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This document prepared by:  
Blair Cato Pickren Casterline, LLC  
700 Huger Street, Suite 102  
Columbia, SC 29201  
Blair Cato Pickren Casterline, LLC did not  
provide any advice or counsel on the  
completion or execution of this document

**FILING OF NOTICE OF THE  
ARCHITECTURAL APPROVAL  
REQUIREMENT FOR  
WARRINGTON PROPERTY OWNERS  
ASSOCIATION INC.**

(See Book 0739 /Page 577)

**STATE OF SOUTH CAROLINA** )  
 )  
**COUNTY OF CHARLESTON** )

WHEREAS this Notice of the **Warrington Property Owners Association Inc.** (the "Association") is executed this 11th day of December, 2018 (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 is dated the 10th day of August, 2018, and recorded in the office of the ROD/RMC for Charleston County on the 10th day of August, 2018, in Record Book 0739 at page 577, (the "Declaration"), as amended from time to time; and

WHEREAS the Declaration authorizes the Developer/Declarant or the Board of Directors, from time to time according to the terms of the Declaration and the ByLaws, to restrict the use, design, plans, construction specifications, and other controls of Improvements on all that certain piece or pieces of real property subject to the terms of the Declaration (the "Property") to ensure the integrity of the Community or Neighborhood; and

WHEREAS the undersigned hereby intends to publish Notice of the above-referenced restrictions in the Charleston County public records where the Property resides; and

NOW THEREFORE, you are hereby placed on Notice that you are required to consult the Governing Documents (Declaration, Bylaws, Regulations and Architectural Guidelines, as applicable) and/or contact the Association, as may be required by these documents, to apply for and to obtain written approval prior to the commencement of any construction or prior to the placement, change, modification, or removal of any structure or improvements (which may be further defined in the Governing Documents and which may or may not include, but not be limited to: sheds, landscaping, drainage systems, fences, walls, decks, patios, home additions or modifications on your lot. The Developer or the Association may also establish certain standards for specific types of structures or improvements or requirements for application that may change from time to time and that must be complied with. You are further notified that your failure to meet the above requirement or to obtain such written approval prior to commencement of any of the above actions or any such action set out or required by the Governing Documents may result in a monetary fine being assessed against you or your lot, legal action being commenced by the Association to remedy such violation and/or the reversal of such actions by you or by the Association at your cost.

The requirements for approval may be obtained by contacting the Association. At the time of the recordation of this Memorandum, the Association can be contacted for this or other purposes through its management company, MJS Inc., at (803) 743-0600. Otherwise, the name and address of the Registered Agent for the Association can be found through a corporation search on the SC Secretary of State's web site.

IN WITNESS WHEREOF, the undersigned officer of the Association has caused this instrument to be executed the day and year first above written.

WITNESSES:

Jeanett Estes  
Inc.

Witness #1

JEANETT ESTES  
(Print Name)

Mary Kodar  
Witness #2/Notary

Mary Kodar  
(Print Name)

Warrington Property Owners Association

By: M. Jackson Smith

M. Jackson Smith for MJS Inc  
(Print Name)

Its: POA Treasurer

STATE OF SOUTH CAROLINA )

) ACKNOWLEDGMENT

COUNTY OF CHARLESTON )

I HEREBY CERTIFY, that on this 11th day of December, 2018, before me, the undersigned Notary Public of the state and county aforesaid, personally appeared known to me (or satisfactorily proven) to be the persons whose name is subscribed to the within document, who acknowledged the due execution of the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

Kelly Kleckley  
(Print Name)

Notary Public for South Carolina  
My Commission Expires: 8/20/25

# RECORDER'S PAGE



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

**Filed By:**

BLAIR CATO PICKREN CASTERLINE, LLC  
 ATTN: DWAYNE MYERS  
 PO BOX 123  
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| Date:   | December 27, 2018 |                |
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| Elaine H. Bozman, Register<br>Charleston County, SC |                   |                |

**MAKER:**

WARRINGTON POA

**RECIPIENT:**

N/A

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0739

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577

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Note:

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|----------------------|-----------------|
| Recording Fee        | \$ 10.00        |
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| Extra Pages          | \$ -            |
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