

Dear Prospective Village Green Recreation Association Member:

If you live in the Willows or River Oaks section of the Village Green HOA neighborhood, you are not required by deed to be a member of the Village Green Recreation Association (VGRA). In the past, there have been many homeowners in the Willows and River Oaks section who have wished to use the pool, and membership to VGRA was allowed on a year-to-year basis to facilitate this.

In order to ensure that the VGRA covenants were followed, the 2008 VGRA Board called for mandatory membership of all non-mandatory members to VGRA. This means that membership to the Association is no longer allowed on a year-to-year basis. Instead, anyone wishing to use the VGRA pool is required to become a permanent member of the Association.

In order to make membership mandatory, the Village Green RA Board of Directors had a Supplemental Declaration created in the fall of 2008. This Supplemental Declaration deeds membership to VGRA to your property at Village Green, making you a mandatory member. If you sign this Supplemental Declaration, you cannot cancel membership at any time and if you ever sell your home, the new owners will also be mandatory members of VGRA.

Once again, we would like to remind you that as a homeowner in the Willows and River Oaks sections of the neighborhood, you are not required by deed to join VGRA. However, if you wish to use the VGRA pool, you must sign the attached Supplemental Declaration. This will make you a mandatory member of the Association.

Please note that if you proceed forward with becoming a member, you will need to pay a one-time \$400.00 initiation fee to join the pool and return a signed and notarized copy of the attached Supplemental Declaration to our office. You will also be responsible for paying your annual dues each year, due on January 1<sup>st</sup>.

**DECLARATION INSTRUCTIONS:** Please complete this Declaration in its entirety. If there is more than one owner for the property, each owner must sign this Declaration. On page 2, homeowner **MUST SIGN AND PRINT NAME**. We offer notary services at our Community Management Group office free-of-charge for Association business. Lastly, the witness signature on page 3 must be one of the two witness signatures from page 2 (owners are not allowed to be a witness on page 3).

If you have any questions about this document, please call Charmaine Singleton at (843) 795-8484 ext. 330.

Sincerely,

Village Green Recreation Association

STATE OF SOUTH CAROLINA  
COUNTY OF CHARLESTON

) SUPPLEMENTARY DECLARATION OF  
COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR VILLAGE GREEN  
SUBDIVISION AMENITIES CENTER

THIS SUPPLEMENTAL DECLARATION OF RESTRICTIONS is made as of the date set forth on the signature page hereof, by VILLAGE GREEN RECREATION ASSOCIATION, INC., a South Carolina Nonprofit Mutual Benefit Corporation, herein referred to and acting as Declarant.

WHEREAS, Declarant has executed a Declaration of Covenants, Conditions and Restrictions for VILLAGE GREEN SUBDIVISION AMENITIES CENTER (the "Original Declaration"), and the same was filed for record with the Charleston County RMC office under Book Z302 at Page 794;

WHEREAS, Declarant is the owner of real property described in Section 1 of Article II of the above referenced Declaration of Covenants, Conditions and Restrictions for Village Green Subdivision Amenities Center, which Real property is a portion of a Planned Unit Development known as Village green;

WHEREAS, Section 2 (d) of Article II of the Original Declaration grants the owner of lots located within the River Oaks and Willows Sections of Village Green the right under Article III, Section 3 to subject their lots to the above referenced and shall be covered by the covenants, conditions and restrictions set forth in the Original Declaration;

WHEREAS, Section 3 of Article III of the Original Declaration states that all owners of lots located within the Willows and River Oaks Sections of Village Green shall be entitled to become members of the Association upon the payment of an initiation fee of \$400.00 and the assessment provided for herein. If an owner of a lot within the Willows or River Oaks Sections applies for membership in the association, such owner shall be required to sign a Supplemental Declaration subjecting their property to this Declaration;

WHEREAS, \_\_\_\_\_ is a homeowner in the \_\_\_\_\_ section of THE VILLAGE GREEN SUBDIVISION. \_\_\_\_\_ desire to be a member of the VILLAGE GREEN RECREATION ASSOCIATION, INC;

WHEREAS, Owner, as a member of the "ASSOCIATION", desires to subject his or her lot into the Association and to make his or her lot subject to the restrictions, covenants, and conditions and assessments set forth in the Original Declaration of Covenants and to make his or her lot further subject to the additional covenants, conditions and restrictions set forth in this Supplemental Declaration of Restrictions.

NOW, THEREFORE, OWNER does hereby declare as follows:

- 1) I am the owner of Lot \_\_\_\_ Phase \_\_\_\_ located at \_\_\_\_\_, in the \_\_\_\_\_ section of Village Green and I hereby subject the described property into the Association, and I hereby make the property subject to the restrictions, covenants and conditions and assessments set forth in the Original Declaration. All capitalized terms used herein, which are not otherwise defined, shall have the meanings set forth for such terms in the Original Declaration.
  
- 2) As owner of Lot \_\_\_\_ Phase \_\_\_\_ located at \_\_\_\_\_, in the \_\_\_\_\_ section of Village Green, I agree that the property shall be held, transferred, sold, conveyed, used and occupied subject to the covenants, restrictions, easements, charges and liens set forth in this Supplemental Declaration of Restrictions, in addition to those contained in the Original Declaration,
  
- 3) AGREEMENT. Owners of property, who subject their property into the ASSOCIATION by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, shall be deemed to covenant and agree to accept and abide by this Supplemental Declaration or Restrictions as well as all restrictions, obligations, requirements and liabilities set forth in the Original Declarations.

This Supplemental Declaration of Restrictions shall remain in full force and effect for the term, and shall be subject to the renewal and other provisions, of the Original Declaration.

EXECUTED the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Witness

\_\_\_\_\_  
 (INSERT NAME), Owner

\_\_\_\_\_  
 Witness

\_\_\_\_\_  
 (INSERT NAME), Owner

STATE OF SOUTH CAROLINA

)  
)  
)  
)

PROBATE

COUNTY OF CHARLESTON

Personally appeared before me the undersigned witness and made oath that he/she saw the within named Owner sign, seal, and as his or her act and deed, deliver the within written Declaration of Covenants, Conditions and Restrictions for Village Green Amenities Center, and that he/she with the other witness witnessed the execution thereof.

Witness Signature: \_\_\_\_\_

SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY:

\_\_\_\_\_  
Notary Public for South Carolina

My Commission Expires:

\_\_\_\_\_

# RECORDER'S PAGE



**NOTE:** This page **MUST** remain with the original document

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858 LOWCOUNTRY BLVD.  
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Date:	January 10, 2019	
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0771	575	Misc
Michael Miller, Register Charleston County, SC		

**MAKER:**

VILLAGE GREEN ETC

**RECIPIENT:**

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**Original Book:**

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# of Pages:

# of Sats:  # of References:

Note:

Recording Fee	\$ 10.00
Extra Reference Cost	\$ -
Extra Pages	\$ 16.00
Postage	\$ -
Chattel	\$ -
<b>TOTAL</b>	<b>\$ 26.00</b>

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