

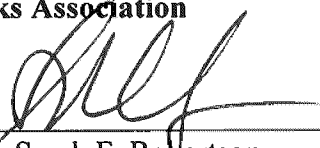
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STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) AFFIDAVIT TO RECORD

RE: **Carolina Oaks Association – Fine Policy**

The attached document is being recorded to comply with the South Carolina Homeowners Association Act, Section 27-30-110, et. seq., of the South Carolina Code of Laws 1976, as amended.

Carolina Oaks Association

By: 
Print Name: Sarah F. Robertson
Title: Attorney

SWORN TO BEFORE ME THIS
17 day of April, 2025.


Notary Public for South Carolina
Print Name: Juliann J. Garcia
My Commission Expires: 04/14/2033



Carolina Oaks Association Fine Policy

Purpose

The purpose of this fine policy is to ensure compliance with the governing documents of Carolina Oaks Association and to promote a well-maintained, harmonious community. Fines are intended to encourage homeowners to correct violations in a timely manner.

Notification Process

1. **First Notice – Courtesy Letter**
 - Homeowners will receive a written notice detailing the violation, the corrective action required, and a deadline for compliance. No fine will be assessed at this stage.
2. **Second Notice – Formal Violation Warning** *(If the violation is not corrected by the deadline in the first notice)*
 - A second written notice will be sent, reiterating the violation and setting a new compliance deadline. This notice will also inform the homeowner that a fine may be imposed if the issue is not resolved.
3. **Final Notice – Fine Assessment** *(If the violation persists beyond the second notice deadline)*
 - A final notice will be sent stating that fines are now being imposed. The fine amount will be detailed, along with instructions on how to appeal the fine if desired.

Fine Schedule

- **First Offense:** \$50 fine per occurrence.
- **Second Offense (Same Violation):** \$100 fine per occurrence.
- **Third & Subsequent Offenses:** \$200 fine per occurrence.
- **Severe Violations:** The Board reserves the right to impose higher fines or take immediate legal action for violations that pose health, safety, or structural risks to the community.

Repeat Violations

If the same violation occurs again within **six (6) months**, the fine schedule will continue from the last offense level, rather than resetting.

Appeals Process

- Homeowners have **14 days** from the date of a fine notice to request a hearing with the HOA Board.
- The Board will review the case and notify the homeowner of its decision in writing.
- Fines will continue to accrue until a final decision is made.

Collection & Enforcement

- Unpaid fines may result in further enforcement actions, including suspension of community privileges, legal action, or liens on the property as permitted by law.
- All fines must be paid within **30 days** of the fine notice unless an appeal is granted.

By enforcing this policy, Carolina Oaks Association aims to uphold community standards while ensuring fairness and due process for all homeowners.