

## TEOA POLICIES

**Combination of Lots** - All lot changes in the sub-division require Board approval; in order to comply with Covenants, the following procedure is in place for Combining Lots:

- 1. Property owner will submit Form 789, Request for Combining Properties, to Lexington County.*
- 2. Once the County approves the combination, submit a written request to combine the properties to the TEOA and include proof of the decision made by Lexington County (include the new Lot and Phase Number, and TMS Number, etc.). Until the Board receives proof of combination from the County and acts on it in a public meeting, the property is not considered "combined" by the TEOA.*
- 3. Once the Board passes a resolution combining the properties, the resident is provided with written notification of the action.*
- 4. That written notification apprises the resident should they at any time in the future separate the two parcels --to sell separately-- or for any other reason--they are responsible for all of the assessments "avoided" by the combination procedure.*

---

**Community Projects** - When TEOA has a financial stake in a community project such as private road maintenance/replacement and if a resident does not cooperate with HOA notification (for instance not driving on roads for a certain period of time) the violator will be fined \$100 per occurrence.

---

**PODS** - A resident may not have any more than three (3) PODS parked on their property for no longer than fifteen (15) days.

---

**Trash** - Trash/recycling receptacles/yard debris should be placed at the curb as late as possible the night prior to pick-up day. All receptacles should be stored properly as soon as possible after pick-up, but no later than early morning following the designated pick-up day.

---

**Parking** - Owners and residents will not use the street or cul-de-sacs for daily, personal parking. All owners/resident vehicles must be parked in the owner's garage or driveway.

---

**Late Fee** - A late fee of \$100 will be added to HOA dues not paid or postmarked by March 15 of the assessment year.

---

**Liens** - will be filed when HOA dues and late fees are not paid or postmarked by April 15 of the assessment year.


---

**Violations** - When a violation has occurred the homeowner will be notified and given (in writing) a due date to resolve the infraction. If it continues, a fine of \$25 per day will be charged to the homeowner until the covenant violation is resolved. Any unpaid fine will result in a lien being filed.

State of South Carolina  
County of Lexington

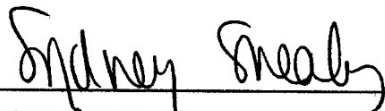
Secretarial Certification and Acknowledgment

I hereby certify that this document was duly promulgated by the Timberlake Estates Owners Association pursuant to its governing documents and is now being recorded pursuant to §27-30-130 (B, C and D), South Carolina Code Ann (2018).

  
(Donna Elgie, TEOA Secretary)

Before me, a Notary Public for South Carolina, on October 2, 2018 appeared the above-named corporate secretary, who acknowledged executing the above certificate.

Notary Public for South Carolina

x   
(notary signature)

print name of notary: Sydney Shealy

my commission expires: January 13, 2021

