

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

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

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Instrument #: 2019004554

Receipt Number: 60413

Return To: SIMONS & DEAN

Recorded As: MISCELLANEOUS

Recorded On: February 28, 2019

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Recorded By: NW

Parties:

Book/Page: RB 11761: 244 - 246

Direct- WESCOTT PLANTATION

Total Pages: 3

Indirect- WESCOTT PLANTATION

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$10.00

Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

WESCOTT PLANTATION MASTER ASSOCIATION
Policy Resolution #4
Landscaping Maintenance

WHEREAS, the Association Bylaws grants the general power to conduct the business and affairs of the Association including the interpretation and enforcement of the governing documents and the development and approval of rules to the Board of Directors, whose members shall be members of the Association;

AND, WHEREAS, there is a need to clarify Article III, Section 1.10 of the Declaration of Master Covenants, Conditions and Restrictions;

NOW, THEREFORE, BE IT RESOLVED THAT in order to protect and assure an attractive community, the Board of Directors establishes a policy as follows:

Each Owner shall keep and maintain each Parcel and Improvement owned by him, as well as all landscaping located thereon, in good condition and repair. No weeds, underbrush or other unsightly vegetation shall be permitted to grow or remain upon any Parcel, and no refuse pile or unsightly objects shall be allowed to be placed or remain anywhere thereon. All Parcels and any improvements placed thereon shall at all times be maintained in a neat and attractive condition.

Landscaping shall be maintained in a neat, attractive and orderly manner, including regular mowing and maintenance of grass, edging of curbs, sidewalks and driveways, weed control, care for plants, plant beds, trees, turf, proper irrigation and water's edge maintenance.

Enforcement Procedures

Written Notice of Violation. The Board or Managing Agent shall notify the unit owner in writing of said violation. The notice will allow seven (7) days to cure the violation. The Member shall be entitled, upon request, to a hearing before the Board of Directors or any designated committee to contest the violation and/or fine. At such hearing, the Member shall have the right to be represented by legal counsel and to have a reasonable amount of time to produce any statement, evidence, and witnesses on his or her behalf. The minutes of the hearing shall contain a written statement of the results of the hearing and the fine, if any, that is imposed. The Association is not required to provide such notice and opportunity to be heard for recurring or continuing violations unless no fewer than three (3) months have passed from the time of the previous violation.

Continuing Violations. In the case of continuing or persistent violation: 1) Each day the violation continues after written notice thereof shall be deemed a separate and distinct violation and hence, subject to a separate daily fine.

Lien Against Member: Any such fine shall constitute a personal obligation of the Member, as well as a lien upon the property, which lien may be foreclosed in the same manner as a lien for unpaid community association assessments pursuant to the South Carolina Code of Laws.

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Charleston, SC 29412

Fees and Costs. The Member shall be liable for all attorney's fees and costs incurred by the Association incident to the levy or collection of the fine, including appellate proceedings.

I, the undersigned, do hereby certify that the Landscaping Maintenance, for Wescott Plantation and Wescott Plantation Master Association, Inc., were duly adopted by the Board of Directors thereof, and execute the Landscaping Maintenance this 31 day of January, 2019.

FILED/RECORDED
February 28, 2019
DORCHESTER COUNTY
REGISTER OF DEEDS

WESCOTT PLANTATION
and
WESCOTT PLANTATION
MASTER ASSOCIATION, INC.

Eleanor Morrow

Printed Name: Eleanor F. Morrow
Its: President