

RECEIVED MAY 1, 2023

DEE-2023016699

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ASHLEY B. WILLIAMS REGISTER OF DEEDS

BK:DEE 141-U PG:293-297

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

**WESTGROVE VILLAGE HOMEOWNERS'
ASSOCIATION, INC.**

**RECORDING OF DOCUMENTS PURSUANT TO
THE SOUTH CAROLINA HOMEOWNERS
ASSOCIATION ACT (S.C. CODE ANN. §§ 27-30-
110 TO -170):**

1. RULES AND REGULATIONS

**CROSS REFERENCE: COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WESTGROVE VILLAGE
SUBDIVISION recorded in Deed Book 127-S at Page 190;**

WHEREAS, the South Carolina Homeowners Association Act (S.C. Code Ann. §§ 27-30-110 to -170) requires Homeowners Associations to record Governing Documents, Rules, Regulations, and amendments thereto; and

WHEREAS, the Covenants, Conditions, and Restrictions for Westgrove Village Subdivision was recorded April 27, 2020 in, in the Office of the Register of Deeds for Spartanburg County in **Deed Book 127-S, at Page 190** (as amended and supplemented, the ("Declaration")); and

WHEREAS, pursuant to the Declaration, Westgrove Village Homeowners' Association, Inc. is the Homeowners Association for the Westgrove Village Subdivision; and

NOW THEREFORE, Westgrove Village Homeowners' Association, Inc. does hereby record the following pursuant to the South Carolina Homeowners Association Act:

1. RULES AND REGULATION – attached as Exhibit A

The Documents are being recorded in an effort to ensure compliance with the recording requirements of the Homeowners Association Act; however, nothing herein shall be construed as an admission that some or all of the Documents are required to be recorded under the requirements of the Homeowners Association Act.

IN WITNESS WHEREOF, Westgrove Village Homeowners' Association, Inc. has by its duly authorized officer set its hand and seal this 24th day of April, 2023 (the "Effective Date") and by doing so certifies, acknowledges, and affirms that the Board of Directors has unanimously adopted, re-adopted, ratified, and validated the Documents as of the Effective Date.

SIGNED SEALED AND DELIVERED
in the presence of:

WESTGROVE VILLAGE HOMEOWNERS'
ASSOCIATION, INC.

(Witness #1)

(Witness #2)

By: Ronald Cefarelli (L.S.)

Print Name: RONALD CEFARELLI

Its: President

STATE OF SOUTH CAROLINA)

COUNTY OF Spartanburg)

ACKNOWLEDGEMENT

I, Laura Rawson, Notary Public for the State of South Carolina, do hereby certify that Ronald Cefarelli, a duly authorized officer of Westgrove Village Homeowners' Association, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the Association.

Witness my hand and official seal this 24 day of April, 2023.



Notary Public for South Carolina

My Commission Expires: 12-03-2025



Laura Rawson

NOTARY PUBLIC, STATE OF SOUTH CAROLINA

My Commission Expires 12/03/2025

Exhibit "A"

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

RESOLUTION OF THE BOARD OF
DIRECTORS OF WESTGROVE VILLAGE
HOMEOWNERS' ASSOCIATION, INC.

RULES AND REGULATIONS

CROSS REFERENCE: COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WESTGROVE VILLAGE
SUBDIVISION recorded in Deed Book 127-S at Page 190;

The undersigned, being the Board of Directors of Westgrove Homeowners Association, Inc. (hereinafter referred to as the "Board" and the "Association," respectively), **DO HEREBY CONSENT, AGREE, AUTHORIZE, AND RESOLVE AS FOLLOWS:**

WHEREAS, pursuant to Article VII, Section 16 of the Covenants, Conditions, and Restrictions for Westgrove Village Subdivision was recorded April 27, 2020 in, in the Office of the Register of Deeds for Spartanburg County in Deed Deed Book 127-S, at Page 190 (as amended and supplemented, the ("Declaration"), the Board of Directors (the "Board") has the authority to formulate, publish, and enforce reasonable general rules and regulations concerning the use and enjoyment of the yard space of each Lot and the Common Areas; and

WHEREAS, the Board also would like to use these Rules and Regulation to clarify restrictions contained in the Declaration and provide procedures for their implementation where necessary; and

WHEREAS, under no circumstances shall these Rules and Regulations be interpreted or construed to limit, restrict, or amend the restrictions set forth in the Declaration and By-Laws; nor shall it be interpreted in any way that conflicts with the Declaration and By-Laws.

NOW THEREFORE, the Board hereby adopts the following **RULES AND REGULATIONS:**

1. **ARC Approval Requirements:** No building, fence, wall, porch, deck, or any structure or improvement shall be undertaken upon any Lot unless an application has been submitted to the Architectural Review Committee ("ARC"), through Hinson Management, and expressly approved in writing. The ARC application shall include, as applicable, detailed plans, specifications, color photos and expected dates of completion.

The improvements requiring ARC approval shall include anything that changes the aesthetics of said Lot which includes without limitation, the alteration or painting of any

exterior surface (including doors), planting of trees, sodding, building patios, or displaying any signs or flags other than the United States flag or the South Carolina state flag, and installing exterior flood lights or spotlights.

The ARC, in their sole discretion, shall have the right to approve or reject any submissions for improvements based upon their aesthetics and overall harmony with the surrounding neighborhood so as to ensure that such improvements do not detract from the overall appearance of the subdivision or create a nuisance.

2. **Parking:** Homeowners and Tenants are required to park in driveways or in garages and are not allowed to park along the streets except for temporary short-term parking. If the Association determines, in their sole discretion, that Homeowners and Tenants are parking on the street for extended periods, they may impose a Special Individual Assessment for extended on-street parking. Street Parking is reserved for visiting guests. If guests are staying for more than five (5) days, notify a Board member. Anyone utilizing on-street parking must only park on one side of the street so as to not create an obstruction for emergency vehicles.
3. **All-terrain vehicles ("ATVs") and unregistered vehicles:** The operation of ATVs and unregistered vehicles is strictly prohibited on all Lots, Common Areas, and roads within Westgrove Village as they have been determined to be a nuisance which endangers the safety of residents. For the purposes of this rule, ATV means a motorized vehicle with three or more wheels designed primarily for off-road use.
4. **Animals-** no animals shall be kept, maintained, or quartered on any Lot with the exception of dogs, cats, rabbits, hamster, or caged birds. Animals must be kept in reasonable numbers so as to not constitute a nuisance to the neighborhood. All dogs must be kept on a leash while not enclosed within a fenced yard or inside a home. Dog owners must pick up after their dogs and properly dispose of all waste. Failure to do so will result in fines.

The Board reserves the right to adopt, repeal, or modify the foregoing rules at any time.

Capitalized terms used herein shall have the same meaning as set forth in the Declaration and/or By-Laws unless otherwise defined.

These Rules and Regulations are not intended to conflict with or amend the terms of the Declaration or By-Laws. All terms and conditions of the Declaration and By-Laws shall remain in full force and effect, and unchanged.

In order to facilitate execution, this Resolution may be executed in multiple counterparts, which shall together constitute one original instrument.

ADOPTED this 24th day of April, 2023.

[SIGNATURE PAGE TO FOLLOW]

By: Ronald Cefarelli

Print Name: RONALD CEFARELLI

By: [Signature]

Print Name: GREGORY GARCIA

By: Christine Ramsey

Print Name: CHRISTINE RAMSEY

By: _____

Print Name: _____

By: _____

Print Name: _____