



## Summerfield Property Owners' Association

110 Whispering Oaks Drive

Longs, SC 29568

office@summerfieldpoa.org

<https://summerfieldpoa.org>

### Enforcement of Community Covenants & Restrictions

WHEREAS, The Summerfield Subdivision Property Owners Association, Inc. duly organized and existing under the laws of the State of South Carolina and hereafter referred to as the "Association"

WHEREAS, the Board of Directors, acting in accordance with the Master Documents of the Association and within the powers granted to them by those documents

RESOLVED, that the Board of Directors, in an effort to encourage more peaceful, neighborly resolution of violations and disputes, and to address concerns from our members about harsh, unfair and/or selective/targeted enforcement, hereby requires the following:

1. Reports of violations may only be entered in the homeowner's record by a member of the BOD or Covenants Committee.
2. Members of the BOD or Covenants Committee who receive a complaint from homeowners are encouraged to facilitate amicable neighbor-to-neighbor resolution (i.e. Ask: "Have you communicated with your neighbor about your concerns?")
3. All reports of violations must be verified and confirmed by a majority of the members of the Covenants Committee prior to advisory notices or fines being sent.
4. In the event that a quorum of the Covenants Committee is unable to review the violation within 24 hours, members of the BOD may vote in their absence.
5. After the Covenants Committee has agreed that a violation has taken place, a member of the committee or board will be assigned to provide a "heads up." Whenever possible, this will take place *in person* to facilitate a dialogue about the alleged violation and possible solutions.
6. If a homeowner is physically or financially unable to address the violation in a timely manner, a "Neighbors Helping Neighbors" volunteer or volunteers *may* be introduced to assist the homeowner in bringing the property under compliance.
7. If a homeowner does not respond to the attempted "heads up" within 24 hours, either requesting assistance or presenting a clear plan of action acceptable to the committee, an advisory letter will be mailed to the homeowner in accordance with Summerfield's Violation Policy.



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8. If after receiving an advisory letter the homeowner does not properly address the described violation within 10 days, a fine may be assessed in accordance with Summerfield's Violation Policy.
9. Any report of a "nuisance" or other violation *not currently observable* by a board member or member of the Covenants Committee will not be acted upon by the BOD or Covenants Committee without a signed affidavit from at least two members from different households and/or recorded evidence of the nuisance described.

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Steve Clark, President  
Summerfield Subdivision POA, Inc.

Sept. 8 2022  
Date

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