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BEAUFORT COUNTY SC - ROD  
BK 3727 Pgs 1042-1044  
FILE NUM 2019001211  
01/07/2019 04:44:53 PM  
REC'D BY fjenkins RCPT# 917226  
RECORDING FEES \$10.00

After Recording Return to:  
MINOR, HAIGHT & ARUNDELL, P.C.  
P.O. Drawer 6067  
Hilton Head Island, SC 29938

STATE OF SOUTH CAROLINA       )  
  )  
COUNTY OF BEAUFORT        )  
  )  
  )  
  )

RESOLUTION AND CERTIFICATE OF  
AUTHENTICITY OF CHINABERRY RIDGE  
RULES AND FINING SYSTEM

WHEREAS, Chinaberry Ridge Owners' Association, Inc. (the "Chinaberry Ridge") is a non-profit corporation in good standing, organized for the purpose of administering the property known as Chinaberry Ridge located on Hilton Head Island, in Beaufort County, South Carolina, as set forth in the Chinaberry Ridge Declaration of Covenants, Restrictions and Limitations and Provisions for Membership in Chinaberry Ridge Owners' Association, Inc. dated May 1, 1995 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina on May 4, 1995 in Deed Book 775, at Page 1518 (the "Declaration") and as further governed by the By-laws of Chinaberry Ridge, attached thereto as Exhibit "B" (the "By-Laws"), all as may be amended from time to time; and

WHEREAS, the South Carolina Homeowners Association Act, S.C. Code Ann. §27-30-110 et seq. ("SCHAA") mandates that all governing documents, and any amendments thereto, must be recorded with the ROD;

It is therefore resolved and certified:

1. That the Chinaberry Ridge Rules and Chinaberry Ridge Fining System ("Rules") attached hereto were adopted by Chinaberry Ridge's Board of Directors in accordance with the Declaration and Bylaws of Chinaberry Ridge;
2. That the Rules are in full force and effect and shall remain so until such time as the Board of Directors shall, pursuant to the Declaration, By-laws, and/or statutory requirements, file with the Register of Deeds for Beaufort County, an amendment, restatement or revocation thereof.
3. That the undersigned is the duly appointed Secretary of Chinaberry Ridge and as such, has the requisite knowledge and authority to execute this instrument on behalf of the Board and to record these Regulations in accordance with the SCHAA.

So certified this 4<sup>th</sup> day of January, 2019.

Ernie Montgomery  
Witness

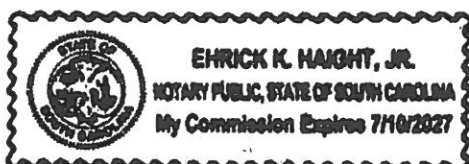
[Signature]  
Witness/Notary

Chinaberry Ridge Property Owners' Association Inc

By Robin E Cleveland  
Robin Cleveland, Secretary/Treasurer

I, Ehrick K. Haight, Jr., do hereby certify that Robin Cleveland, Secretary/Treasurer of Chinaberry Ridge Property Owners' Association, Inc., appeared before me this day below written, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 4<sup>th</sup> day of January, 2019.



[Signature]  
Notary Public of South Carolina  
My Commission Expires: 7/10/27

## Chinaberry Ridge Rules

1. No building, fence, other structure or landscaping element shall be erected, placed or altered on the property without prior approval from the Architectural Review Board.
2. No television antennas, radio antenna, satellite receivers or other similar devices may be placed upon the property without prior approval from the ARB.
3. No large trees measuring six (6") inches or more in diameter at a distance of four (4') feet above ground level may be removed without written approval from the ARB.
4. No fuel tanks or similar storage receptacles may be exposed to view. The ARB reserves the right to approve the size and location of any garbage receptacle along with the appropriate screening.
5. There are mandatory guidelines regarding the size, color and location of all mailboxes.
6. Construction sites shall be maintained in a clean and uncluttered condition, and construction may not commence before 7:00am or be continued after 7:00pm Monday through Friday, 8:00am to 5:00pm on Saturday and is not permitted on Sunday. Interior construction, which is not audible outside of the building, is not so restricted in this section.
7. No structure of temporary character shall be placed upon the property at any time without the written permission of the ARB.
8. No animals, livestock or poultry of any kind shall be raised, bred, kept pastured on the property other than a maximum of three (3) household pets kept in any one residence.
9. It shall be the responsibility of the owner to prevent the development of any unclean, unsightly or unkempt conditions of buildings or grounds on the property.
10. No noxious or offensive activity shall be carried on upon the property, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood.
11. "For Sale" signs are allowed, however, no other commercial signs shall be erected without written permission.
12. No boats, boat trailers, campers, utility trailers of any kind may be permitted on the property for more than 48 hours, without prior consent by the Association. Parking shall only be on the driveway portion of the lot. No on street parking will be allowed.
13. **A maximum of four (4) vehicles are permitted to be parked on a driveway at any given time.**
14. No inoperative or unlicensed vehicles shall be parked on the premises. A vehicle shall be deemed to be inoperative if the vehicle has not been moved in a period of fourteen (14) consecutive days.
15. No weeds, underbrush or other unsightly vegetation shall be permitted to grow or remain upon any lot and no refuse pile or unsightly objects (including gardening or landscaping equipment and tools) shall be allowed to be placed or suffered to remain anywhere thereon. The association has the right to enter upon any lot to remedy these situations at the expense of the owner.
16. Assessments must be paid on the date when due.
17. Occupancy of each home is limited to two persons per original bedroom, plus one additional person.
18. The Board of Directors has the authority to enforce these and any other rules that they feel are necessary to the well being of the property.

## **Chinaberry Ridge Fining System**

In order to help enforce these regulations, the Board of Directors has developed a fining system as follows:

1. Owner is notified of the infraction and given seven days to make correction.
2. A fine of \$50.00 is levied after seven days if no correction is made.
3. An additional fine of \$150.00 is levied after fourteen days if no correction is made.
4. An additional fine of \$250.00 is levied after twenty-one days if no correction is made.
5. An additional fine of \$500.00 is levied after twenty-eight days if no correction is made.
6. Fines will continue to accrue at \$500.00 per week after twenty-eight days with no correction.

All fines will be placed directly on the owner's account and will be treated as any other balance due. (i.e. could incur late fees, legal fees or even cause a lien upon the property if unpaid). Fines incurred by the tenant are the responsibility of the owner and will be billed to the owner's account.

Our purpose is not to impose a hardship on any owner, but to have a standardized procedure for rules enforcement. Should an owner have a question or problem with a notification or fine, they should contact Allied Management, who will bring their appeal to the attention of the Board of Directors.