

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 #:	2019000580	Return To:	SIMONS & DEAN
Receipt Number:	57839	Received From:	SIMONS & DEAN
Recorded As:	MISCELLANOUS	Parties:	
Recorded On:	January 09, 2019	Direct-	ARBOR OAK MASTER ASSOCIATION INC
Recorded At:	09:11:25 AM	Indirect-	
Recorded By:	NW		
Book/Page:	RB 11700: 245 - 246		
Total Pages:	2		

***** EXAMINED AND CHARGED AS FOLLOWS *****

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



Margaret Bailey

Margaret Bailey - Register of Deeds

Arbor Oaks Master Association, Inc.

Fine Policy

WHEREAS, the Board of Directors for Arbor Oaks Homeowner's Association (hereinafter known as The "Association"), has the power to adopt, amend, or repeal such rules or regulations that the Board of Directors deems necessary in order to efficiently and effectively manage the affairs of the Association;

WHEREAS, it has been determined and deemed appropriate by the Board of Directors of the Association that the adoption of an Enforcement Policy would be in the best interests of the Association and its members;

BE IT RESOLVED, that pursuant to the authority, granted in the Declaration of Covenants, Conditions, and Restrictions for Arbor Oaks, to the Board of Directors of the Association as referenced in **Article IV, Section 3, (c)** of the Covenants, the Board of Directors hereby adopts, approves and consents to the enforcement procedures set out herein below.

VIOLATION PROCEDURES

1st Notice – Warning/ Notice of Possible Fine

1st Notice will contain: The date that the property was inspected & found to be in violation
The specific section of the Covenants that references the violation.
Due date for correction (approximately 7 days for minor violations, 60 days for major violations) and warning that a Fine of **\$25 per week** will be assessed for every week past the due date the property is in violation.

2nd Notice – Notice of Fines

Fine Notice will contain: The date that the property was inspected & found to be in violation
The specific section of the Covenants that references the violation.
Notice will state that fines are currently accruing at the rate of **\$25 per week**. These will cease once the violation is corrected.

Any questions or concerns regarding the cited violation, please contact Steve Grimes, Community Manager for Arbor Oaks (via email at sgrimes@mycmg.com).

Examples of Minor Violations are parking, trashcans, grass, etc.

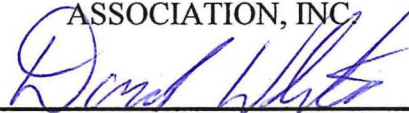
Examples of Major Violations are pressure washing, mailbox, etc.

This Resolution supersedes and replaces any Fine Policy prior to 2016.

I certify that the foregoing Fine Policy constitutes the original Fine Policy of Arbor Oaks Master Association, Inc., as duly adopted by the Board of Directors thereof, and have executed the Fine Policy this 28 day of December 2018.

FILED/RECORDED
January 9, 2019
DORCHESTER COUNTY
REGISTER OF DEEDS

ARBOR OAKS MASTER
ASSOCIATION, INC.



Printed Name: David White
Its: President

Return to:
Simons & Dean
147 Wappoo Creek Drive, Suite 604
Charleston, SC 29412