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E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Manning

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SUMMERFIELD OWNERS ASSOCIATION, INC.

RECORDING OF DOCUMENTS PURSUANT TO THE SOUTH CAROLINA HOMEOWNERS ASSOCIATION ACT (S.C. CODE ANN. §§ 27-30-110 TO -170):

1. Violations and Schedule of Fines & Appeal Procedure

CROSS REFERENCE: *Declaration of Covenants, Conditions and Restrictions Summerfield, recorded in Deed Book 1953, Page 1992.*

WHEREAS, the South Carolina Homeowners Association Act (S.C. Code Ann. §§ 27-30-110 to -170) requires Homeowners Associations to record Governing Documents, Rules, Regulations, and amendments thereto; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions Summerfield was recorded on May 25, 2001 in the Office of the Register of Deeds for Greenville County in Deed Book 1953 at Page 1992 (as amended and supplemented, the "**Declaration**"); and

WHEREAS, pursuant to the Declaration, Summerfield Owners Association, Inc. is the Homeowners Association for Summerfield; and

NOW THEREFORE, Summerfield Owners Association, Inc. does hereby record the following pursuant to the South Carolina Homeowners Association Act:

1. Violations and Schedule of Fines & Appeal Procedure – attached as **Exhibit A**.

IN WITNESS WHEREOF, Summerfield Owners Association, Inc. has by its duly authorized officer set its hand and seal this 22 day of September, 2020.

(Signature page to follow.)

SIGNED SEALED AND DELIVERED
in the presence of:

SUMMERFIELD OWNERS ASSOCIATION, INC.

[Signature]
(witness #1)

By: [Signature] (L.S.)

[Signature]
(witness #2)

Print Name: Kelly L. Caris

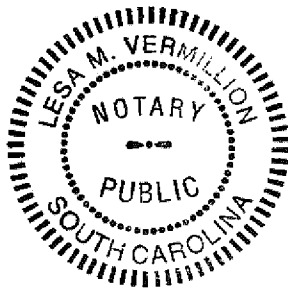
Its: President

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

I, Lesa Vermillion, Notary Public for the State of South Carolina, do hereby certify that Summerfield Owners Association, Inc., by Kelly Caris, its President, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 22 day of September, 2020.



[Signature]
Notary Public for South Carolina
My Commission Expires March 31, 2021

EXHIBIT A

Summerfield Owners Association, Inc. Violations and Schedule of Fines & Appeal Procedure Effective Date: 1 September 2020

As permitted under the Declaration of Protective Covenants, Conditions and Restrictions of the Summerfield Subdivision, the Board of Directors has the responsibility to administrate the affairs of the Association and the right and power to institute and enforce rules and regulations concerning the operation of the Association and may impose fines to restrain violation(s) to achieve compliance. Fines may be levied upon observance of violation and may continue until corrected. Categories herein listed are for reference only.

Payment of fine amount does not grant a variance for the violation. All violations must be corrected to come into compliance.

Note: If you have received a letter under our previous policy, it will serve as your initial letter.

VIOLATIONS AND ASSOCIATED FINES

Process

- If a violation occurs, then a notification of the violation, a description of the violation, and the corrective measures to follow will be sent to the homeowner (and renter, if applicable) by USPS letter or email. Violations fall into two categories:
 - 10-day
 - 30-day
- The homeowner can request an extension in writing or via email sent to Property Management
- After the required number of days has passed, and if the violation has been rectified, then no fine will be assessed
- After the required number of days has passed (depending on violation type), and if the violation has not been rectified and no communication has been received by the homeowner, then the homeowner's account will be assessed a \$100 fine. The homeowner (and renter, if applicable) will be notified of the fine by USPS letter or email (if available).
- After the required number of days has passed (depending on violation type), and if the violation has not been rectified, but communication has been received from the homeowner, the Board of Directors may decide to waive the fine and grant an extension. If this occurs, this will be noted as a comment on the violation.
- 30-day violations will be assessed and the corresponding homeowner's account will be fined every 30 days. Each subsequent violation carries a \$100 fine. The homeowner (and renter, if applicable) will be notified of the fine with a letter sent by USPS certified mail and email (if available).
- 10-day violations will be assessed and the corresponding homeowner's account will be fined every 10 days. Each subsequent violation carries a \$100 fine. The homeowner (and renter, if applicable) will be notified of the fine with a letter sent by USPS certified mail and email (if available).
- If a violation is rectified, but occurs again within the calendar year, then this will be considered a subsequent violation and carry a \$100 fine which will be assessed to the homeowner's account. The homeowner (and renter, if applicable) will be notified of the fine with a letter sent by USPS certified mail and email (if available).
- If a violation cannot be rectified within the time specified, a written or emailed request explaining the reason for an extension must be submitted to Property Management and approved by the Board of Directors. No verbal extension or allowances will be given.

Summerfield Owners Association, Inc.
Violations and Schedule of Fines & Appeal Procedure
Effective Date: 1 September 2020

Violation Types

- 10-Day (*Max amount per year per residence \$3,500*)
 - Exterior maintenance
 - Lawn maintenance, weed control, and landscaping
 - Trailers, commercial vehicles, and recreational vehicles
 - Miscellaneous items on property
 - Signage
 - Mailbox
 - Disrepair car
 - Pets
 - Parking in grass
 - Clotheslines
 - Unlawful use of common areas
 - Pet noise annoyance
 - Offensive activities
 - Unleashed pet
 - Vehicle repair

- 30-Day (*Max amount per year per residence \$1,200*)
 - Architectural
 - Restoration or repair of residence (including portions), fence, or lawn
 - Residential use
 - Garage use
 - Easement(s)

Summerfield Owners Association, Inc.
Violations and Schedule of Fines & Appeal Procedure
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APPEALS

Procedure

- You have the right to appeal the violation(s) and/or the fine(s) imposed in writing or via email sent to Property Management. You also have the right to request a meeting with the Board of Directors.
- Appeals must be mailed within ten (10) business days of the violation(s) and/or fine(s) notification date. If no appeal is received in this time, then the fine(s) for the violation(s) will indicate that you accept the violation(s) and/or fine(s) assessed.
- Once an appeal has been submitted a copy will be forwarded to the Board of Directors by Property Management
- The Board of Directors will meet within two (2) weeks of the receipt of the appeal to vote on the appeal and to determine if a meeting is needed with the homeowner to further discuss
- The Board of Directors will notify Property Management of its decision in writing via email within three (3) business days of the appeals decision
- Property Management will then notify the homeowner of the decision by USPS letter or email (if available)
- The Board of Directors has the right to waive or modify any fine

ONLINE RETURN DIRECTIONS

Go to www.goldsmithcams.com

Click Login & sign into your owner portal

Click Submit a Request & choose General Question

Provide description and select file to attach then submit

EMAIL RETURN DIRECTIONS

Email to lvermillion@goldsmithcams.com

MAIL RETURN DIRECTIONS

Summerfield Owners Association, Inc.

P.O. Box 1827

Greenville, SC 29602