

The Villages of St. John's Woods
Property Owners Association
Policy Resolution
Garbage Disposal | Container Storage

WHEREAS, the Association Bylaws grants the general power to conduct the business and affairs of the Association including the interpretation and enforcement of the governing documents and the development and approval of rules to the Board of Directors, whose members shall be members of the Association;

AND, WHEREAS, there is a need to clarify Article VI, Section 12 of the Declaration of Restrictions and Protective Covenants.

NOW, THEREFORE, BE IT RESOLVED THAT in order to protect and assure an attractive community, the Board of Directors establishes a policy as follows:

Each owner shall store their garbage disposal container so that it shall be visually screened from view from the road and adjacent properties. The road shall mean any primary roadway that meets the front of any home and shall not include the roadway that serves the "back door" on Stringfellow Lane. All containers on Stringfellow Lane shall be pulled back off the curb and stored in a neat and tidy manner at all times.

Enforcement Procedures

Written Notice of Violation. The Board or Managing Agent shall notify the owner in writing of said violation. The notice will allow five (5) days to cure the violation. The Member shall be entitled, upon request, to a hearing before the Board of Directors to contest the violation and/or fine. The minutes of the hearing shall contain a written statement of the results of the hearing and the fine, if any, that is imposed. The Association is not required to provide such notice and opportunity to be heard for recurring or continuing violations unless no fewer than three (3) months have passed from the time of the previous violation.

Lien Against Member: Any such fine shall constitute a personal obligation of the Member, as well as a lien upon the property, which lien may be foreclosed in the same manner as a lien for unpaid community association assessments pursuant to the South Carolina Code of Laws.

Recorded in the Book of Minutes on September 30, 2008.