

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 #:	2019034193	Return To:	SIMONS & DEAN
Receipt Number:	141018		147 WAPPOO CREEK DRIVE SUITE 604
Recorded As:	MISCELLANEOUS DOCUMENT		CHARLESTON, SC, 29412
Recorded On:	September 20, 2019	Received From:	SIMONS & DEAN
Recorded At:	10:33 AM	Parties:	
Recorded By:	CRISTAL RAPOSA		Direct- RESIDENTIAL PROPERTY OWNERS
Book/Page:	RB 3138: 360 - 362		Indirect- RESIDENTIAL PROPERTY OWNERS
Total Pages:	3		

*** EXAMINED AND CHARGED AS FOLLOWS ***

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



Cynthia B. Forte

Cynthia B Forte - Register of Deeds



Residential Property Owners Association, Inc.

Enforcement Policy

A system of reasonable enforcement policies, which includes fines, has been put into place to allow the Home Owner’s Association authority when enforcing the standards set forth in the Declaration of Covenants Restrictions and Easements (hereafter Covenants) for Liberty Hall. According to Article 13, Sections A. and C. of the Liberty Hall Covenants, Liberty Hall POA has the authority to adopt fines as a method of enforcement. This fine structure is subject to change if the Board of Directors considers the current system ineffective. The Home Owner’s Association steps of enforcement are as follows:

1. Letter of warning is sent to the Owner at the address on file with the Association (and if applicable a copy of the letter is also sent to the Current Resident of the property). Owner will be given fourteen (14) days to fix the violation.
2. If problem persists a second letter is sent with a \$50 fine assessed to the residential Owner’s account. Owner will be given fourteen (14) additional days to fix the violation.
3. If violation persists the Owner will be sent a third letter with an additional \$100 fine assessed to the Residential Owner’s account. Owner will be given fourteen (14) additional days to fix the violation.
4. If violation persists past the third warning, the Owner will incur an additional \$150 fine. Owner will be given fourteen (14) additional days to fix the violation. The owner can be assessed a \$150 fine every fourteen (14) days until the violation is corrected.

Repeat violation of the same section of provision of the Covenants, Bylaws and/or rules within a three (3) month period (“Repeat Violation”) shall incur fines in the following amounts, at a frequency of every fourteen (14) days, beginning from the date of the first written notice. **Please note there will be no warning notice for Repeat Violations.**

1. The first written notice for a Repeat Violation will levy a \$50 fine. Owner will be given fourteen (14) days to fix the violation.
2. The second written notice for a Repeat Violation will levy an additional \$100 fine. Owner will be given fourteen (14) days to fix the violation.
3. The third written notice for a Repeat Violation will levy an additional \$150 fine. Owner will be given fourteen (14) days to fix the violation. The owner can be assessed a \$150 fine every fourteen (14) days until the violation is fixed.

The Association may choose to exercise its Rights to Perform Maintenance if a residential owner fails to maintain their Lot or Living Unit in accordance with the Declaration of Covenants, Restrictions, and Easements of Liberty Hall so long as 15 days written notice describing the repairs has been supplied to the Owner at the last known address on file. However, if the maintenance or repair is necessitated due to an emergency, the Association shall have the right to perform maintenance or repairs upon 24 hours notice posted at the property supplied to the Owner at the last known address on file. The Owner will be assessed an Individual Expense Assessment for the cost of repairs including materials, labor, and fees plus 10%. The Covenants and Restrictions grant an easement to enter upon an Owners lot per Article 8 Easements Section 3. Easement to Enter

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