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Michael Miller, Register Charleston County, SC		

MAKER:

BROWNSWOOD VILLAGE POA

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STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

**MEMORANDUM OF FILING REGULATIONS OF
BROWNSWOOD VILLAGE PROPERTY OWNERS
ASSOCIATION, INC.**

Whereas, this Memorandum of the Brownswood Village Property Owners Association, Inc. (the "Association") is/was executed on this 9th day of ^{June} May, 2022 (the "Effective Date") by the undersigned duly authorized representative of the Association.

Whereas, the Association was formed by the Developer/Declarant in accordance with the Declaration which was recorded in the office of the ROD/RMC for Charleston County on June 18, 2015, in Record Book 0484 at Page 44, as amended from time to time; and

Whereas, the South Carolina Homeowners Association Act, S.C. Code Ann. 27-30-110, *et seq.* (the "Act") requires the Association to record a copy of all governing documents, rules, regulations, and amendments to rules and regulations, as defined in the Act, of the Association in the office of the ROD/RMC in the County in which the subdivision is located; and

Whereas, the Association desires to comply with the requirements of the Act by filing this Memorandum and the attached governing document, rule, regulation, or amendment to the rules and regulations of the Association (hereinafter the "Filing") as set forth in the Exhibit attached at the end of this Memorandum;

Now, therefore, the undersigned officer of the Association hereby records and certifies that the Filing as set forth in Exhibit "A" attached to this Memorandum is current, as initially adopted or, where applicable, as last amended by the Association as of the Effective Date to the best of the undersigned officer's knowledge and belief. The Filing set forth in Exhibit "A" is a supplement to rather than a replacement of the previously recorded


After recording, return to:
Capell Thomson, LLC
The Blake-Grimké House
321 E. Bay Street
Charleston, SC 29401
(843) 501-0423



Regulations for Brownswood Village. In the event of a conflict between the attached Exhibit "A" and the previously recorded Regulations, however, the Exhibit "A" to this Memorandum shall control.

In witness whereof, Brownswood Village Property Owners Association, Inc. has caused this instrument to be executed, this 9 day of ^{June} ~~May~~, 2022.

WITNESSES:

**BROWNSWOOD VILLAGE
PROPERTY OWNERS
ASSOCIATION, INC.**



Witness #1



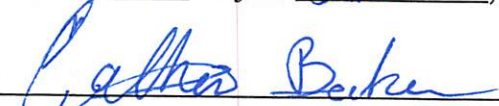
Witness #2

By: 

Signature
Its: 

Print Title

SWORN TO AND SUBSCRIBED before me this 9 day of June, 2022.



Notary Public, State of SC

My Commission expires: November 29, 2027

Brownswood Village

Fine Schedule

1st Notice of violation: Association member/resident receives a violation letter with ten (10) business days of notice to comply. No fine is levied. Violation can be appealed.

2nd Notice with fine: Association member/resident will receive second letter violation with a fine of \$25.00 levied with ten (10) business days to comply. Violation can be appealed.

3rd Notice with fine: Association member/resident will receive fourth letter violation with a fine of \$75.00 levied with ten (10) business days to comply. Appeal of violation and fine is forfeited.

4th Notice with fine: Association member/resident will receive fifth letter violation with a fine of \$100.00 levied with ten (10) business days to comply. Appeal of violation and fine is forfeited.

Legal Notice with Fine: Association member/resident will receive a final letter and an additional fine of \$100.00 and will be turned over to Attorneys for appropriate legal action.

ACTION WITHOUT ARB APPROVAL

This schedule would be for all violations except for the removal of a tree without ARB approval. Fine would be \$150.00 per each modification done without ARB approval. After initial \$150.00 fine, regular notifications will commence as listed above to include legal action. Appeal of violation and fine is forfeited.

TREE REMOVAL WITHOUT ARB APPROVAL

This schedule would be for removal of a tree without ARB approval. Fine would be \$500.00 per tree and replacement of approved species of tree. Letter schedule and legal action would be same as above but no further fines. Tree removals require a county permit. If owner cannot produce permit for tree removal, HOA will contact county to request information.

ALL ATTORNEY FEES WILL BE THE SOLE RESPONSIBILITY OF THE MEMBER/RESIDENT.

