

## **Belmont Plantation Homeowners Association Fine Structure**

**Violation 1<sup>st</sup> Notice: 30 day warning**

**Violation 2<sup>nd</sup> Notice: 7 day warning**

**Violation 3<sup>rd</sup> Notice: \$25 fine per week**

1. Once a violation letter is sent, it becomes the responsibility of the Homeowner to contact the Property Manager in writing to show that the violation has been corrected so the violation can be closed. All fines will continue to accrue on the Homeowner's account until the Homeowner does so.
2. If a violation is closed but is then reopened within 45 days of the date the original violation was closed, escalation of the violation will resume as if never stopped.
3. All expenses accrued by the HOA to notify the Homeowner of a violation will be at the expense of the Homeowner, including but not limited to printing, postage, returned check fees and office supplies.

**The following violations will be subject to the above fining structure:**

### **Failure to Pay HOA Due**

Annual HOA dues will be sent out in December and due on the last day of February. Any household that has not paid their HOA dues by the last day of February or arranged a payment plan with the property management company will be issued a fine.

### **Non-Residential Use of Property**

Home based businesses shall not change the residential aesthetics of the property. No business signs shall be displayed upon the home, garage, or ground. No outdoor storage shall occur associated with the business. No heavy traffic shall occur. No outside employees other than direct family members shall work within or from the residence.

### **No ARC Approval**

No construction, reconstruction, remodeling, alteration, or addition to the exterior of any structures, building, fence, pool, wall, drive, or improvements of any nature shall be commenced on any property without first obtaining written approval of the Architectural Review Committee.

### **Trailers, Vehicles, Boats**

No trailers, basement or garage or any outbuilding of any kind, shall at any time be used as a residence, either temporarily or permanently. Recreational vehicles such as boats, travel trailers, etc. must be parked at the rear of the lot. No disabled or wrecked vehicles, mobile home or tent shall be placed, erected, or permitted to remain on the real property, nor shall any overnight camping be permitted on any lot. No tractor/trailer rigs are permitted to be housed or parked on any lot or street, except such vehicles are allowed temporarily when moving personal property.

## **Animals**

No animals, livestock or poultry shall be raised, bred, or kept on any lot, except that dogs, cats and household pets may be kept, provided that they are not kept, bred, or maintained for commercial purposes.

## **Rubbish Removal**

No trash, rubbish, debris, waste material or other refuse shall be deposited or allowed to accumulate or remain on any part of a lot. All lots shall be kept free of tall grass, undergrowth, dead trees, dangerous and dead tree limbs, weeds, trash, and rubbish. Lots shall always be maintained in such a manner as to prevent the same from becoming unsightly, unsanitary or a hazard to health, and in a neat and attractive condition.

## **Outdoor Fires**

Open burning shall be restricted to dry plant life, leaves, yard clippings, pruning and split wood. No trash of any kind including dimension lumber shall be burned.

## **Window Air Conditioning Units**

No window air conditioning unit shall be installed on any side of any building which faces a street.

## **Noxious/Offensive Activity**

No illegal, noxious or offensive activity shall be permitted or carried out on any part of the real property, nor should anything be permitted which may be or become a nuisance, a source of embarrassment, discomfort, or annoyance to the neighborhood.

## **Storage Sheds**

Small storage sheds must be placed on the back side of the lot. The building shall be finished in vinyl siding or paint matching the colors of the main house including the trim. The roof shall be the same color as the roof on the main house. If the building is on unlevel ground the sides that are elevated must have a solid or lattice finish down to the surrounding grade. The building shall be of sturdy and good quality construction, no metal sheds are permitted.

## **Street Obstruction**

No fence, hedge, shrub, bush, tree, or object, natural or artificial, shall be placed or located on any lot if the location of the same will in the judgment of the association obstruct the vision of any motorist upon any street or avenue shown the plat.



IN WITNESS WHEREOF, the undersigned parties have herein set their hands and seals to cause this ACTION  
TAKEN BY WRITTEN CONSENT to be executed this 24<sup>th</sup> day of May, 2024.

Witnesses:

Ashley Owfi  
Ashley Owfi

Belmont Plantation HOA Board of Directors:

Zach Watson  
Zach Watson, President

Carleen Roberts  
Carleen Roberts, Vice President

Julie Aliaga  
Julie Aliaga, Secretary

Stephanie Hull  
Stephanie Hull, Treasurer

Erin Bakeman  
Erin Bakeman, Communications

STATE OF SOUTH CAROLINA )

ACKNOWLEDGEMENT

COUNTY OF Anderson )

I, the undersigned notary, do hereby certify that Belmont Plantation HOA by its members, personally  
appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 24<sup>th</sup> day of May, 2024.

Ashley Owfi

Notary Public for S.C.

My Commission Expires:

ASHLEY OWFI  
Notary Public, State of South Carolina  
My Commission Expires Nov. 22, 2026

