

Sophia Landing POA

P.O. Box 116
St. George, SC 29477
(843) 563-5005 ext 16
hoa2@dorchestersold.net

FINE POLICY

In accordance with the Declaration of Covenants, Conditions and Restrictions for Sophia Landing at Montague Plantation, the Board of Directors of Sophia Landing is instituting the following system of fines for violations. In order to preserve the beauty and value of the properties of all homeowners, enforcement of rules and restrictions is necessary.

Effective 02/26/2015 the following procedure will be followed.

1st Notice- Friendly Reminder

The 1st Notice will contain: The date the property was inspected and found to be in violation.
The specific section of the Covenants that references the violation.
The request for correction of the violation.

Explanation that the receipt of the 1st notice serves as the start of a "90-day probationary period" for that particular violation on that property. If the homeowner is cited for the same violation within that 90-day period, they will not receive another 1st Notice; it will be an automatic 2nd notice.

2nd Notice – Warning/Notice of possible Fine

2nd notice will contain: The date that the property was inspected and found to be in violation
The specific section of the Covenants that references the violation.

The due date for correction (at least 7 days from 2nd notice) and warning that if not corrected, a Fine of \$50 will be assessed.

****You have the right to contest this action by contacting the management company within 7 days of the date of the 2nd notice.*

3rd Notice – Notice of Fines

Final Notice will contain: The date that the property was inspected and found to still be in violation
The specific section of the Covenants that references the violation.
Notice will state that fines are currently accruing in the amount of \$50 per week. Fines will cease to accrue once the violation is corrected.

*Important: If the **unpaid** amount of Fines on an individual property reaches \$250, a Lien will be filed at the Berkeley County Register of Deeds office. You will be responsible for all additional filing costs associated with this documentation.*

Note: Parking violations will be fined on a per occurrence basis and the fines schedule will be as follows:

1st Notice- Friendly Reminder

1st notice will begin the 90-day probation period and will state that the next violation will incur a \$50 fine.

2nd Notice- Notice of fine and increase of fine.

2nd notice will impose a \$50 fine and will state that the next violation will increase the fine to \$100.

3rd Notice- Notice of fine, increase of fine, and lien.

3rd notice will impose an additional \$100 fine, will state that the next violation will increase the fine to \$250, and that a Lien will be filed at the Berkeley County Register of Deeds office unless paid within 10 working days. You will be responsible for all additional filing costs associated with this documentation.

4th Notice- Notice of fine and lien.

4th notice will impose an additional \$250 fine and notice that a lien has been filed. Each additional violation within the 90 probational period will incur an additional \$250 fine.

**The 90-day probational period is reset with each violation. The probational period only end when the property has been free of violation for 90 consecutive days.*

We appreciate the fact that most of you comply with the restrictions; however, enforcement is necessary to protect your investment. Should you have questions or concerns please contact us at the number listed above.