

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

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

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Instrument #: 2019004555

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Parties:

Book/Page: RB 11761: 247 - 249

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 #5

Use of Outbuildings and Similar Improvements

General Development Guidelines

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 3.1.5 and Article II, Section 2.2.4. (g) 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:

Use of Outbuildings and Similar Improvements

No Improvement of a temporary or permanent nature, such as play sets, pergolas, trampolines, sheds, sunrooms, screened porches, unless approved in writing by the Development Review Board and obtain the necessary permit from the City of North Charleston, shall be erected or allowed to remain on any Parcel, and no trailer, camper, shack, tent, garage, barn or other Improvements of a similar nature shall be used as a residence, either temporarily or permanently; provided, this paragraph shall not be construed to prevent those engaged in construction from using trailers, sheds or other temporary Improvements during construction, subject to the Development Review Board's approval.

General Development Guidelines

(g) Removal of trees more than six (6) inches in width at diameter breast height and more than ten (10) feet outside the footprint of an approved building plan shall be subject to approval of the Development Review Board and obtaining the necessary permit from the City of North Charleston.

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

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

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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.

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 Use of Outbuildings and Similar Improvements, General Development Guidelines, for Wescott Plantation and Wescott Plantation Master Association, Inc., were duly adopted by the Board of Directors thereof, and execute the Use of Outbuildings and Similar Improvements, General Development Guidelines 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 F Morrow

Printed Name: Eleanor F Morrow
Its: President