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RECORDATION OF COVENANTS AND RESTRICTIONS

The undersigned on behalf of Woodside Plantation Property Owners' Association, Inc. does hereby present the following documents for recordation with the Register of Deeds of Aiken County, South Carolina:

1. Amendment #13 to "Policies and Procedures" (BK 4754 PG 1260-1295); Addition of WPOA Fine Policy

[Signature]
Witness #1 Signs Here

[Signature]
Witness #2 or Notary Public Signs Here

Woodside Plantation Property Owners' Association, Inc

By: [Signature]
As its President
JAMES MALLAK

STATE OF SOUTH CAROLINA)
)
COUNTY OF AIKEN)

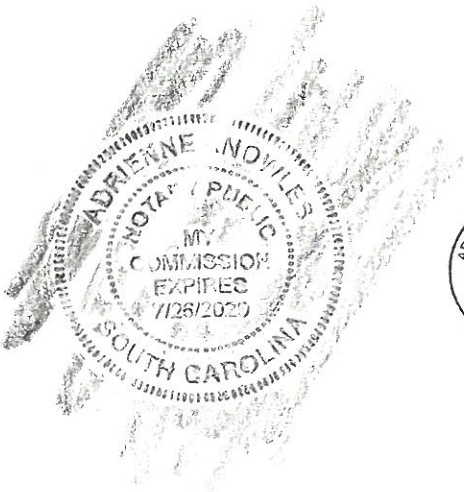
ACKNOWLEDGEMENT

I, the undersigned notary, do hereby certify that JAMES MALLAK personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of Woodside Plantation Property Owners' Association, Inc.

Witness my hand and official seal this the 23RD day of MARCH, 20 23.

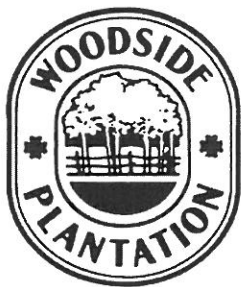
[Signature]
Notary Public for the State of SOUTH CAROLINA
My Commission Expires: JULY 26, 2029

[NOTARY SEAL]



Adrienne Knowles
NOTARY PUBLIC
State of South Carolina
My Commission Expires
July 26, 2029

2023006358
RESTRICTIVE COVENANTS
RECORDING FEES \$25.00
PRESENTED & RECORDED:
03-24-2023 11:13 AM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: DOLLIE VILLANUEVA DEPUTY
BK: RB 5081
PG: 117 - 119



Woodside Plantation Property Owners' Association Fine Policy and Procedure

The Covenants of Woodside Plantation Property Owners Association ("WPPOA") state fines are utilized to ensure compliance with the Covenants, Rules, Regulations and Architectural Review Board ("ARB") Building and Landscape Guidelines. [Part Four, Article IV as amended by the 8th amendment (March, 1998) and the first amendment to the 32nd amendment (December, 2006)] The WPPOA Board of Directors has the power to impose reasonable fines according to the following procedure.

1. **Fine amounts:** The Covenants prescribe the amount of fines that can be imposed. Fine amounts are \$100.00 up to \$300.00 per violation, and/or a fine in the amount of \$25.00 per day until the violation is corrected. In addition to any fine, the cost to repair, replace or correct the violation, if applicable, may be added to the fine amount and is the responsibility of the person or persons fined.
2. **First Communication:** Prior to the imposition of a fine, a property owner shall be given a written notice of the violation to be corrected or remediated and the allotted time period for correction. (See also, the WPPOA Covenant Education and Enforcement Concern/Suggestion Policy and Procedure or applicable ARB guidelines)
3. **Second Communication:** If the violation has not been corrected within the allotted time period, a second notice will be sent warning that fines will begin to accrue if remediation has not occurred within the time specified in the second written notice.
4. **Notification of a Fine:** If the violation has not been corrected, the WPPOA Director assigned to address the violation shall send notice of a fine at the expiration of the warning period which states:
 - a. The date of first written notice advising of a concern;
 - b. The follow up confirming the concern still exists;
 - c. The covenant, rule, or ARB guideline violated;
 - d. The date of the second notice warning of a fine;
 - e. The amount of the fine and the date payment is due;
 - f. The amount of interest that accrues on unpaid fines;
 - g. The right to an appeal within 20 days of the receipt of the letter imposing the fine.
5. **Appeal:** Property Owners have a right to appeal a fine by following The WPPOA Appeal Policy. If the PO does not file an appeal within the time period specified for appeals, the fine shall be imposed.
6. **Unpaid Fines:** Fines are delinquent if not paid within thirty (30) days of the date imposed or if appealed, within ten (10) days of the date the Board of Directors renders a decision approving the imposition of a fine. Interest accrued on unpaid fines shall be no more than 1.5% per month.
7. **Tracking Fine Amounts:** The WPPOA Finance Manager will enter the fine amount in the WPPOA database. The fine amount and any accrued interest will be tracked in the database. The Property Owner will be provided with a quarterly statement of the unpaid fine amount and accrued interest for each violation. The fine amount and any unpaid fine and accrued interest will be shown on the

Annual Assessment Statement. Once a fine amount has been settled and payment is received, the total charges and processed payment will be added to the WPPOA database and maintained in permanent WPPOA records.

8. **Non Payment of Fines, Costs, and Interest:** The WPPOA Finance manager will inform the Board whenever the total amount of fines, any added costs and interest has reached \$1,500 (one thousand five hundred dollars). When efforts to resolve the amount owed through mutual agreement with the Property Owner fail, and fines, any added costs, and accrued interest remain delinquent, the Board of Directors may refer said amount for collection through legal action.