

**The Villages of St. John's Woods**  
**Property Owners Association**  
**Policy Resolution**  
**Fine Schedule**

**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 XII, Section 3 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:

If a property owner violates the terms and conditions of these covenants and restrictions, the Association or its agent, may give notice of the violation requiring the property owner to comply with the Covenants and Restrictions within the specified amount of time. If said property does not comply with the Association's directions and instructions, the Association may fine the property owner in accordance with the schedule of fines established by the Association which is available to each property owner.

**Enforcement Procedures**

| Lot Changes                         |   |
|-------------------------------------|---|
| 1 <sup>st</sup> Notice of Violation | Warning Notice  |
| 2 <sup>nd</sup> Notice of Violation | \$250 if not remedied within 14 days                  |
| 3 <sup>rd</sup> Notice of Violation | \$500 if violation continues unremedied after 30 days |
| Continuing Violations               | \$500 monthly until violation is remedied             |
|                                     |   |

Note: subject to fine if change is made prior to filing request for approval; large fines will be mailed RRR

| Parking Violations – Autos, RVs, Boats, Trailers, Commercial Vehicles |   |
|---|---|
| 1 <sup>st</sup> Notice of Violation                                   | Warning Notice – 48 hours to comply   |
| 2 <sup>nd</sup> Notice of Violation                                   | \$25 if not remedied within 48 hours  |
| Continuing Violations   | \$25 per occurrence within the calendar year if unremedied                  |
| Recurring Violations  | \$50 per occurrence for all violations that recur within that calendar year |
|   |   |

| Lot Maintenance Violations          |  |
|-------------------------------------|--|
| 1 <sup>st</sup> Notice of Violation | Warning Notice                                 |
| 2 <sup>nd</sup> Notice of Violation | \$25 if not remedied within 14 days            |
| 3 <sup>rd</sup> Notice of Violation | \$50 if violation is unremedied after 14 days  |
| Continuing Violations               | \$50 every 14 days until violation is remedied |
|                                     |  |

Note: The homeowner will be charged the \$50 fine after 14 days plus the cost of mowing if they fail to remedy.

| Fine for Unauthorized Animals       |   |
|-------------------------------------|---|
| 1 <sup>st</sup> Notice of Violation | Warning Notice                                  |
| 2 <sup>nd</sup> Notice of Violation | \$25 if not remedied within 14 days             |
| 3 <sup>rd</sup> Notice of Violation | \$50 if violation is not remedied after 30 days |
| Continuing Violations               | \$50 monthly until violation is remedied        |
|                                     |   |

**Written Notice of Violation.** The Board or Managing Agent shall notify the owner in writing of said 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 April 27, 2017.