

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #: 2019013660

Receipt Number: 66200

Return To: HART HYLAND

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Recorded On: June 11, 2019

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Parties:

Book/Page: RB 11915: 150 - 159

Direct- TROTTERS RIDGE HOMEOWNERS

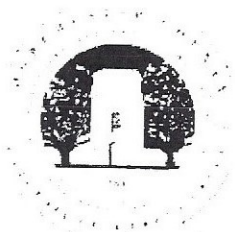
Total Pages: 10

Indirect- TROTTERS RIDGE HOMEOWNERS

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$15.00

Tax Charge: \$0.00



A TRUE COPY
Margaret L. Bailey
MARGARET L. BAILEY
REGISTER OF DEEDS
DORCHESTER COUNTY SC
DATE 6/11/19

Margaret Bailey

Margaret Bailey - Register of Deeds

FILED/RECORDED
JUNE 11, 2019
DORCHESTER COUNTY
REGISTER OF DEEDS

**STATE OF SOUTH CAROLINA) COVENANT ENFORCEMENT PROCEDURES AND
COUNTY OF DORCHESTER) ARCHITECTURAL REVIEW BOARD CHARTER
OF THE TROTTERS RIDGE HOMEOWNERS
ASSOCIATION RECORDED PURSUANT TO
S.C. CODE ANN. §§ 27-30-110 *et seq.***

WHEREAS, the South Carolina Legislature enacted and codified the South Carolina Homeowners Association Act, S.C. Code Ann. §§ 27-30-110, *et seq.*, effective May 17, 2018, which Act requires the recording of certain Homeowners Association documents; and,

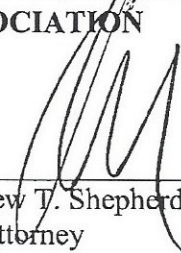
WHEREAS, to comply with the requirements of the Act, the Board of Directors of the Trotters Ridge Homeowners Association has directed its undersigned counsel to record in the Dorchester County Register of Deeds a copy of the Covenant Enforcement Procedures adopted by the Board of Directors of the Trotters Ridge Homeowners Association on January 15, 2019, which copy is attached hereto as Exhibit "A"; and,


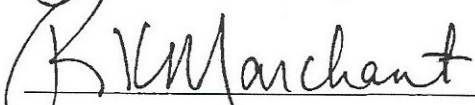
WHEREAS, to comply with the requirements of the Act, the Board of Directors of the Trotters Ridge Homeowners Association has further directed its undersigned counsel to record in the Dorchester County Register of Deeds a copy of the Architectural Review Board Charter adopted by the Board of Directors of the Trotters Ridge Homeowners Association on January 23, 2019, which copy is attached hereto as Exhibit "B"; now, therefore,

KNOW ALL MEN BY THESE PRESENTS, that the Covenant Enforcement Procedures of the Trotters Ridge Homeowners Association adopted January 15, 2019, are hereby published and attached as Exhibit "A" hereto and incorporated by reference as if set forth verbatim, and the Architectural Review Board Charter adopted January 23, 2019, is hereby published and attached as Exhibit "B" hereto and incorporated by reference as if set forth verbatim; said instruments being recorded by counsel for the Trotters Ridge Homeowners Association at the direction of its Board of Directors in satisfaction of notice and recording requirements of the South Carolina Homeowners Association Act, S.C. Code Ann. §§ 27-30-110, *et seq.*

WITNESS my hand and seal this 11th day February, 2019.

**TROTTERS RIDGE HOMEOWNERS
ASSOCIATION**

By: 
Andrew T. Shepherd
Its: Attorney



After Recording, Return To:
Hart Hyland Shepherd, LLC
P.O. Box 130
Summerville, SC 29484

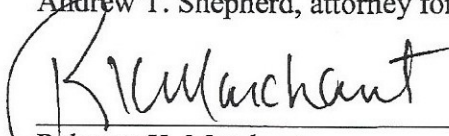
STATE OF SOUTH CAROLINA

COUNTY OF DORCHESTER

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)
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ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 15th day of February, 2019, by Andrew T. Shepherd, attorney for Trotters Ridge Homeowners Association.



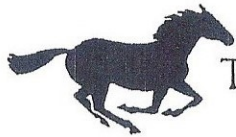
Rebecca K. Marchant

Notary Public for South Carolina
My Commission Expires: 9/10/2025



EXHIBIT "A"
COVENANT ENFORCEMENT
PROCEDURES





TROTTERS RIDGE HOME OWNERS ASSOCIATION

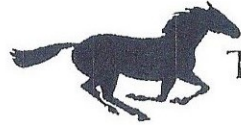
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Enforcement of the Covenants established by the HOA

- **Purpose:** To establish a uniform procedure for enforcement of the Trotters Ridge Covenants and establish fines and/or penalties for violations in order to protect the best interests of the community.
- **Methodology** – the four steps for enforcement are as follows:
 1. If a Covenant has been violated by a homeowner, their tenant or guest, a letter will be sent to the homeowner with the date and description of the violation along with an avenue to rectify the violation. The letter will include a copy of the covenant that has been violated with a reminder of its repercussions/fines, as specified below.
 2. If the homeowner, their tenant, or guest continues to violate the Covenants, a second letter will be sent to notify the homeowner of the fine assessed in accordance with these enforcement procedures.
 3. If the violation is not corrected in a satisfactory manner, the HOA will seek a court order mandating the homeowner to resolve the issue and pay all fines, court costs and reasonable attorney fees associated with the violation.
 4. If the homeowner fails to comply, the final step will be to contact our (HOA) attorney to initiate foreclosure proceedings against the homeowner.



Exhibit 1 - Violation Enforcement by the HOA and the Board of Directors Jan. 15, 2019



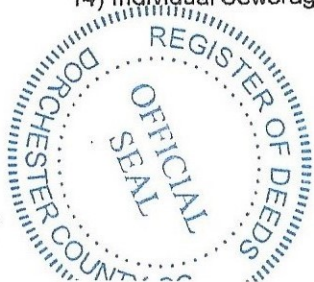
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Enforcement of Covenants (Cont.)

<u>Covenant #</u>	<u>Methodology</u>			
	<u>Step 1</u>	<u>Step 2</u>	<u>Step 3</u>	<u>Step 4</u>
	Letter	Letter/Fine	Seek Court Order	Foreclosure
1) Residential Purposes Only	Required	Required - fine \$5 per day	Required	Required
2) Setbacks	Required	Required - fine \$5 per day	Required	N/A
3) Re-division of Lots		Binding on all owners - no action required		
4) Minimum Square Footage		Binding on all owners - no action required		
5) Easements	Required	Required - fine \$5 per day	Required	Required
6) Covenants Run with Land		Binding on all owners - no action required		
7) Enforcement	Through these rules and regulations established by the HOA and authorized by the Constitution and By-Laws			
8) Invalidation		Only by judgment or court order		
9) Temporary Modular & Mobile Structures	Required	Required - fine \$5 per day	Required	Required
10) Assessments		Binding on all owners - no action required		
11) No Signs nor Sign Boards	Required	Required - fine \$5 per day	Required	Required
12) Exterior Materials	Required	Required - fine \$5 per day	Required	Required
13) Damaged Residences or Outbuildings	Required	Required - fine \$5 per day	Required	Required
14) Individual Sewerage Disposal System		Binding on all owners - no action required		

Rev. 1 - Voted and Approved by the HOA Board of Directors on Jan. 15, 2019





TROTTERS RIDGE HOME OWNERS ASSOCIATION

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Enforcement of Covenants (Cont.)

Covenant

Methodology

Step 1

Step 2

Step 3 Seek Court Order

Step 4

Letter

Letter/Fine

Foreclosure

15) Lots and Building Maintenance
15-1 Brush and grass

Required

Hire contractor & charge
homeowner

Required

Required

15-2 Cutting trees more than 6" in dia.

N/A

Required - fine \$50 per tree

Required

Required

16) Nuisances

Required

Required - fine \$5 per day

Required

Required

17) Erection and Type of Fences

Required

Required - fine \$5 per day

Required

Required

18) Mailboxes and Stands

Required

Required - fine \$5 per day

Required

Required

19) Free Standing Antenna

Required

Required - fine \$5 per day

Required

Required

20) Driveways and Parking

Required

Required - fine \$5 per day

Required

Required

21) Swimming Pools

Required

Required - fine \$5 per day

Required

Required

22) Disposition of Trash and Other Debris

Required

Required - fine \$5 per day

Required

Required

23) Clothes Lines

Required

Required - fine \$5 per day

Required

Required

24) Outbuildings

Required

Required - fine \$5 per day

Required

Required

25) Construction Time Requirement

Required

Required - fine \$5 per day

Required

Required

26) Delivery of Papers and Instruments

All papers and instruments must be filed in accordance with the procedures detailed in the Covenants.
Failure to do so does not relieve him/her of the responsibility to receive approval from the HOA prior to proceeding with the requested action.

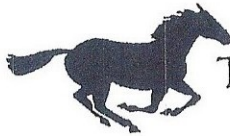
No action required

As stated in the Covenants

27) Existing Variances

28) Amendments





TROTTERS RIDGE HOME OWNERS ASSOCIATION

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Enforcement of Covenants (Cont.)

Failure to pay HOA Dues or Assessments

1. A letter will be sent advising the homeowner of the amount of dues in arrears and requesting payment (*one month after due date - approx. September 1st*).
2. A second letter will be sent informing the homeowner of the dues in arrears, and stating that failure to pay will result in fees being applied in accordance with the Constitution and By-Laws (*two months after the due date - approx. October 1st*).
3. Effective October 1, 2019 after the homeowner has been warned and has not paid the dues a fine of \$5.00 per month will be charged to the homeowners account until all dues and assessed fines are paid.
4. Once the overdue dues reach \$400.00 a lien will be placed on the property until all dues and fines are paid in full. The homeowner will be charged \$100.00 fee for placing the lien. All dues, fines and fees will continue to be accumulated against the homeowner account until the account is paid in full.
5. After the homeowner has been warned and fined, and lien placed on property and still has not paid, the HOA will contact our (HOA) attorney to initiate foreclosure proceedings against the homeowner in an attempt to collect all overdue dues, fines, court costs and attorney fees associated with this action (*when total dollars owed to the HOA equals or exceeds \$600.00.*)



Rev. 1 -- Voted and Approved by the HOA Board of Directors on Jan. 15, 2019

EXHIBIT "B"
ARCHITECTURAL REVIEW BOARD
CHARTER





TROTTERS RIDGE HOME OWNERS ASSOCIATION

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ARCHITECTURAL REVIEW BOARD

CHARTER

The Board of Directors of the Trotters Ridge Homeowners Association (TRHOA) does hereby establish an Architectural Review Board (ARB) by this resolution to assist in enforcing community standards and reviewing homeowner architectural change requests.

DUTIES AND FUNCTIONS OF THE COMMITTEE

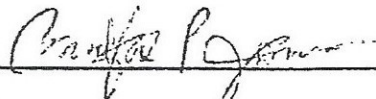
The purpose of the Architectural Review Board (ARB) is to provide assistance in establishing and overseeing community standards and change requests, based on the Trotters Ridge Restrictive Covenants and any established guidelines approved by the Trotters Ridge Board of Directors. In effecting its duties and functions, the ARB shall:

1. Consist of three (3) members appointed by the Trotters Ridge HOA Board of Directors.
2. Elect a Chairperson from amongst its members.
3. Be alert to architectural issues/problems shared by members of the community and seek a solution to these problems by making recommendations to the TRHOA Board of Directors.
4. Review all plans/requests for changes, modification, additions and/or alterations to HOA member property submitted by the homeowner for conformance to the Trotters Ridge Restrictive Covenants and make recommendations for approval/rejection to the TRHOA Board of Directors.
5. Meet as often as necessary to complete its assigned responsibilities.

The ARB Board Chairperson shall present all requests, including the homeowners change plan/drawings and the ARB recommendation to the Trotters Ridge Home Owners Association Board for final approval/rejection.

The TRHOA Board of Directors will then issue a letter of approval or disapproval to the homeowner.

Hereby accepted by the Trotters Ridge Homeowners Associations Board of Directors



Brad Jones, V.P. Trotters Ridge HOA Board of Directors

Date: Jan 23, 2019

