the Tennyson at Park West Association, Inc. has caused this instrument to be executed this 19 day of November, 2013.

TENNYSON AT PARK WEST
ASSOCIATION, INC.




By: David Golden
Its: President

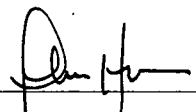

By: Neal Varner
Its: Secretary

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

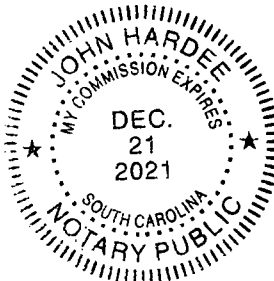
I, JOHN HARDEE, do hereby certify that David Golden, President and Neal Varner, Secretary of Tennyson at Park West Association, Inc. personally appeared before me this day and acknowledged due execution of the foregoing instrument.

Witness my hand and official seal this 19 day of NOVEMBER, 2013.

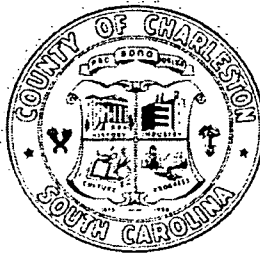
 (L.S.)

Notary Public – South Carolina

My Commission Expires: 12-21-21



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Filed By:

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Misc/Amend

Charlie Lybrand, Register
Charleston County, SC

MAKER:

TENNYSON @ PARK WEST

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NA

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Note:

Recording Fee \$ 10.00

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Chattel \$ -

TOTAL \$ 10.00

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