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E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Henney

HOLLY TREE PLANTATION HOMEOWNERS
ASSOCIATION INC

RULES & REGULATIONS

HOLLY TREE HOMEOWNERS ASSOCIATION
APPLICATION FOR ARCHITECTURAL CHANGE

To: Architectural Review Committee
Post Office Box 975
Mauldin, SC 29662

From: _____
Address: _____

Phone: (H) _____
(W) _____

Email: _____

Directions:

The Declaration of Covenants requires that you submit all proposed exterior additions, changes or alterations to the Architectural Committee for approval. This includes additions, fences, walls, driveways, pools, color changes, etc. In order to be considered by the Committee, your application for architectural change must include:

1. The plans and specifications (sketch, photo, catalog illustration, etc.) showing the nature, kind, shape, color, height, and materials;
2. A copy of the survey (or a drawing) marked to show the location of the proposed change; and
3. A signed application form.

Upon receipt of a completed application, the Committee will decide whether to approve/disapprove the proposed change.

Owner's Acknowledgement:

I/We acknowledge and agree:

1. that approval by the Committee shall in no way be construed as to pass judgment on the correctness of location, structural design, water flow/drainage, location of utilities, compliance with building or zoning codes, or other qualities of the proposed design;
2. that approval of the design shall not waive the right of the Committee to disapprove such a design, or any element thereof, if such a design is subsequently submitted for use in any other instance; and
3. that no work on this proposed change shall commence until approval of the Committee has been received by me.

Owner/Applicant Signature: _____

Date: _____

FOR COMMITTEE USE ONLY

Date Received: _____

The proposed change is:

Approved: ____ Disapproved: ____ Not Considered (Incomplete): ____

Date: _____

Pursuant to the Powers granted the Board of Directors in the ByLaws of Holly Tree HOA, the Board promulgates the following fee schedule

Maintenance Fee Collections

The following fee schedule has been established for Holly Tree Plantation Homeowners Association, Inc. The Board of Directors establishes this fee schedule to enforce compliance with the Covenants and Restrictions of Holly Tree Plantation and preserve the integrity of the neighborhood.

The annual maintenance fee is due by March 1st. If paid after March 1st, the delinquent member will be required to pay late fees.

1. March 2nd – April 1st : \$30.00
2. For every 30 days it is late after April 1st an additional \$15.00 will be added to the total, until payment is rendered.

The following fee schedule and resulting liens and enforcement actions began January 1, 2003.

Covenant Violations

The following fee schedule has been established for Holly Tree Plantation Homeowners Association, Inc. The Board of Directors hereby establishes this fee schedule to enforce compliance with the Covenants and Restrictions of Holly Tree Plantation and preserve the integrity of the neighborhood.

Initially, the Board of Directors will concentrate on the following violations:

1. Members burning leaves and cutting trees without permission of the Architectural Review Committee in violation of Article II, Sections 2.15, 2.30 and 2.33 of the Covenants and Restrictions.
2. Members allowing rubbish, disabled vehicles, trailers, campers, unraked leaves, boats and sheds to remain on their lot in violation of Article II, Sections 2.15, 2.16, 2.17, 2.19, 2.24 and 2.33 of the Covenants and Restrictions.

Method of Enforcement:

1. Upon discovering violation – covenants committee sends “friendly” letter or email addressing violation and giving them 10 (ten) days from date of letter or email to correct violation.

If not corrected in the 10 day period then:

2. Committee sends a certified letter warning them, they have 10 (ten) days from receipt of certified letter, to correct or it will be turned over to our attorney in which case legal fees will be added.

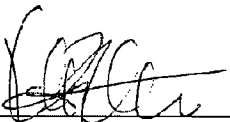
If not corrected in the 10 day period then:

3. The attorney will send a 10 (ten) day notice, including any legal fees they charge and warn there will be a \$100 fine if not corrected in the 10 (ten) days and a lien will be placed on their property – legal action to correct the violation and legal fess for any legal actions charged to the homeowner.

Repeat Violators:

“If a violating member has been given a previous notice as to noncompliance within the last 24 months with respect to violations of the Covenants and Restrictions, then the violating member shall only be given a ten (10) day written notice of the new violation. If the violation is not cured within ten (10) after the notice, the Homeowners Association shall turn the matter over to an attorney file suit to enforce compliance with the covenants and restrictions seeking costs, a fine of \$100.00 and attorney fees.”

The fee schedule and resulting liens and enforcement actions shall begin January 1, 2013.



Authorized Representative
Holly Tree Plantation Homeowners Association

Filed this 9th day of January, 2019