



Summerfield Property Owners' Association

110 Whispering Oaks Drive, Longs, SC 29568

Violation Policy (updated & approved 6/8/2021)

Article XIII, Section 2. "Enforcement"(p.32/37) "Rules and Regulations" of *The Declaration of Restrictions and Protective Covenants* and Exhibit "D" of *The Declaration of Restrictions and Protective Covenants-By-Laws* Article III "Board of Directors, Section 23. "Enforcement" (p.15/20) establishes the Board's ability to impose fines and other remedies for violations of the restrictions, covenants and rules and regulations, including *Architectural Review violations*. Payment of any fines issued will only be accepted upon compliance and the infraction is corrected.

The Summerfield Executive Board has established the following Violation Policy:

First Occurrence - *Written Warning/ Advisory letter.*

Second Occurrence or *Non-Compliance to Advisory= \$50.00 fine & proof of compliance*

Third Occurrence or *Non-Compliance to 2nd =Additional \$100.00 fine & proof of compliance*

Fourth Occurrence & Subsequent Offenses of *Non-Compliance after 3rd*

occurrence=Additional \$150.00 fine & proof of compliance

Right to Cure: There shall be a ten (10) day period to "cure" the violation between the advisory warning and Non-Compliance letter and between each subsequent fine.

Late Fee: Fines shall be paid no later than thirty (30) days after issuance (p. 34/37). If a fine remains unpaid after 30 days, a late fee of 18% on the outstanding balance shall be charged.

Lien: In the event that a fine and any late fees are outstanding after ninety (90) days the Board, at its discretion, may place a lien on the property. The property owner shall be responsible for any reasonable attorney's fees and other costs associated with this action.

Annual Maximum: A property owner may not be fined more than \$1,500.00 in a calendar year (Jan 1-Dec 31) however this does not absolve a HO of any prior year fines.

Calendar Reset: January 1 of each year, property accounts reset ('slates get wiped clean') provided HO does not have an active violation on their property. Any outstanding fines are still due to the POA and collectable.

Appeal: Property owners should refer to Article XIII (p.33/37) for information regarding appeals.

Self-Help: The Board reserves the right to avail themselves to any and all other remedies granted to them in the Master Document, including but not limited to "Self Help" (Article XIII, Section 3(d), p.33/37 & Article III, Section 6, p.13/37).

The Board of Directors:

Office		Address	Contact Information	Term Expires
President	R. Dagenais	155 WO	860-942-9344	2022
Secretary	D. Davidson	302 Corkwood	summerfieldpoa@gmail.com	2023
	G. Franklin	163 WO		2023
	M. Lesak	219 SB		2022
Vice President	C. Prouty	228 SB		2023
	J. Zeigler	225 SB		2023