

referenced by Page and Book recorded in the Register of Deeds Office for the County of Greenville, State of South Carolina.

VTa Book 2149, Page 92. Verbiage will be substituted, deleted and added so that the paragraph now reads;

C. Owner's Responsibilities. All owners, shall, at their expense, water the grass, shrubbery and/or vegetation in front or behind, or, where applicable, to the side of their Lot(s), to the adjacent curbing. If an owner fails to meet the requirements of this section, he shall bear the cost of the replacement of the said grass, shrubbery and/or vegetation. All Owners are responsible for the exterior maintenance of their units and buildings. This covers any part or surface of the building, including the siding or covering, as well as the roof, roof replacement or roof repairs. Replacement or repair of any roof damage caused by natural disasters, hail, or fire, and etc. that can be filed as an insurance claim will be covered under the HOA Master Insurance Policy. The deductible of One Thousand Dollars (\$1,000.00) will be shared equally by each homeowner affected. Repairs of roof damage caused by normal wear and tear, age, loose shingles, neglect to take proper precautions against limb or tree damage from overhang onto roofs, is the owner's sole responsibility. Any dispute between adjoining unit owners regarding the need of repair or replacement of the roof will be arbitrated by the Board of Directors. The Board of Directors will bring in a neutral third party inspector too assess the roof. After this assessment, the Board of Directors will make a final decision regarding repairs or replacement, and each of the unit owners must comply with said decision. Neither the HOA nor any property owner not directly joined to this building will be allowed to be assessed the cost of repairs

or replacement of any roof. Shingles used for any repairs must be the same type and color of the existing roof. For complete roof replacement, the roof color must be uniform in appearance with the other buildings, but may be architectural in type. Metal roofs are expressly prohibited. Maintenance to units and buildings are to be performed as follows: Painting, (beginning in the year 2005, and to be evaluated every five years thereafter) every five years, pressure washing once per year, gutter cleaning twice per year, and termite inspection yearly. If scheduled maintenance is not performed, the Association will have the work done at the Owner's expense. The Board of Directors will be responsible for ensuring that all Homeowners perform the required maintenance according to the schedule, and will coordinate vendors for jobs, for those Owners who are interested. Work may be performed by the Owners themselves, or by anyone of their choosing, so long as the work meets the uniformity requirements of the other buildings. All Owners must agree on paint colors for both sides of their individual units, so that both sides match. Color choices must be traditional and conservative in color and in keeping with the original style and architecture of the buildings. Any colors other than those conservative and traditional in appearance require prior approval from the Board of Directors.

REGIME FEES

Beginning November 1, 2007, the monthly Regime Fee will be decreased from \$80.00 to \$75.00, as a result of the amendment of the exterior maintenance responsibilities. Regime fees are considered late when not paid by the fifteenth of each month. A \$5.00 late fee will be added to all accounts not paid on time.

EXHIBITS

The following is submitted as an exhibit to these additions,
subtractions, deletions and changes:

Exhibit A Minutes of 2007 Annual Meeting

Village Townhouses Homeowners Association, Inc.

Dee Reeves-Bray Judy Reeves April Clark
Dee Reeves-Bray, President VTA Witness Witness

June Grant Judy Reeves April Clark
June Grant, Vice-President Witness Witness

Helen R. Bagwell Judy Reeves April Clark
Helen Bagwell, Sec/Treas Witness Witness

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 25th DAY OF September, 2007, BY
Board of Directors Village Townhouses HOA, Inc.
Dee Bray, June Grant & Helen Bagwell

Joanne R. Peabody
NOTARY PUBLIC STATE OF SOUTH CAROLINA

MY COMMISSION EXPIRES March 16, 2008

Exhibit A

Minutes of the Sept. 25, 2007 Village Court Townhouses Homeowners Association

The VTA Homeowners met for their annual meeting on Sept. 25, 2007 at the Jean M. Smith Library in Greer, South Carolina at 6:30 pm. With a quorum present, the following items were discussed and following action was taken:

1. Each owner was presented a folder, which included an agenda for the meeting and a welcoming letter from the Board stating what had happened during the year and what changes had taken place. The folder also included a current copy of the Certificate of Insurance Coverage, a review of the Financial Statement from our accountant, Covenant Copies, and directions about getting copies and information directly from the Register of Deeds Office for Greenville County.
2. The President related that the Board continues to get estimates for replacing the sign at the entrance. The type of sign, whether the HOA could afford for it to be lit, bricked, rocked or etc. was discussed. The President related that she thought that it would be cost prohibitive to construct the sign out of rock or brick, as she would expect, based on what she had been told, that the cost would be in excess of \$5000.00. Everyone agreed that we did not want to put \$5000.00 into sign replacement, but that they did need to be replaced. Dee said that she expected that we would be looking at least around \$2500.00. Each resident was asked if that range, give or take, was acceptable, and all agreed.
3. The President also related that she had contacted Joe Baldwin, our City Council member, about our traffic problem on Village Drive and the one wreck which had already happened. He suggested having a traffic study done, and the President proposed the use of speed bumps to be put along the street. Mr. Baldwin said that it was a possibility that it could be done, and he would inform her of his findings. She also related that the parking and trash problems are better due to the police tape placed on vacant lot and blocking the street during ballgames.
4. Dee also encouraged owners to check with their individual insurance agents as to whether or not they have enough insurance to cover their insides. They might want to add-on extra water and sewer insurance since we have had problems in two buildings. Also, have a plumber to find the clean out valve and check it.
5. Concerning maintenance, the termite and roof inspections have been done. We have delayed the pressure washing due to construction in The Hollows.
6. If you are selling your house, be sure the President is notified of your closing date and time, so that the proper information for closing can be given to your realtor and attorney. The current owner is responsible for giving the new owner your copy of the Covenants and Restrictions.
7. June Grant has had a roofer to come and inspect our roofs and he said they should be good for around 7 to 10 years. It was agreed that we needed to remove "with the exception of the roof, roof replacement or repairs" from our By-laws on page 93. All owners will now be responsible for the maintenance, replacement and repairs to their roofs. The HOA will no longer be responsible for roof repair, replacement, or maintenance. Ben Duke made the motion and Joyce Brannon seconded. The vote was unanimous. Any damage from a natural disaster (fire, flood, wind etc.) where an insurance claim can be filed through the HOA master policy will still be handled as usual, with each homeowner paying an equal share of the \$1000.00 deductible. If any dispute should arise between the buildings owners, about replacement, the matter will be handled by the Board, and their decision will be binding to both parties. These issues will be addressed in a new amendment to the Covenants and Restrictions. Once the change has been recorded, each homeowner will receive a copy for their records.

8. Because the HOA will no longer be responsible for roof repairs or maintenance, Dee Bray suggested that the regime fee could be lowered starting November 1, 2007. to \$75. This would be a savings of \$60 a year which would be enough to pay for the termite inspection or the gutter cleaning. This motion was made by Judy Reeves and seconded by Joyce Brannon.
9. During the open discussion irrigation for each unit was discussed, but was decided to be too expensive.
10. The present officers were asked to serve another year. Ben Duke made the motion and Joyce Brannon seconded. The vote was unanimous. The officers will remain as follows:

President - Dee Reeves-Bray
Vice President - June Grant
Sec/Treasurer - Helen Bagwell

The meeting was adjourned at 7:30 p.m.

Submitted by
Helen Bagwell
Sec/Treasurer of VTA

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Timothy L. Hanney

Timothy Nanney
Greenville Register of Deeds
301 University Ridge
Suite S-2100
Greenville SC 29601



RECEIPT

Business: 864-467-7240

Receipt Number: 24013159

Paid By:

Receipt Date: 03/28/2024 11:07:54 AM

Recorded By: Print Order

Payment Type	Amount	Ck# / CC Code
Credit Card	\$10.00	
Total Payments	\$10.00	
Change	\$0.00	

Transaction Fees:

CERTIFIED DOCUMENT FEE	\$10.00
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Receipt Total	\$10.00
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Credit Convenience	\$0.00
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