

SIMONS & DEAN
ATTORNEYS AT LAW

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August 13, 2020

Mr. Chris Stec
IMC Charleston
1703 Ashley River Road
Charleston, SC 29407

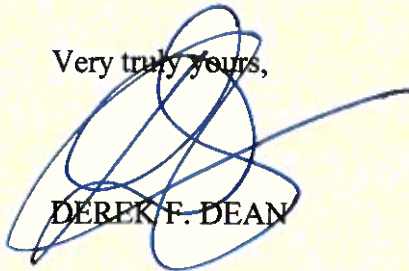
Re: *Wescott Plantation Master Association, Inc.*

Dear Chris:

Enclosed is a copy of the previously recorded Board Resolution Due Date For Annual Assessment. Please ensure that a copy thereof is timely distributed or made available to all members of the Association in accordance with the applicable provisions of the SC HOA Act.

With kind regards, I am

Very truly yours,



DEREK F. DEAN

DFD/

Enclosure

cc: Ms. Derrika Singleton (via e-mail w/o enc.)

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2020019970		
Receipt Number:	93316	Return To:	SIMONS & DEAN
Recorded As:	MISCELLANEOUS		
Recorded On:	August 10, 2020		
Recorded At:	10:09:50 AM	Received From:	SIMONS & DEAN
Recorded By:	NW	Parties:	
Book/Page:	RB 12676: 267 - 269		Direct- WESCOTT PLANTATION MASTER
Total Pages:	3		Indirect- WESCOTT PLANTATION MASTER

*** EXAMINED AND CHARGED AS FOLLOWS ***

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



Margaret Bailey

Margaret Bailey - Register of Deeds

Return to:
Derek F. Dean, Esquire
Simons & Dean
147 Wappoo Creek Drive
Charleston, SC 29412

**WESCOTT PLANTATION
MASTER ASSOCIATION, INC.**

FILED/RECORDED
August 10, 2020
DORCHESTER COUNTY
REGISTER OF DEEDS

**BOARD RESOLUTION
DUE DATE FOR ANNUAL ASSESSMENT**

WHEREAS, the Board of Directors ("Board") of Wescott Plantation Master Association, Inc. ("Association") is responsible for management, operation and control of Wescott Plantation and the Association, and is also responsible for exercising for the Association all powers, duties and authority vested in or delegated to the Association and not reserved to the membership by other provisions of the Declaration of Master Covenants, Conditions and Restrictions for Wescott Plantation ("Declaration") and the By-Laws of Wescott Planation Master Association, Inc. ("Bylaws") recorded June 5, 2000 in Book 2439 at Page 080; Supplemental Declaration of Covenants, Conditions and Restrictions recorded November 22, 2000 in Book 2554 at Page 114; Supplemental Declaration of Covenants, Conditions and Restrictions [Phase 1] recorded February 5, 2001 in Book 2603 at Page 152; Amended & Restated Declaration of Restrictive Covenants recorded June 27, 2003 in Book 3646 at Page 283; Supplemental Declaration of Covenants, Conditions and Restrictions [Relinquishment of Control of Master Association Board Of Directors] recorded July 12, 2003 in Book 4803 at Page 093; Supplemental Declaration of Covenants, Conditions and Restrictions [Phase 2A and Phase 2B] recorded December 29, 2004 in Book 4485 at Page 346; Assignment of Declarant's Rights recorded November 6, 2012 in Book 8538 at Page 114; Administrative Resolution #2.6 – Amended recorded February 28, 2019 in Book 11761 at Page 235; Administrative Resolution #2.5 – Amended recorded February 28, 2019 in Book 11761 at Page 239; policy Resolution #3 Commercial & Recreational Vehicles recorded February 28, 2019 in Book 11761 at Page 232; DRB Guidelines recorded February 28, 2019 in Book 11761 at Page 276; DRB Guidelines for Article III recorded February 28, 2019 in Book 11761 at Page 272; Enforcement of Declaration of Covenants, Conditions and Restrictions recorded February 28, 2019 in Book 11761 at Page 229; Landscaping Maintenance recorded February 28, 2019 in Book 1176 at Page 244; Rules and Regulations recorded February 28, 2019 in Book 11761 at Page 250; Use of Outbuildings and Similar Improvements recorded February 28, 2019 in Book 11761 at Page 247, in the Dorchester County Register of Deeds (collectively hereinafter, the Declaration and Bylaws may be referred to as "Governing Documents").

WHEREAS, Article IV, 4.5, of the Bylaws states, "a majority of the Directors present at any meeting at which a quorum is present shall be the act of the Board."

WHEREAS, Article IV, 4.9, of the Bylaws provides that any "action that is required or permitted to be taken at a meeting of the Board may be taken without a meeting, if a consent in writing, setting forth the action so taken, shall be signed by all of the Directors."

WHEAREAS, Article VII, 7.1.7.2., of the Declaration states that, "Unless otherwise expressly approved by the Board...Assessments shall be payable by the later of (i) the fifteenth

(15th) day of January in the calendar year to which the Assessment is applicable or (ii) fourteen (14) days after notice of such Assessment shall have been given to the Owner..."

WHEREAS, the Board has determined that changing the due date for Annual Assessments to February 28th each year is in the best interest of the Association, the community and the Members, and aids in its efforts to maintain the community.

WHEREAS, a duly held and authorized meeting of the Board was held 7/30 2020, and changing the Assessment Due Date was put to a vote of the Board. The required quorum was present and the within Resolution was approved by the requisite members of the Board.

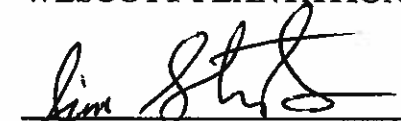
NOW THEREFORE, BE IT RESOLVED, in order to protect and assure an attractive, high quality community, and to best maintain and preserve the community, the Board hereby affirms and adopts the Assessment Due Date change as follows:

1. The foregoing whereas paragraphs and recitals are and shall be deemed material and operative provisions of this Resolution, and not mere recitals, and are fully incorporated herein by this reference.
2. All capitalized terms used herein shall have the same meaning ascribed to them in the Declaration and Bylaws, unless the context shall clearly suggest or imply otherwise.
3. The due date for Annual Assessments shall be February 28 each year.

Each Board Member/Director voting in favor of this resolution has signed his/her name below, and by signing below, s/he acknowledges that this Resolution shall be effective upon recording.

FILED/RECORDED
August 10, 2020
DORCHESTER COUNTY
REGISTER OF DEEDS

WESCOTT PLANTATION MASTER ASSOCIATION, INC.:




Board Member/Director

7/30/2020
Date




Board Member/Director

7/30/2020
Date



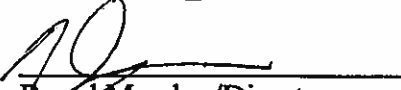
Board Member/Director

7/30/2020
Date



Board Member/Director

7/30/2020
Date



Board Member/Director

7/30/2020
Date

Board Member/Director

Date