

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

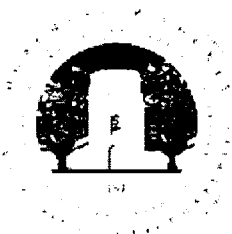
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2018027676		
Receipt Number:	54899	Return To:	ALICE NORTON/BOYLE PLANTATION HOA
Recorded As:	MISCELLANEOUS		
Recorded On:	November 06, 2018		
Recorded At:	10:36:03 AM	Received From:	ALICE NORTON/BOYLE PLANTATION HOA
Recorded By:	KU	Parties:	
Book/Page:	RB 11620: 100 - 103		Direct- BOYLE PLANTATION HOA
Total Pages:	4		Indirect- BOYLE PLANTATION

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$10.00
Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

Return TO:
Boyle Plantation HOA/ARB
PO Box 50489
Summerville, SC 29485

FILED/RECORDED
NOVEMBER 6, 2018
DORCHESTER COUNTY
REGISTER OF DEEDS

This Eighth Amendment to the Restrictive Covenants applicable to Boyle Plantation is made this 3rd day of November, 2018 by the members of the Boyle Plantation Home Owners Association (hereinafter "HOA").

WHEREAS Boyle Plantation has Restrictive Covenants, recorded with the Dorchester County RMC/ROD on April 6, 2004 in book 4074, page 186, along with amendments thereto; and

WHEREAS Boyle Plantation has been without any high speed internet service since its creation; and

WHEREAS Boyle Plantation has received an offer from Home Telecom to install and provide HOA members with high speed internet access; and

WHEREAS to obtain that service Home Telecom requires a ten (10) year commitment from the HOA members to pay for the service of at least \$2,500.00 per month and will in exchange give any HOA members who initially sign up a monthly credit of \$100.00 per month, with certain terms Home Telecom is requiring as follows:

1. In order to bring the service to Boyle Plantation with no up-front costs, a minimum of 25 members of the BPHOA will be required to subscribe to the high-speed service as soon as it is fully functioning and available;
2. Each subscribing member will be required to sign up for a minimum monthly internet service of \$119.95 per month;
3. That the terms of the contract will be for ten (10) years;
4. Subscriptions to TV, Phone or security are an option, but will be handled between you and Home Telecom directly;
5. All members who subscribe will need to provide 120 VAC receptacles at demarcation location at their expense in order to connect to the "System"
6. Members are responsible for their installation fees, activation fees and any other customary fees.

NOW THEREFORE, in order to facilitate obtaining high speed internet access for the residents of Boyle Plantation, the Restrictive Covenants are amended to add the following to Paragraph 33. Amenities:

Any member that signs up for the initial Home Telecom offer commits to paying the HOA an additional \$1,200.00 per year in HOA fees, for ten (10) years from the date that Home Telecom begins providing high speed internet access to Boyle Plantation. Alternatively, a member signing up may pay the HOA on a monthly basis but will incur a convenience fee of up to 5%, depending on the payment method to cover the cost of the monthly expense. An annual payment of \$1,200.00 is an option at no added expense. In exchange, each member signing up for the initial offer shall receive from Home Telecom

a \$100.00 per month credit from Home Telecom on their individual monthly billing statement. Said obligation shall continue for a minimum of ten (10) years and shall be a lien on said member's property in the same fashion as HOA dues.

Should any member opting to sign up with the initial offer fail to pay the HOA \$100.00 per month for their high-speed internet service, they will be considered in default and given 30 days to pay. In the event the bill is overdue and not paid within 30 days, a lien will be filed against your lot. You will be responsible for any legal fees for the collections of these outstanding fees.

Any member that chooses not to sign up will not be bound by this Amendment, nor obligated to pay the HOA the additional dues set forth herein.

Should there be a shortfall for any subscriber, the treasurer should pay the shortfall to Home Telecom out of the HOA's reserve fund and when the money is collected for the debt, those funds will be deposited back into the reserve fund.

The COVENANTS, CONDITIONS AND RESTRICTIONS recorded as stated herein above shall remain in full force and effect except as modified by this Amendment as stated above.

It is further agreed that pursuant to paragraph 35 of the Covenants, each property owner is entitled to one vote for each lot owned and a vote by the majority of the property owners is needed to alter, modify, cancel or change the Restrictive Covenants.

IN WITNESS WHEREOF, Boyle Plantation HOA has caused this instrument to be duly executed this 3rd day of November 2018.

Witnesses:

David A. McKoy, TREASURER

Alex Norton BPHOA Secretary

Boyle Plantation HOA

Tina B. Kuhlmann, President

By: Tina B. Kuhlmann
Its President

FILED/RECORDED
NOVEMBER 6, 2018
DORCHESTER COUNTY
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)
)
)
COUNTY OF DORCHESTER)
)
)

PROBATE

PERSONALLY APPEARED before me David Wilson (witness 1) and made an oath that (s)he saw the within named Tina Kuhlmann (President) sign, seal and as his/her act and deed, deliver the within written instrument, that I am not a party or beneficiary of the transaction, that I am signing as a subscribing witness, and that I witnessed Alice Norton (witness 2) sign this document.

David G. Wilson, TREASURER
By: DAVID G. WILSON
(witness 1 signature and printed name)

Sworn to before me this 3rd
Day of November 2018

Alice Norton
Notary Public for the State of South Carolina
Printed name Alice Norton
My Commission Expires: 3/24/20