

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 ***

*** ELECTRONICALLY RECORDED DOCUMENT ***

Instrument #: 2023005705

Receipt Number: 165164

Return To:

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Recorded On: March 28, 2023

Recorded At: 11:20:23 AM

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Parties:

Book/Page: RB 14649: 220 - 224

Direct- MCKEWN PLANTATION NORTH PROPERTY

Total Pages: 5

Indirect- MCKEWN PLANTATION NORTH PROPERTY

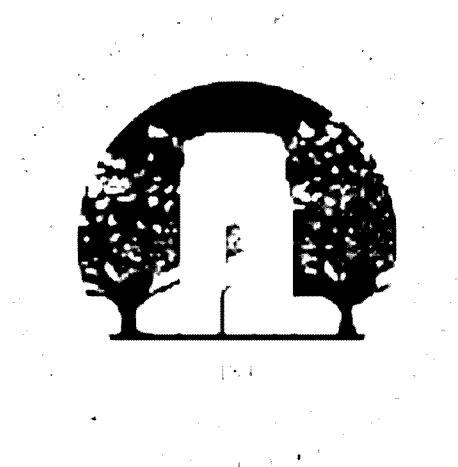
*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$25.00

Tax Charge: \$0.00

Margaret Bailey

Margaret Bailey - Register of Deeds



STATE OF SOUTH CAROLINA
 COUNTY OF DORCHESTER

**RESOLUTION OF THE BOARD OF DIRECTORS
 OF MCKEWN PLANTATION NORTH PROPERTY
 OWNERS ASSOCIATION, INC.**

**RESOLUTION TO ADOPT APPLICATION OF
 PAYMENTS POLICY**

The undersigned, being the Board of Directors of MCKEWN PLANTATION NORTH PROPERTY OWNERS ASSOCIATION, INC. (the "Board" and the "Association," respectively), do hereby consent, agree, authorize and resolve that:

WHEREAS, pursuant to the Declaration of Covenants, Conditions and Restrictions for McKewn Plantation North, recorded in Deed Book 10583, at Page 145 of the Dorchester County Register of Deeds (as supplemented and amended, collectively referred to as the "Declarations"), the Association is entitled and obligated to collect certain assessments, fees, charges, interest, costs, and fines, including, but not limited to the following:

- i. Article IX, Section 9.6 of the Declarations permits the Association to collect all Assessments, together with interest, late charges, costs, and reasonable attorney's fees;
- ii. Article IX, Section 9.2 of the Declarations permits the Association to assess Special Assessments;
- iii. Article IX, Section 9.6 of the Declarations permits the Association to apply a late charge and interest on delinquent payments of Assessments; and
- iv. Article IX, Section 9.12 of the Declarations entitles the Association to collect a transfer fee at the time of closing of a sale on each Unit;
- v. Article IX, Section 9.3 entitles the Association to collect Specific Assessments to include the costs of providing special services to Units outlined in Section 8.9 if the Declaration and the costs of bringing a Unit into compliance with the Declarations, By-Laws, Articles of Incorporation, and/or Rules and Regulations (the "Governing Documents"), or costs incurred as a result of the conduct of the Owner or occupants of the Units, their agents, contractors, employees, licensees, invitees, or guest; and
- vi. Article VII, Section 8.5 of the Declarations permits the Association to fix and levy fines against Owners who default or otherwise fail to comply with the Governing Documents.

PLEASE RETURN AFTER RECORDING TO:
 MCCABE, TROTTER, & BEVERLY, P.C.
 4500 FORT JACKSON BLVD., STE. 250
 COLUMBIA, SOUTH CAROLINA 29209
 MTB FILE No. 21844.60

WHEREAS, due to the various assessments, fees, charges, interest, costs, and fines the Association is entitled to collect, it is necessary to establish an order for which payments by Owners are applied; and

WHEREAS, the Board has considered and unanimously adopted the following uniform and systematic procedure for applying all payments made by an Owner to the Association.

NOW THEREFORE, the Board hereby establishes the following Application of Payments Policy:

Any and all payments received from an Owner will be credited in the following order of priority:

- (1) Charges for legal fees, court costs, and other costs of collection of delinquent Assessments or incurred as a result of non-compliance;
- (2) Applicable interest accrued;
- (3) Fines and late charges; and then
- (4) the oldest principal Assessment then owed, including but not limited to, any Base Assessments, Special Assessments, or Transfer Fee, as applicable;

The Board reserves the right to modify this Application of Payments Policy at any time in its sole discretion.

In order to facilitate execution, this Resolution may be executed in multiple counterparts, which shall together constitute one original instrument.

[SIGNATURE PAGE TO FOLLOW]

ADOPTED this 23RD day of MARCH, 2023 (the "Effective Date").

**BOARD OF DIRECTORS OF MCKEWN
PLANTATION NORTH PROPERTY OWNERS
ASSOCIATION, INC.**

By: Wendy Copeland (L.S.)
_____, Director

By: Stan Amey (L.S.)
_____, Director

By: Michelle Kelly (L.S.)
_____, Director

By: Michelle Kelly (L.S.)
_____, Director

By: Sharon Holland (L.S.)
_____, Director

[ADDITIONAL SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, McKewn Plantation North Property Owners Association, Inc. has by its duly authorized officer set its hand and seal this 23 day of MARCH, 2023, and by doing so certifies, acknowledges, and affirms that the Board of Directors has unanimously adopted the foregoing Resolution as of the Effective Date set forth above.

SIGNED SEALED AND DELIVERED
in the presence of:

MCKEWN PLANTATION NORTH PROPERTY OWNERS ASSOCIATION, INC.

[Signature]
(witness #1)
Wendy Copeland
(witness #2)

By: [Signature] (L.S.)
Print Name: HEAN SAMMIS
Its: PRESIDENT

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

ACKNOWLEDGEMENT

I, JACKIE WILLIAMS, Notary Public for the State of South Carolina, do hereby certify that HEAN SAMMIS, duly authorized officer of McKewn Plantation North Property Owners Association, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the Association.

Witness my hand and official seal this 23rd day of MARCH, 2023.

Jackie Williams
Notary Public, State of South Carolina
My Commission Expires January 9th, 2027

[Signature] (L.S.)
Notary Public for South Carolina
My Commission Expires: 1/9/27