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STATE OF SOUTH CAROLINA)
) THE VILLAGES OF ST. JOHN'S WOODS POA
) POLICY RESOLUTION
 COUNTY OF CHARLESTON)
) PARKING AND VEHICLES
 _____)

WHEREAS, Declaration of Restrictions and Protective Covenants dated January 11, 2002 were established by The Pearlstine Real Estate Investment Co., LLC for The Villages of St. John's Woods, for all of the land shown on the map recorded in Plat Book EF, Page 267-269, records of Charleston County, South Carolina; and

WHEREAS, By-Laws of the Villages of St. John's Woods Property Owners Association, Inc. ("the Association") were recorded in the Office of Charleston County RMC in Book R477 at Page 082; and

WHEREAS, Article I, Section 1.3.4. of the By-Laws grants the Association authority to "Adopt, distribute, and enforce regulations for the common good, including, but not limited to, regulations pertaining to (iii) use of Common Properties...; and

WHEREAS, the Association wishes to clarify Article VII, Sections 9, 16 and 17 of the Declaration of Restrictions and Protective Covenants.

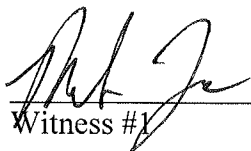
WHEREFORE, the following terms, policies, rules and regulations have been adopted by the Association and recorded as follows:

Exhibit 1 – The Villages of St. John's Woods POA – Policy Resolution (Parking and Vehicles).


IN WITNESS WHEREOF, The Villages of St. John's Woods POA, by and through its duly authorized attorney, has hereunto set his Hand and Seal, this the 15th day of April, 2019.

WITNESSES:

The Villages of St. John's Woods POA



 Witness #1

By: 
 Print Name: Douglas W. MacKelcan
 Its Attorney

4/15/19
 Date



 Witness #2 (Notary Public)

Address: 40 Calhoun Street, Ste.400
 Charleston, SC 29401
 Ph: (843) 727-0307
 Fax: (843) 727-2995

*The Villages of St. John's Woods POA
Policy Resolution – Parking and Vehicles*

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONALLY appeared the undersigned witness who, on oath, says she saw the within named Douglas W. MacKelcan, Esq., Attorney for The Villages of St. John's Woods POA ("the Association"), on behalf of and being duly authorized by the Association, sign, seal and as his act and deed, The Villages of St. John's Woods POA Policy Resolution (Parking and Vehicles) Vehicles, and that she with the other witness above subscribed, witnessed the execution thereof.

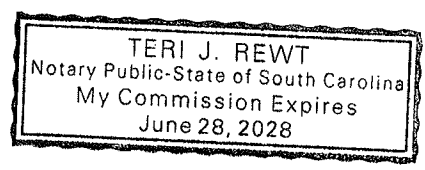
[Signature]

Witness #1

SWORN TO and subscribed before me,
this 15th day of April, 2019
Teri J. Rewt

Notary Public for the State of South Carolina
My Commission Expires: June 28, 2028

(SEAL)



The Villages of St. John's Woods

POA

POLICY RESOLUTION Parking and Vehicles

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 VII, Sections 9, 16 and 17 of the Declaration of Restrictions and Protective Covenants;

AND, WHEREAS, there is a need to adopt a rule prohibiting all vehicles from parking on any street within the community between the hours of 12 Midnight to 6AM.

AND, WHEREAS, there is a need to adopt a rule prohibiting recreational and commercial vehicles, boats and trailers from parking or being stored outside of a garage.

NOW, THEREFORE, BE IT RESOLVED THAT in order to protect and assure an attractive community, the Board of Directors establishes a policy as follows:

Restrictions on Parking. Each resident is permitted to park no more vehicles than can be accommodated by their garage and driveway. No parking will be allowed on any portion of the lot other than the driveway or garage, i.e. lawns. Parking on common area other than designated parking spots at any time is prohibited.

All vehicles parked in a driveway must be operable, licensed, and in good repair. No inoperative vehicle or vehicle in a state of noticeable disrepair shall be kept or stored on any lot, driveway or common area outside of a garage. Repair work to any type of vehicle is prohibited on any lot, driveway or common area.

On-street parking between the hours of 12 Midnight and 6AM of any vehicle is prohibited for all residents and their guests. On-street parking during the day time should be limited, and parking in front of or adjacent to any driveway or mailbox, that would limit or restrict access to a resident's property, is prohibited. Under no circumstances shall a vehicle be parked beyond the homeowner's property or blocking ingress/egress of a neighbor's property nor blocking receptacles for trash and recycle days.

If a special or extenuating circumstance arises that would require the use of on-street parking over the time allowed, the owner must get prior written permission from the Board of Directors.

Restrictions on Types of Vehicles. No campers, trucks, recreational vehicles including but not limited to ATV's, personal watercraft, boats, motorbikes, motorcycles, trailers or tractors may be parked or kept within the properties unless parked wholly within an enclosed garage or within area(s) designated for such use by the Association and subject to the rules of the Association.

The term "truck" as used herein is intended to refer to those vehicles of various sizes and designs for transporting goods, moving heavy articles, or hauling quantities of cargo and which are used in a trade or business in which the truck is used because of its commercial capabilities and not merely as a means of transportation and/or which display identification on the exterior of the vehicle to a commercial enterprise.



Only golf carts which conform to SC DMV Licensing and Operation rules are permitted within the community on public roads. Such vehicle shall only be operated by a licensed individual.

This Resolution is not intended to include vehicles driven and maintained primarily as a means of transportation, such as dual-purpose vehicles like station wagons, jeeps, "SUV" vehicles, and sport trucks and other pick-up type trucks that do not have exposed signage or logo other than discreet identification approved by the board and do not have exposed equipment or supplies. Such vehicles are subject to any rules and regulations that may be adopted by the BOD from time to time.

Any such owner that has a vehicle not in compliance shall be allowed thirty (30) 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 Owner in writing of said violation. The notice will allow 48 hours 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 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 21, 2019.

IN WITNESS HEREOF, the undersigned have set their hands and seals this 27 day of March, 2019.
The Villages of St. John's Woods Property Owners Association, Inc.

By: Chris J. Rosendall
CHRIS J. ROSENDALL, President

The Villages of St. John's Woods Property Owners Association, Inc.
Parking and Vehicles Policy Resolution

Amanda Frehe
Witness 1
[Signature]
Witness 2

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me this 27 day of March, 2019 by The Villages
of St. John's Woods Property Owners Association, Inc. by Chris Rosendall, its President.

SWORN TO and subscribed before me,
this 27 day of March, 2019
Latonya White
Notary Public for the State of 2/17/20 SC



My Commission Expires: 2/17/26

(SEAL)

RECORDER'S PAGE



NOTE: This page **MUST** remain with the original document

Filed By:

CARLOCK COPELAND & STAIR LLP
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Michael Miller, Register Charleston County, SC		

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RECIPIENT:

N/A

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