

**Palmetto Village HOA at Palmetto Greens, Inc.
f/k/a Palmetto Greens**

**Fines and Violations Policy of the Association's Declaration, By-
Laws, and Rules and Regulations**

WHEREAS, the Board of Directors for Palmetto Village HOA at Palmetto Greens, Inc. f/k/a Palmetto Greens (the "Association") is charged with the responsibility for enforcing the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Palmetto Greens, recorded Oct. 10, 2008 ("CCR") and, By-Laws, Policies, or any rules and regulations duly adopted; and

WHEREAS, the CCR of this Association directs this responsibility to the Board of Directors for such enforcement in Article XIII; and

WHEREAS, the Association has contracted with a professional management company, to provide management service and supervision over certain contract services to the Association; and

NOW THEREFORE, be it resolved that the Board of Directors has elected to authorize its managing agent to carry out the following policy with respect to the CCR, By-Laws, Policies, and Rules and Regulations enforcement, reserving to itself the right to modify or intervene in certain cases, as the Board may see fit.

I. FINE POLICY

1. This violation and fine policy are intended to promote and preserve the integrity of the community, protect property values and for the enjoyment of all residents and guests. Violations are subject to fines as determined by the Association. Fines will be assessed to the applicable Owner account, in addition to all other legal remedies. Owners are responsible for the actions of their guests and tenants and therefore are held liable for any violation that occurs as a result of the guest or tenant. The Association or its managing agent shall have the right to assess fines repeatedly until the violation is resolved per the schedule below:

1st Violation Notice: Written notification via electronic mail and U.S. postal service describing the nature of the violation, the proposed sanction to be imposed, and giving the Owner up to thirty (30) days to remedied the violation, dependent on the type of offense. If the violation is cured within the time period specified in the written notification, imposition of sanctions is to be suspended.

2nd Violation Notice: Written notification via certified mail that the problem has not been corrected and a \$50.00 fine will be issued with notice the Owner has ten (10) days to correct the violation. In addition, Administrative Fees may incur on the Owners account to cover the costs of processing.

3rd Violation Notice: Written notification via certified mail that the problem has not been corrected and a \$75.00 fine will be issued, with notice the Owner

is being fined \$5.00 per day fine until the violation has been corrected.
Additional Administrative Fees may incur on the Owners account to cover the
costs of processing. Repeat offenses are treated as continuing offenses.

2. If a written appeal is received from the Owner in violation within seven (7) days of receiving the initial notification, the Board of Directors shall be notified to review the facts and findings for any grounds for possible reconsideration.
3. Further efforts to secure compliance with the Association's requests on those accounts which have not responded to prior efforts after three (3) written notices may be by legal counsel, at the direction of the Board of Directors. Specific options may include personal money judgment, rental income receivership, foreclosure (judicial or non-judicial) and referral to a collection agency. Nonpayment of fines will be treated as delinquent assessments and will follow the collection policy including lien and foreclosure.
4. The Association may elect to enforce any provision by self-help including, but not limited to, the towing of vehicles that are in violation, by suit at law or in equity to enjoin any violation or to recover monetary damages or both without the necessity of compliance with the notice and hearing, procedure set forth above. In any such action, to the maximum extent permissible, the Owner or occupant responsible for the violation of which abatement is sought shall pay all costs, including reasonable attorney fees actually incurred

II. VIOLATION NOTIFICATION POLICY

1. Owners violating the community's governing documents will be served with written notice describing the nature of the violation and the fine penalty to be imposed for failure to cure the violation.
2. If the violation is cured within the time period specified in the written notification, imposition of sanctions is to be suspended.
3. If a written appeal is received from the Owners in violation within the seven (7) days of receiving the initial notification, the Board of Directors shall be notified to review the facts and findings for any grounds for possible reconsideration.
4. As described in the Fine Policy, the Owner will be served with an initial written notice via electronic mail and U.S. postal service that a violation has occurred and will be given up to thirty (30) days to remedy the violation, dependent upon the type of offense. If no appeal is received within seven (7) days of receiving the initial notification and the violation has not been corrected within the time specified, the Owner will be served a 2nd notice via certified mail and a \$50.00 fine will be imposed and given five (5) days to correct the violation. A 3rd written notice served by certified mail will impose a \$75.00 fine with notice to the Owner that an additional \$5.00 per day will accrue for everyday that the violation is not corrected. Administrative Fees will accrue on Owners account to cover the costs of processing.
5. For recurring violations (those of a non-continuous nature), Owners will be served with written notice describing the nature of the violation and a fine of \$100 to be imposed for failure to cure the violation. Upon a second notice of the same violation within a year's

time,¹ the Owner will be served written notice via certified mail that a \$150.00 fine has been imposed. Upon a third notice of the same violation within a year's time, the Owner will be served written notice via certified mail that a \$200.00 fine has been imposed.

6. After three written notices have not gained compliance, the Association has the option to turn the issue over to an attorney's office. Specific options used by attorneys may include obtaining a personal money Judgment, placing a lien on the offender's property, rental income receivership, foreclosure, and referral to a collection agency.

This is to certify that the foregoing was adopted by the Board of Directors until such date as it may be modified, rescinded or revoked.

¹ For recurring violations, "within a year's time" means one-year from the date of the initial violation notification letter.

This Fines and Violations Policy dated March 16, 2026, supersedes all fine and violation notification policies and becomes effective fifteen (15) days from the date recorded with Horry County, South Carolina.

Approved by the Board of Directors for Palmetto Village HOA at Palmetto Greens, Inc., f/k/a Palmetto Greens.

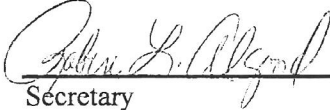
Board of Directors Signatures:



President



Vice President



Secretary



Treasurer



Director at Large

Dated: March 16, 2026