

State of South Carolina )  
County of Anderson )

Fine Structure  
Belmont Plantation Homeowners Association

The Board of Directors, having been duly elected by the members of the Belmont Homeowners Association, desires to maintain and preserve property values, and to maintain a harmonious look to the neighborhood for the benefit of both current and future residents.

Therefore, in accordance with Article II, USES PERMITTED AND PROHIBITED IN RESIDENTIAL AREA, of the Belmont Plantation Homeowners Association covenants recorded in Book 1747 at pages 213-226 on 12 November 1993 with the Anderson County Register of Deeds, the Board of Directors is publishing a fine structure in order to assist in maintaining property values, preserving a harmonious look to the neighborhood, and to enforce Uses Permitted and Prohibited.

Violation letters will be sent by US Mail to the homeowner of record for any noncompliance as stated in the covenants. The homeowner then has 30 days to either correct the violation or dispute the violation. If the violation is neither corrected nor disputed, subsequent letters will be mailed to the homeowner. After the 3<sup>rd</sup> letter, fines will be assessed as follows:

## Fine Structure

Violation 1 – Warning Letter

Violation 2 – Warning Letter

Violation 3 – Warning Letter

Violation 4 - \$25.00 Fine

Violation 5 - \$50.00 Fine

Violation 6+ - \$100.00 Fine

All fines will continue to accrue on the Homeowner's account until the violation is corrected.

All correspondence regarding violations should be directed to the Property Manager as noted on the violation letter.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this 16th day of October, 2025.

IN THE PRESENCE OF: Belmont Plantation HOA Board of Directors:

[Signature]  
Carlene Roberts, President

[Signature]  
Zach Watson, Vice President

[Signature]  
Stephanie Hull, Treasurer

[Signature]  
Julie Aliaga, Secretary

[Signature]  
Angela Anthony, Member

[Signature]

Witness

[Signature]

Witness

**WILLIAM S. McCALL**  
Notary Public, State of South Carolina  
My Commission Expires 1/19/2027

STATE OF SOUTH CAROLINA )

COUNTY OF ANDERSON )

PROBATE

Personally appeared before me the undersigned witness who made oath that (s)he saw the within named Belmont Plantation Board Member(s) sign, seal and as it act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above, witnessed the execution of the same.

[Signature]

Witness

Sworn to and subscribed before me on this 16th day of October, 2025

William S. McCall  
Notary Public

William S. McCall  
Printed Name

My Commission Expires: 1/19/2027

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REGISTER OF DEEDS, ANDERSON CO, SC  
Cynthia D. Rodford