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CHEROKEE HILLS ASSOCIATION INC
101 PARTRIDGE ROAD
GREENWOOD, SC 29649

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**RESOLUTION 2019-20
OF THE BOARD OF DIRECTORS
CHEROKEE HILLS ASSOCIATION, INC.**

**A RESOLUTION ADOPTING RULES AND REGULATIONS ALONG WITH
VIOLATIONS AND SCHEDULE OF FINES & AN APPEAL PROCESS**

WHEREAS, the Board of Directors of the Cherokee Hills Association, Inc. is empowered to have general control of the affairs, funds and property of the corporation and shall determine policy and establish guidelines for the effective conduct pursuant to Article 5 of the By-Laws...

WHEREAS, the Board of Directors of the Cherokee Hills is empowered to establish reasonable monetary fines in order to enforce the Declaration, By-Laws, Architectural Guidelines and Rules and Regulations for any infractions as permitted under paragraph 19 of the Amendment to the Declaration of Covenants and Restrictions filed and recorded 8/16/2019 for the Cherokee Hills Association, Inc... *Book 1612 page 1955*

WHEREAS, there is a need to adopt specific Rules and Regulations along with violations and schedule of fines along with an appeal process...

WHEREAS, it is the intent that this policy shall be applicable to current and future Board of Directors, and this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors.

NOW THEREFORE, BE IT RESOLVED THAT The Cherokee Hills Property Owners Association, Inc. Board of Directors has adopted the following policy:

**CHEROKEE HILLS PROPERTY OWNERS ASSOCIATION
VIOLATIONS AND SCHEDULE OF FINES AND PROCEDURES**

As permitted under paragraph 19 of the 8/16/2019 Amendment to the Declaration of Covenants, Restrictive and Conditions of the Cherokee Hills Association, the Association has the right and obligation to set rules and regulations, and may impose fines to achieve compliance. Fines may be levied upon observation of violation and may continue until corrected. Categories herein listed are for reference only. Violations and fines may apply to other situations according to the Covenants and Restrictions.

Payment of fine amount does not grant a variance for the violation. All violations must be corrected in order to come into compliance. If there is a subsequent violation of the same rule, the fine amount will double with each subsequent violation.

VIOLATIONS ASSOCIATED WITH DAILY FINES

The following fines apply to improper storage of vehicles, etc., signage and/or equipment:

Procedures:

1. Violation - Courtesy letter mailed stating the violation, action required and twenty one (21) days to cure.
2. After fourteen (14) days - Certified letter mailed with fine amount and notice sent to the Board for further action as stated in the Covenants.

Fines:

- Property used for storage including but not limited to: RV's, commercial vehicles, trailers, ATV's, etc. for more than 48 hours.....\$25/day
- Storage of boats, jet skis, etc. in driveway or public view for more than 48 hours . \$25/day
- No vehicles can be parked on grass, unpaved ground or on the street for more than 48 hours\$25/day
- Holiday decorations left up after the holiday is over (for longer than 21 days following a holiday).....\$25/day
- Trash (including refuse, lawn bags, tree/grass clippings, etc.) placed on adjoining property or on common property of Cherokee Hills\$25/day
- Clothes lines should not be erected if visible from the street, adjoining properties or the common area.....\$25/day
- No yard tools or equipment should be in the front or side yards for more than 48 hours.....\$25/day

VIOLATIONS ASSOCIATED WITH MONTHLY FINES

The following fines are levied for lack of upkeep, indifference to rules and deteriorated property is not keeping with the Covenants and Restrictions of Cherokee Hills.

Procedures:

1. Violation - Courtesy letter mailed to property owner stating violation, action required and given twenty one (21) days to cure.
2. After fourteen (14) days - Certified letter mailed with amount of fine imposed and notice sent to the Board of Directors for further action as stated in the Covenants.

Fines:

- Major home repairs (including wood rot, exterior paint needed, roof replacement needed, broken windows, damaged front door, etc.).....\$100/month
- Other home repairs (including, but not limited to: fence and gate repairs, gutters, damaged garage doors, mildew, etc.).....\$100/month
- Landscaping maintenance (including, but not limited to: proper mowing, edging, weeding, trimming of shrubs, etc.).....\$100/month
- Only decorative pots and planters in front or side yards and removal of broken pots and/or dead shrubs within pots.....\$100/month

- Mailbox deterioration.....\$100/month
- The owner of the property can only hold 4 yard sales per year, per county regulations and only sell personal items of the property owner.....\$100/month
- Owners must maintain road easements on entire length of their property.....\$100/month
- Changes to the exterior house colors must be approved by the board.....\$100/month
- Vacant lots must be maintained (removal of limbs, rubbish, mowing, etc.).....\$100/month

Note: If property owner has the same violation occur a second or more time, the fines will double.

APPEALS PROCEDURE

1. Once an appeal is submitted in writing, a copy will be forwarded to the Board of Directors, and a meeting will be scheduled within two (2) weeks of the receipt of the appeal by the Board to discuss and vote on the appeal.
 - a. Board Members
 - b. Property Owner
 - c. The Property Management Consultant
2. After the Appeals meeting, the Board will meet to discuss the request/appeal and reach a decision. The property owner the property management consultant
3. will be verbally notified of the Board's decision within three (3) business days after the Appeals meeting.
4. The Board of Directors will then notify the property owner in writing by certified mail of the Board's decision on the appeal.

THEREFORE; BE IT RESOLVED Resolution 2019-01 was ADOPTED this December 2019 by Cherokee Hills Association's Board of Directors.

President's and Secretary's Certification: the undersigned, respectively being the President and Secretary of Cherokee Hills Association, Inc. a South Carolina nonprofit corporation, certify that the foregoing Resolution 2019-01 was approved and adopted by the Board of Directors of the Association, at a duly called and held a meeting of the Board of Directors of the Association on December 10th, 2019, and in witness thereof, the undersigned have subscribed their names.

Cherokee Hills Association, Inc. a South Carolina nonprofit corporation,

By: Mark A. Moore
Mark Moore, President

By: Amanda Lloyd
Amanda Lloyd, Secretary

Acknowledged and agreed to this 12th day of December, 2019

By: Wilson Bruce
Wilson Bruce, Manager - Town & Country