

POLICY STATEMENT # 5
SUGAR RIDGE COMMONS Homeowners Association
COMMUNITY RULES AND ENFORCEMENT POLICY (Revised December 15, 2020)

The Board of Directors for Sugar Ridge Commons Homeowners Association (“The Association”) has established the following rules for all property owners. They are intended to help Sugar Ridge Commons stay a pleasant, inviting and friendly community.

These rules *are not* a replacement for the CCR’s, (known also as the “Declaration of Covenants, Conditions, Restrictions and Easements”). These rules are supplements to the restrictions listed in the CCR’s and explain how the CCR’s may affect you and your neighbors when you propose to add something to your home in Sugar Ridge Commons.

These rules are designed to preserve the quality of life here in Sugar Ridge Commons. These rules may change as the community grows and changes. If you have any question, please check with a member of the Board or the Property Management Company.

1. PROPERTY IMPROVEMENTS

The Architectural Control Committee must approve all changes made to the outside of any home or property. Architectural Control Committee approval is required for (but not limited to) the following items:

- | | |
|------------------------------------|-------------------------------------|
| Fence | Play Structure |
| Shed | Tree house |
| Deck or Patio | Major landscaping |
| Impervious path or surface | Water feature – visible |
| In ground pool | Wall Hedge Trellis, arbor or gazebo |
| Shutters | Awning |
| Addition | Driveways/parking pad |
| Windows of a different design | New doors for front |
| Garage doors of a different design | Unattached buildings |
| Green house | Satellite dish |

2. PARKING

- A. Trailers, RVs, Boats, ATVs, Pickup Trucks > ¾ ton, etc.

Trailers, boats, unattached campers, RVs of any kind or size, pickup trucks > ¾ ton, in the driveway of a property more than 48 hours in a ten (10) day period, and without a variance from the HOA, are in violation of the CCR’s. Reference Article VI, paragraphs “H” and “O” of the CCR’s. Trailers, boats, unattached campers and RVs are not to be parked in the streets where they would impede traffic or pose a safety risk to drivers and emergency personnel.

- B. Vehicle Parking and Inoperable Vehicles

No vehicle may be parked on any building lot, except on designated and approved driveways or parking areas, which parking areas must be hard surfaced (concrete). Only the cars of guests and visitors may be parked on the streets and only in front of the homeowner’s property but must not interfere with traffic, pose a safety risk, and WILL NOT remain parked on the street overnight. All other vehicles shall be parked in garages or on driveways located entirely on a lot.

- C. Inoperable Vehicles

No inoperable vehicles, motorcycles or other motorized apparatus shall be stored on the property within public view of the streets within the subdivision. An inoperable vehicle is any vehicle which is not street legal or drivable in its current condition.

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Semi Parking

No large semi type trucks and/or trailers are allowed to be kept or stored on any lot or common area with Sugar Ridge Commons. The exception is temporary parking for moving vans.

3. LOT MAINTENANCE

A. Lot Appearance

It is the responsibility of each homeowner to maintain the appearance of the visible areas of the property. Poorly maintained structures, landscapes, unsightly items are in violation of the CCR's. Please refer to Article VI, Paragraph "R" of the CCR's. Examples include the following and may include other items not listed here:

Shrubbery trimming, weeds in lawn	Clothesline
Mulching	Satellite dish
Sign (s) in yard	Shutters and their appearance
Sidewalk appearance	Fence appearance

Any failure to correct deficiencies may result in either fines or the Homeowners Board electing to have the problem resolved or corrected by an outside contractor, which would result in additional assessments to the homeowner's account. See Article VI, Paragraph "R" as well as Article VIII of the CCR's.

4. ANIMALS

A. Pet Limits

In accordance with the CCR's, no animals, livestock, (including goats and pigs) or poultry of any kind, other than household pets shall be kept or maintained on any part of said property. Dogs and cats, not to exceed a total of two (2) may be kept on any lot. An exception is made for Service Animals, of which only 1 is allowed on any lot. No animal shall be kept, bred or maintained for any commercial use or purpose.

B. Dog Runs and Kennels

No dog runs or kennels are allowed in the subdivision.

C. Nuisance Animals

Excessive noise from barking or otherwise shall be considered a nuisance. Aggressive dogs shall be considered a nuisance. Please refer to Article VI, Paragraph "L", in the CCRs.

5. MISUSE OF COMMONLY OWNED ELEMENTS AND AREAS

Destruction or damage to any common property within Sugar Ridge Commons may incur an automatic fine to be levied against the property owner responsible for the illegal activity. This includes but is not limited to illegal activity on common areas, dumping on common areas, and destruction of commonly owned property. Property owners are responsible for all tenants, family members, and guests. Costs to assess possible damage, replace or repair the vandalized property, along with applicable attorney fees for the HOA will be the responsibility of the guilty party or responsible homeowner.

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6. OTHER DEFINITIONS

A. Voluntary Compliance

The primary way high community standards are preserved in Sugar Ridge Commons is for everyone to voluntarily follow the rules and Covenants and be good neighbors. As a result, the HOA should not have to take enforcement action often to restore compliance with the rules and Covenants.

B. Board Authority

Occasionally some Owners will fail to comply with the Rules and Covenants, so something more is needed to bring them into compliance. This Enforcement Policy ("Policy") is meant to guide the Board in acting to restore a homeowner's compliance with the Rules and Covenants through a process that is fair, efficient and effective.

The Covenants give the Board broad authority and a variety of tools to use in preserving and advancing the community-wide standards through enforcement of the governing documents. The Board is authorized to create rules, regulations, procedures and penalties and may use its discretion to determine the manner in which enforcement is to be achieved.

C. Identifying a Possible Violation

Sugar Ridge Commons has primarily a complaint-based enforcement system. Possible violations may be identified by periodic inspections of the Property Manager or the Board, by and Owner's written complaint, or by other reasonably reliable means. The Board or its delegate has no obligation to perform inspections.

D. Written Complaint

Owners are encouraged to take responsibility for the condition of the Association. Any Owner may bring a possible violation to the Board's attention through a written complaint, e-mailed, faxed or mailed to the Property Manager's office. The complaint must identify the property address of Owner, and must specifically describe the violation and date of the violation. Complaints may, but are not required to, be kept confidential.

E. Enforcement Procedure

1. Homeowners found to be in violation of the CCR's will receive a written warning letter outlining the violation with a request to remedy the problem within a specified time period. (NOTE: The specified time period may vary based on the nature of the violation.)
2. The homeowner must either cure the violation, or submit a written request for a hearing with the board of directors to dispute the violation within 10 days of the date of the notice.
3. If the violation(s) still remains uncorrected and the owner does not dispute the violation in writing, a notice of violation as well as any penalty or fine (see fine schedule below) applied to owner's account will be issued in writing.
4. If the violation(s) still remains uncorrected, the board shall have the right to remedy the violation(s) by way of the provision set forth in Article VI, Paragraph "R" of the CCR's, at the cost of which shall be borne by the offending homeowner.
5. The expense of any corrective action or enforcement of the declaration, if not paid by the offending homeowner after written notice and billing, may be filed as a lien.

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6. In the case of non-owner occupied properties, all residents and owners will be provided copies of all correspondence.
7. Hearings:
 - a. A hearing date will be scheduled within 45 days of the receipt of the request for hearing.
 - b. Homeowner is responsible for calling to reschedule if the time or date is in conflict.
 - c. If the homeowner fails to attend the hearing, the original violation holds and the homeowner waives all right to rebuttal.
8. The board of directors reserves the right to authorize fines for CCR violations not specifically listed within.

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F. Fines Schedule

1. All fines that are levied against a lot will accumulate until such time as they reach the current Annual Assessment to which the lot is subject to. Once fines have reached the amount of the annual assessment, then fines will only be suspended until the following year when the next calendar year's assessments begins, or the infractions are corrected. (Note: Also, see Article XI, Foreclosure for more detail.)

Fine Schedule Unapproved Lot Changes (Roofing, Siding, Painting Structures, etc.)	
First Notice of Violation	Warning Notice
Second Notice of Violation	\$250 (if not remedied within the specified # of days)
Third Notice of Violation	\$500 (if violation continues un-remedied after 30 days)
Continuing Violation	\$500 monthly until violation is remedied

Fine Schedule for Parking Violations (Rvs, Boats, Trailers, Commercial Vehicles)	
First Notice of Violation	Warning Notice – 48 hours to comply
Second Notice of Violation	\$25 if not remedied by 48 hours
Continuing Violations	\$25 per day if the violation continues un-remedied after The Second notice
Recurring Violations	\$50 per day for all violations that recur with 365 days

Fine Schedule for Lot Maintenance Violations	
First Notice of Violation	Warning Notice
Second Notice of Violation	\$25 (if not remedied with the specified # of days)
Third Notice of Violation	\$50 (if violation continues un-remedied after 14 days of Second notice)
Continuing Violations	\$50 every 10 days until violation is remedied

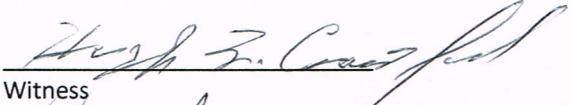
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Fine Schedule Unauthorized Animals (Type or Excessive Number or Nuisance)	
First Notice of Violation	Warning Notice
Second Notice of Violation	\$25 (if not remedied with the specified # of days)
Third Notice of Violation	\$50 (if a violation continues un-remedied after 30 days)
Continuing Violations	\$50 monthly until violation is remedied

Adopted by resolution on the __15th__ day of __December__ 2020, by the Sugar Ridge Commons Board of Directors.



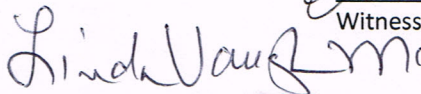
J. E. Sutton, President, SRC HOA



Witness



Witness


Linda Vaughn McPeters
NOTARY PUBLIC
State of South Carolina
My Commission Expires 10/3/2026

