



Oxford Place Property Owners Association

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Amendments

Per Article XVI, these Bylaws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy.

Per Article IV, Section 4, of the Bylaws the presence in person or by proxy at the meeting of members entitled to vote thirty percent (30%) of the votes of the membership shall constitute a quorum.

The Bylaws have been amended four times since the property owners association was formed.

In 2002, an amendment was passed to add to the board's duties.

Section 2. It shall be the duty of the Board of Directors to:

- f. hold a vote before a full meeting of members before levying a special assessment, increasing the annual assessment (initially \$15/month), or committing to expenditures in excess of \$1,000 that have not been previously detailed in an annual budget.

At each annual meeting, the outgoing board has presented a proposed annual fee to the homeowners. For the past three years the fee was set at \$245. The board also details an annual budget which typically provides funds for landscaping, electricity, insurance, mailing, paperwork, and reserves.

After checking with an attorney on the legality of adding a fine schedule to the bylaws, items (g) and (h) were approved in February 2006.

The Board of Directors shall have the power to:

- g. levy fines against property owners who continue to willfully violate provisions of the Oxford Place Covenants & Restrictions after receiving 30 days notice of the

violation(s). After a property owner is given 30 days written notice, the Oxford Place Board of Directors shall have the power to issue fines of \$50 per month for each violation for the first three months. After the first three months, the fine will be increased to \$100 per month for the next three months, \$200 per month for the three months thereafter, and doubling the fine for each successive three month period thereafter. The fine will constitute a continuing lien upon the property and if not paid within 30 days after the due date thereof, shall bear interest at the rate of ten percent per annum until paid. The property owner in violation will be responsible for all charges incurred in collecting the fine.

- h. give a property owner up to 90 additional days to correct the violation depending on the nature of the violation. The Board of Directors shall also be able to negotiate, compromise, or arbitrate with a property owner to encourage compliance with the Oxford Place Covenants & Restriction. Examples include, but are not limited to: reducing assessed fines if the property owner brings the property into compliance within a specified time period.

Section 2. It shall be the duty of the Board of Directors to:

- g. give a property owner in violation of the C&Rs 30 days written notice to correct the violation(s) before levying fines for such violation(s). The Board of Directors also shall give a property owner an opportunity to meet with members of the board of directors to appeal or explain the C&R violation.

In February 2006, an amendment was approved to set the quorum to 40%. In March 2007, another amendment was approved to set the quorum level to 30%. This was done in response to declining attendance at the annual meetings. Homeowners voted by mail ballot to set the quorum at 30%.

Article IV Meeting of Members

Section 4. The presence in person or by proxy at the meeting of members entitled to vote thirty percent (30%) of the votes of the membership shall constitute a quorum.