

South Cove

Property Owners Association, Inc.

Fine Schedule

1st Notice of violation: Association member/resident receives a violation notice with ten (10) days of notice to comply. No fine is levied. Violation can be appealed.

2nd Notice of violation: Association member/resident receives second violation notice with a fine of \$25 levied with ten (10) days to comply. Appeal of violation and fine is forfeited.

3rd Notice of violation: Association member/resident receives third violation notice with a fine of \$50 with ten (10) days to comply.

4th Notice of violation: Association member/resident will continue to incur violation fines equal to the amount of the most recent fine assessed plus an additional \$25 at a frequency of every ten (10) days.

The association member/resident must contact the Association management company, IMC Charleston, when the violation has been resolved to stop the fines from recurring every ten (10) days.

OTHER FINE AMOUNTS:

TREE REMOVAL **\$200** per tree

For each tree removed without ARB approval, the association member/resident will be fined \$200 per tree and replacement of approved specie of tree.

Per Article VII, Section 30 of the Declaration of CCR's: Trees which have a diameter in excess of six (6") inches measured two (2') feet above ground level, and distinctive flora, shall not be intentionally destroyed or removed except with the prior written approval of the Architectural Committee.

FAILURE TO SUBMIT ARB APPLICATION **\$100** per occurrence

An ARB Application must be submitted and approved before any architectural improvements can be made. If the application is not submitted and approved prior to commencement of the work, fines may be imposed from the day work began, after appropriate Notice. All work must cease immediately and the homeowner may be asked to remove such modification until approval has been finalized.

Written Notice of Violation

The Board or Managing Agent shall notify the owner of said violation. The Member shall be entitled, upon request, to a hearing or appeal before the Board of Directors to contest the violation and/or fine after receipt of first initial notice. The Association is not required to provide such notice and opportunity to request appeal for **recurring or continuing violations** unless no fewer than three (3) months have passed from the time of the previous violation.