VIOLATION POLICY

The following will be the Green Springs Homeowners Association Violation Policy. This policy has been written within the guidelines of the Declaration of Covenants, Conditions and Restrictions for the Homeowners Association and the laws in the State of South Carolina. This policy will be enforced for the purpose of protecting the integrity, value and desirability of the lots, lot owners and any and all parties having the right, title or interest in such lots in the subdivision of Green Springs at Island Green. This violation policy will be enforced effective November 2015.

Any party having any right, title or interest in Green Springs (hereafter “homeowner”) is required by the laws of the State of South Carolina to abide by the Declaration of Covenants, Conditions and Restrictions for Homeowners Association Subdivisions registered in the State of South Carolina and the County of Horry. If at any time any of the aforesaid parties is in violation of the Declaration of Covenants, Conditions and Restrictions for Green Springs Patio Homes Homeowners Association, the following procedures will go into effect:

STEP 1 – The homeowner in violation will receive written notice of the violation with a specified period of time to comply, generally 15 days. If the homeowner is unable to rectify the violation within the specified time period, he/she is required to respond in writing within that specified time period to the Board of Directors or Business Manager to either work out a resolution or request a hearing. If the Board of Directors or Business Manager have not received a response from the homeowner, or have not been able to come to a resolution within the specified period of time, Step 2 will go into effect.

STEP 2 – The Board of Directors will set a hearing date and time. This meeting will determine if the lot owner is in violation of the Covenants, Bylaws or Rules and Regulations. The lot owner shall be given written notice of the charge and the hearing date and time with said notice being mailed at least 15 days prior to the hearing. At the hearing, the homeowner will be given the opportunity to be heard and present evidence. Written notice of the final decision of the panel will be mailed to the homeowner within 15 days. A grace period of 10 days from the mailing of this letter will be given before the actual imposition of the fine to give the homeowner the opportunity to resolve the violation. If it is decided that a fine should be imposed, a fine of $50 may be imposed for the violation without further hearing, plus daily fines of $5 until the violation(s) are resolved. Such fines shall be assessments secured by the liens under the Covenants, Bylaws, and S. C. Homeowners Association laws.

STEP 3 – If the homeowner is still in violation after Steps 1 and 2 and no resolutions have been made between the homeowner and the Board of Directors or Business Manager, the case will be turned over to an attorney to resolve, begin lien procedures, or possible further legal action. While Step 3 takes place, the homeowner will continue to be charged the daily fines imposed from Step 2. Once the matter has been turned over to the attorney, the homeowner in violation will also be responsible for all reasonable attorney’s fees as is allowed in Green Springs Patio Homes Homeowner Association declaration of Covenants, Bylaws, or Rules and Restrictions in addition to all previous assessments, interest, fees, costs or fines incurred.