

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

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

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Instrument #: 2019004551

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Return To: SIMONS & DEAN

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Parties:

Book/Page: RB 11761: 232 - 234

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 #3

Commercial & Recreational Vehicles

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 1.12 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:

Restrictions on Types of Vehicles. No camper trailers, recreational vehicles, ATV's, trucks, jet skis, or utility trailers shall be parked or maintained outside the residential structures, unless for a short term, temporary basis for, e.g., unloading. By "outside the residential structures" this is intended to mean on the Residential Parcel or on the private or public right of way adjacent to a Residential Parcel. The term "truck" as used herein is intended to refer to those vehicles of various sizes and designs for transporting goods, moving heavy articles, or hauling quantities of cargo and which are used in a trade or business in which the truck is used because of its commercial capabilities and not merely as a means of transportation and/or which display identification on the exterior of the vehicle to a commercial enterprise.

This Resolution is not intended to include attractive vehicles driven and maintained primarily as a means of transportation, such as dual purpose vehicles like station wagons, jeeps, "SUV" vehicles, and sport trucks and other pick-up type trucks that do not have exposed signage or logo **other than discreet identification approved by the board** and do not have exposed equipment or supplies. Such vehicles are subject to any rules and regulations that may be adopted by the BOD from time to time.

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 five (5) 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.

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Charleston, SC 29412

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 Commercial & Recreational Vehicles, for Wescott Plantation and Wescott Plantation Master Association, Inc., were duly adopted by the Board of Directors thereof, and execute the Commercial & Recreational Vehicles 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