

The Villages of St. John's Woods
Property Owners Association
Policy Resolution
Vehicles

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 9 of the Declaration of Restrictions and Protective Covenants;

AND, WHEREAS, there is a need to adopt a rule prohibiting commercial vehicles from parking within the community;

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

Restrictions on Types of Vehicles. No campers, trucks, recreational vehicles including but not limited to ATV's, personal watercraft and jetskis, boats, motorbikes, motorcycles or tractors may be parked or kept within the properties unless parked within an enclosed garage or within area(s) designated for such use by the Association and subject to the rules of the Association.

The term "truck" as used herein is intended to refer to those vehicles of various sizes and designs for transporting goods, moving heavy articles, or hauling quantities of cargo and which are used in a trade or business in which the truck is used because of its commercial capabilities and not merely as a means of transportation and/or which display identification on the exterior of the vehicle to a commercial enterprise.

This Resolution is not intended to include vehicles driven and maintained primarily as a means of transportation, such as dual purpose vehicles like station wagons, jeeps, "SUV" vehicles, and sport trucks and other pick-up type trucks that do not have exposed signage or logo **other than discreet identification approved by the board** and do not have exposed equipment or supplies. Such vehicles are subject to any rules and regulations that may be adopted by the BOD from time to time.

Any such owner that has a vehicle not in compliance shall be allowed thirty (30) days from the date of this Resolution to comply with the approved standard.

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 July 29, 2008