

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2022047068	Return To:	SIMONS & DEAN
Receipt Number:	279462		147 WAPPOO CREEK DRIVE SUITE 604
Recorded As:	RESTRICTIVE COVENANTS		CHARLESTON, SC, 29412
Recorded On:	December 21, 2022	Received From:	SIMONS & DEAN
Recorded At:	10:24:24 AM	Parties:	Direct- SANCTUARY COVE HOMEOWNERS
Recorded By:	WK03		Indirect- SANCTUARY COVE
Book/Page:	RB 4444: 250 - 253		
Total Pages:	4		

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$25.00
Tax Charge: \$0.00



Cynthia B. Forte
Cynthia B Forte - Register of Deeds

**Resolution of the Sanctuary Cove Homeowners' Association Board of Directors
#01-2022 Violation Enforcement**

Recitals:

Whereas the Sanctuary Cove Homeowners' Association (HOA) Board of Directors (hereafter, the "Board") has the authority to adopt, publish, and enforce rules and regulations as provided in the Declaration of Covenants, Conditions and Restrictions (CCRs), and

Whereas any Homeowner who purchases a property within the Sanctuary Cove development is bound by and subject to the community's CCRs, Rules and Regulations (R&R) and Architectural Review Board (ARB) Guidelines that provide the objectives, scope and application of covenants, conditions, and restrictions, designed to maintain the aesthetic appearance, safety, and environmental quality of the community, and

Whereas the Board desires to establish, implement, and adhere enforce to a Violation Enforcement policy,

Whereas the Violation Enforcement policy may provide for imposition of fines or penalties for violations thereof, or for the violation of any of the CCRs contained in this the Declaration, and

Now therefore:

Resolution:

Sanctuary Cove's Board of Directors is hereby granted specific powers and authority to enforce said CCRs and R&Rs in accordance with the following provisions and guidelines:

Upon the Board's direction, Sanctuary Cove's Community Manager, IMC Charleston, will send the Homeowner a Courtesy Notice via email and hard copy letter to the Homeowner's addresses on record to bring attention to a violation of a CCR, R&R or the HOA's ARB Guidelines. Courtesy Notices prescribe a time period during which corrective action must be taken, but ~~de~~ will not have a fine applied, nor must IMC be informed of corrective actions taken by the Homeowner. The absence of a fine or requirement to inform IMC of action taken does not relieve the Homeowner of responsibility to comply with CCRs, R&Rs or ARB Guidelines. A Homeowner's failure to cure a violation may result in the issuance of a Violation Notice at a future date.

Upon the Board's direction, IMC Charleston will send a Violation Notice by email and hard copy to the Homeowner's addresses on record. Violation Notices bring to the Homeowner's attention a CCR, R&R or ARB Guidelines violation. Homeowners who receive a Violation Notice will have a Cure Period of seven (7) consecutive calendar days from the date of the Violation Notice to cure the violation and notify IMC Charleston that the cure has been completed. Taking action to cure a violation and/or notify IMC Charleston of the completed cure is the sole responsibility of the Homeowner.

Violations by a tenant or guest shall be treated as a violation by the Homeowner. The Homeowner shall receive the violation notice which shall outline any violation which may have been committed by their renter or a guest.

**Resolution of the Sanctuary Cove Homeowners' Association Board of Directors
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The following fine schedule will be applied when a Homeowner fails to cure a violation and/or notify IMC Charleston of the completed cure within the seven-calendar day Cure Period:

- Fines start on the first day (Day 8) after the seven day Cure Period.
- Fines for Days 8 through 31 will be charged at \$25.00 per calendar day.
- Fine for Days 32 through 59 will be charged at \$50 per calendar day.
- Fines for Days 60 until the violation is cured will be charged at \$100 per day.

Fines are cumulative, thus a delay in curing a violation until 10 calendar days after the seven day Cure Period will result in a fine as follows:

Sample Fine Schedule When a Violation is Cured Ten Days After the Cure Period Ends												
1 to 7	8	9	10	11	12	13	14	15	16	17	18	19
Cure Period	Fine Schedule Applied	Fine Schedule Applied	Fine Schedule Applied	Fine Schedule Applied	Fine Schedule Applied	Fine Schedule Applied	Fine Schedule Applied	Fine Schedule Applied	Fine Schedule Applied	Fine Schedule Applied	Violation Cured and IMC Notified	Total Fine
\$ -	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$ -	\$250

Neither the Board nor IMC Charleston are responsible for sending reminders that violations have not been cured or for notifying a Homeowner that the fine schedule has been initiated.

Homeowners issued a Courtesy or Violation Notice have the right to request a hearing at the next regularly scheduled Board meeting unless other hearing arrangements are approved by the Board. Hearings must be requested by email via info@imcchs.com and must include a copy of the Violation Notice, the Homeowner's name and address, and a day and evening time phone number at which the Homeowner may be reached. Names of rental tenants or guests should not be included in the hearing request, nor should they attend the hearing.

Hearings will be held before the Board during an executive session. Homeowner(s) will be afforded an opportunity to be heard. Minutes of the hearing will contain a written statement of results and any sanction or fines to be imposed. Prior to the effectiveness of any sanction or fine, proof of proper notice will be placed in the meeting minutes along with a statement, date, and means of delivery to the Homeowner. The notice requirement will be deemed satisfied if the Homeowner or a representative is present at the hearing. Until a Board decision on a hearing is rendered, the fine schedule will be suspended. Once the Board's decision is rendered, recorded in the hearing minutes, and delivered to the Homeowner, the fine suspension will be terminated, and fine schedule resumed. In the event that a Homeowner entitled to a hearing fails to appear, the Homeowner will be presumed to have acknowledged the violation and will be subject to all subsequent fines and penalties.

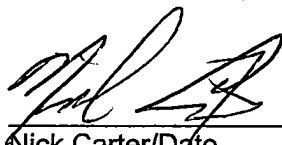
At their sole expense, Homeowners may be required to remove any exterior improvement, to include but not limited to, fences installed without required county permits and/or ARB approval.

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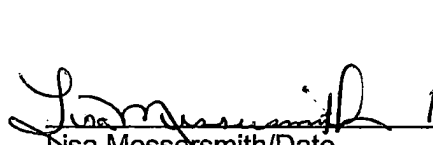
Homeowners who start a project that requires but has not received ARB approval to proceed will be issued a Cease and Desist Letter and fine in the amount of \$1,000.00 which must be paid in full before ARB approval will be granted and the project may be restarted.

Homeowners shall be notified of this Resolution, and it shall then be effective as of the date of recording with the Berkeley County Recorder's Office.

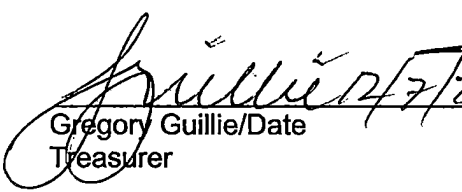
IN WITNESS WHEREOF, the undersigned Board of Directors for Year 2022 have executed this Resolution the 7th day of DECEMBER 2022.



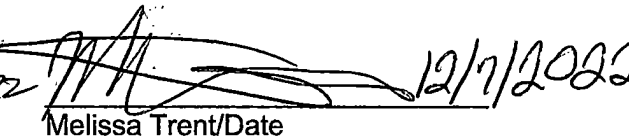
Nick Carter/Date
President



Lisa Messersmith/Date
Vice President



Gregory Guillie/Date
Treasurer



Melissa Trent/Date
Secretary