

The Villages of St. John's Woods
Property Owners Association
Policy Resolution
For Sale/For Rent Signs

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 10 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:

Each owner shall use the approved standard adopted by the Architectural Review Board for all signs advertising any lot (unimproved or improved) for sale or rent. No other signs, temporary or permanent shall be allowed to remain on any lot.

Any such owner that has a home currently for sale and is displaying a non-standard sign shall be allowed sixty (60) 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 unit 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 March 25, 2008

FOR SALE/FOR RENT
Signs should be ordered through Brooks Sign Center
287 Huger Street in Downtown Charleston.
843-723-6648 | www.brookssigns.com