

Return to:  
Beazley Development Co, Inc.  
7009 Evans Town Center Blvd.  
Evans, GA 30809

2015030396  
AMENDMENT  
RECORDING FEES \$10.00  
PRESENTED & RECORDED:  
12-30-2015 01:20 PM  
JUDITH WARNER  
REGISTER OF MESNE CONVEYANCE  
AIKEN COUNTY, SC  
BY: JENNIFER MATHIS DEPUTY  
BK: RB 4585  
PG: 411 - 413

STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF AIKEN                    )

**AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS**  
**ESTABLISHING AND PROVIDING FOR**  
**BERGEN PLACE WEST COMMUNITY ASSOCIATION, INC.**

WHEREAS, the Declaration of Covenants and Restrictions Establishing and Providing for Bergen Place West Community Association, Inc. dated October 10, 2006 is recorded in the Office of RMC of Aiken County, South Carolina in Deed Book 4118, page 1422 through page 1443, as subsequently amended; and

WHEREAS, Beazley Development Co, Inc. reserves unto itself, its successors and assigns, the right to amend this Declaration or any portion thereof as it may deem necessary because all lots have not been sold and the rights to amend have not been assigned to the Association; and

WHEREAS, Beazley Development Co, Inc. desires to amend the Declaration of Covenants and Restrictions Establishing and Providing for Bergen Place West Community Association, Inc.; and

NOW, THEREFORE, for One & 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Beazley Development Co, Inc. does hereby amend the Declaration of Covenants and Restrictions Establishing and Providing for Bergen Place West Community Association, Inc. dated October 10, 2006 by deleting Article V, Paragraph 10 it in its entirety and replacing it with the following:

Article V

**10. Effect of Non-Payment of Assessment. The Personal Obligation of the Owner, the Lien; Remedies of the Association.**

If any assessment or installment of an assessment is not paid in full within thirty (30) days of the due date, a late charge of twenty-five (\$25.00) dollars may be imposed without further notice or warning to the delinquent Owner, and interest at the rate of ten (10%) percent per anum.

If the regular annual assessment or any special assessment is not paid on or before past due date which shall be established by the Board of Directors, then such assessment shall become delinquent and shall become a charge and continuing lien on the land and all improvements thereon, against which each such assessment is made, in the hands of the then Owner, his heirs, devisees, personal representatives, tenants, successors, and assigns.

If the assessment is not paid within thirty (30) days after the past due date, the Association may at its election bring an action to foreclose its lien on the property or bring an action at law against the Owner personally. If a delinquent assessment is put in the hands of an attorney at law for collection, there shall be added to the amount of such assessment all costs of collection including but not limited to fifteen (15%) percent of the amount of the delinquent assessment and all interest thereon as reasonable attorney's fees.

This Amendment is made and entered into this 29<sup>th</sup> day of December, 2015.

Sworn to and subscribed  
Before me this 29<sup>th</sup> day of  
December, 2015.

Beazley Development Co., Inc.

Tom Fader  
Witness

BB Beazley (L.S.)  
Bill B. Beazley  
As its: Per

Gary S. Orr  
Notary Public  
My commission expires: 1-17-17



ACKNOWLEDGEMENT

STATE OF Georgia

COUNTY OF Columbia

I Jay Thompson Chambers, do hereby  
certify that Bill B Beazley, personally  
appeared before me this day and acknowledged the due execution of the  
foregoing instrument.

Witness my hand and seal this the 27<sup>th</sup> day

of Dec, 2015.

Jay T Chambers  
Notary Public for Columbia Co., GA  
My commission expires 1-17-17

