

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

RB BK 15963
Pg 83

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Instrument #: 2025013160

Receipt Number: 208776

Return To: SIMONS & DEAN

Recorded As: MISCELLANEOUS

Recorded On: June 27, 2025

Recorded At: 12:17:17 PM

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Recorded By: LP

Parties:

Book/Page: RB 15963: 83 - 85

Direct- GLEN AT SUMMERSERT HOMEOWNERS

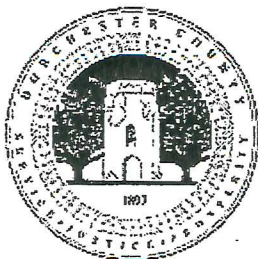
Total Pages: 3

Indirect- GLEN AT SUMMERSET HOMEOWNERS

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$25.00

Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

**ACTION OF THE BOARD OF DIRECTORS OF
THE GLEN AT SUMMERSET HOMEOWNER'S ASSOCIATION**

WHEREAS, the Board of Directors for The Glen at Summerset Homeowner's Association (hereinafter known as The "Association"), pursuant to Section IV, # 11 (a) of the By-Laws for The Glen at Summerset Homeowner's Association, has the power to adopt rules and regulations governing the use of the Common Areas and facilities, and the personal conduct of the Members and their guests thereon, and establish penalties for the infraction thereof, 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 and Bylaws for The Glen at Summerset Homeowner's Association, to the Board of Directors of the Association as referenced hereinabove, the Board of Directors hereby adopts, approves and consents to the enforcement procedures set out hereinbelow.

VIOLATION PROCEDURES

1st Notice - Friendly Reminder

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

(Explanation that receipt of the 1st Notice serves as the start of a 90 day probationary period for that violation on that property. If the homeowner is cited for the same violation within the probationary 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 & found to be in violation, the specific section of the governing documents that references the violation, and the due date for correction (approximately 7 days from 2nd Notice date) and warning that a fine of \$50 per week will be assessed for the first two (2) weeks that the property is in violation of the governing documents.


3rd Notice – Notice of Fines

Final Notice will contain: The date that the property was inspected & found to be in violation, the specific section of the governing documents that references the violation, and notice which states that a fine of \$100 per week will be assessed for each week that the property is in violation of the governing documents. These will cease once the violation is corrected. *(see schedule below)*

The purpose of this Enforcement Policy is to provide the Association with a reasonable means to enforce the governing documents for the Association while at the same time affording basic due process rights to those accused of such violations. The Association specifically reserves the right to waive any fines as it deems appropriate and in the best interest of the Association, if compliance is achieved. It is also agreed that once the amount of Fines on an individual property reaches \$500, a Lien will be filed at the Dorchester County Register of Deeds office. The Board of Directors hereby reserves the right, in its sole discretion, to deviate from the terms of this policy and to levy larger fines when it determines that egregious circumstances exist. This Resolution supersedes and replaces any Fine Policy prior to 2006.

IN WITNESS WHEREOF, the undersigned Directors of the Association, by affixing their respective signatures below, hereby adopt and approve the aforesaid Resolution.

The Glen at Summerset Homeowners Association


President

Date: 5.29.25


Vice-President

Date: 5/29/25

1st week of fines \$50

2nd week of fines \$50

3rd week increases to \$100 per week

And every week thereafter is \$100