

Deodar Plantation Homeowners Association

Schedule of Fines

Whereas, The Declaration of Covenants, Conditions and Restrictions of Association, recorded in the Office of the Register of Mesne Conveyances of Aiken County, South Carolina in Plat Book 46 pages 153-154, VOL 1177 Page 310 on February 25, 2003, grants the Board of Directors the power to conduct Association business and Article IX, Section 5 grants the Board power to impose sanctions, including reasonable monetary fines, suspension of an Owner's right to vote in the Association, and loss of use and enjoyment of any property owned or maintained by the Association.

LET IT BE RESOLVED THAT the following Schedule of Fines will be followed:

1. That the Board of Directors is authorized to enforce timely assessment payments from owners, compliance with the governing documents and other policies enacted in accordance with the governing documents by assessing monetary penalties against homeowners for themselves, their guests, family and renters who are in violation.
  
2. Fines for specific offenses are:

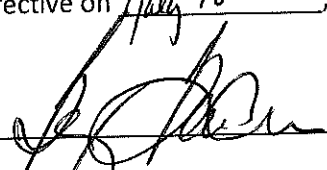
<b>Schedule of Fines</b>		
	<b>Initial Fine</b>	<b>Monthly Fine</b>
Animal/ Pet Violation examples <ul style="list-style-type: none"> <li>• Failure to comply with Aiken County leash laws</li> <li>• Failure to clean up and appropriately dispose of animal waste in the neighborhood</li> </ul>	\$25.00 Per Occurrence	\$50.00 after 31 Days
Architectural Violation examples <ul style="list-style-type: none"> <li>• Failure to obtain approval for architectural changes such as                             <ul style="list-style-type: none"> <li>○ Home or trim color</li> <li>○ Roof modification</li> <li>○ Mailbox Change</li> <li>○ Fence modification</li> <li>○ Signs on property</li> <li>○ Structural modification</li> </ul> </li> <li>• Failure to obtain prior approval may also result in reversing the modification or halting construction until approval is obtained</li> </ul>	\$25.00 Per Occurrence	\$50.00 after 31 Days
Parking Violation examples <ul style="list-style-type: none"> <li>• Parking on sidewalk</li> <li>• Parking on grass</li> <li>• Visible parking recreational</li> </ul>	\$25.00 Per Occurrence	\$50.00 After 31 Days

and commercial vehicles on property		
Property Maintenance Violation examples <ul style="list-style-type: none"> <li>• Failure to maintain a clean home exterior</li> <li>• Failure to maintain trash receptacles out of sight</li> <li>• Failure to properly maintain mailbox</li> <li>• Failure to maintain landscaping by trimming plantings, removing weeds</li> </ul>	\$25.00 Per Occurrence	\$50.00 After 31 Days

3. All unpaid fines are subject to the Collection Policy.
4. All fines for violations may not be noted above; please refer to Deodar’s Community Standard.
5. Notice and Response: The Board or its delegate shall serve the alleged violator with a written notice describing:
  - The nature of the alleged violation
  - The sanction to be imposed
  - The appeal process
6. Appeal Process: An Owner who believes that no violation has been committed may submit a written explanation to the Board of Directors through the Property Manager by certified mail within 10 days of receiving notice of sanction. A hearing will be held by the Board within 10 days of receipt of the certified letter. The decision of the Board is final.

BE IT FURTHER RESOLVED that a copy of this resolution shall be added to the Governing Documents on the Associations web site.

This resolution was adopted by the Board of Directors on July 18, 2018 and shall be effective on July 18, 2018.

  
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 President, Board of Directors