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GOLF CLUB COMMUNITY ASSOCIATION RULES, REGULATIONS AND ENFORCEMENT

EFFECTIVE October 24, 2018

Property within the Golf Club Community is subject to both the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of the Indigo Run Community Owners' Association, Inc. (the IRCOA covenants) and the Declaration of Covenants, Conditions and Restrictions for the Golf Club Community at Indigo Run (the GCCA covenants).

The Board of Directors of the Indigo Run Community Owners' Association (IRCOA) has promulgated the Rules, Regulations & Enforcement for Indigo Run (IRCOA Rules) pursuant to Article XII of the IRCOA covenants. These are posted on the IRCOA website under Indigo Run Board Business. Please contact the IRCOA General Manager regarding allegations of violations of the IRCOA Rules.

The GCCA covenants establish additional provisions for the Golf Club Community. Article VIII of the GCCA covenants empowers the GCCA Board of Directors to enforce the rules, impose monetary fines for violations, and lien properties to enforce collection. The GCCA covenants are posted on the IRCOA website under Neighborhood Information.

The following Rules, Regulations and Enforcement are hereby established for the Golf Club Community with an effective date of October 24, 2018:

RULES AND REGULATIONS

Violation of any provision of the GCCA covenants is prohibited. While not limited to the following, Property Owners should take special note of ARTICLE X, "USE RESTRICTIONS FOR THE RESIDENTIAL AREAS" of the GCCA covenants

OTHER SPECIFIC RULES

A. GCCA Covenant Article X, Section 11 states, in part: "No travel trailers, mobile homes, pickup trucks, campers or other habitable motor vehicles of any kind (whether self-propelled or not), school buses, tractors, boats or boat trailers shall be kept, stored or parked overnight on any portion of the Property except within enclosed garages or within storage areas for such purposes which have been approved by the Declarant and the Board of Directors..."

This Rule defines the meaning of “storage areas” as those areas where any of the restricted vehicles are screened from view from adjacent properties, including the golf course and the street. Approval of the Golf Club Community Association Board of Directors and then the IRCOA Architecture Review Board is required.

B. The GCCA owns common property (roads, right of ways, circles, eyebrows, lagoons, wetlands, and open space buffers) which is accessible to all. Many of these common properties are maintained, but a number are left in their natural state. Use of these properties is at risk of the user; however, use of the common properties should be guided by polite consideration toward the community as well as observance of the GCCA covenants and rules.

PROCEDURE

Allegations of violations of the GCCA Rules and Regulations should be submitted to the President of the GCCA Board of Directors in writing, should describe the nature of the allegation, and be signed by the party making the allegation.

A. Violation Notices

1. If the GCCA Board of Directors verifies the allegation and determines that a violation has occurred, it will endeavor to notify the person or entity against whom the allegation was made and schedule a meeting with the Property Owner. In the event the person or entity who committed the violation is a guest, lessee, landscaper or contractor, the GCCA Board of Directors shall notify the Property Owner responsible for such person or entity, if known. The GCCA Board will attempt an amicable disposition of the matter satisfactory to the Property Owner and the GCCA prior to taking further enforcement action.
2. If the matter is not resolved in accordance with Paragraph 1 above, a letter shall be delivered to the responsible Property Owner, with a copy to be sent via certified, return receipt mail, advising him/her of the violation and the action(s) necessary to cure the violation (the Notification Letter). The Notification Letter shall provide for a period up to thirty (30) calendar days to correct the violation. If the violation is not corrected within the prescribed time, a fine may be imposed on the Property Owner. In addition, the Notification Letter shall state that the Property Owner may appeal the decision to the GCCA Board and shall include the appeal procedure.

B. Appeal Process

1. Upon receipt of Notification Letter, the Property Owner shall have fifteen (15) calendar days to file a written request for a hearing to the President of the GCCA Board. The request shall state the name, address, and phone number(s) of the Property Owner and the grounds for appeal.

2. The GCCA Board shall notify the Property Owner by certified letter of the date, time and location of the hearing. The Property Owner shall have the right to produce witnesses and documents. The GCCA Board ruling shall be in writing and be documented as part of the minutes of the appeal hearing. The GCCA Board shall notify the Property Owner by certified mail, within thirty (30) calendar days from the hearing date, of the final decision and if necessary, the time to cure the violation, and the fines and sanctions if the violation is not cured.

ENFORCEMENT

In addition to any other rights or remedies specified in the GCCA covenants, violations are subject to the following monetary fines:

- \$100 for first violation of a covenant provision
- \$200 for second violation of the same covenant provision
- \$400 for each subsequent violation of the same covenant provision
- \$500 for placement of lien to enforce collection

Property owners are responsible and shall be cited for violations caused by their guests, lessees, landscapers and contractors.

Damage to any property within the Golf Club Community that is caused by a willful or negligent act by residents, guests, lessees, landscapers or contractors shall be repaired at the sole cost and expense of the responsible property owner.

Depending on the nature of the violation, every day the violation exists may constitute an additional violation.


Fines assessed shall be due and payable to the GCCA within 30 days. Fines delinquent beyond 90 days shall become a lien upon the applicable property and a personal obligation of the then Property Owner as provided in Article VIII, Section 5 of the GCCA covenants.

WITNESSES: Indigo Run Golf Club Community Association Inc.

Wilton B. Lee

Dod' Heywood

**Indigo Run Golf Club Community
Association Inc.**


By Floyd S. McKeag
Its President

COUNTY OF BEAUFORT)

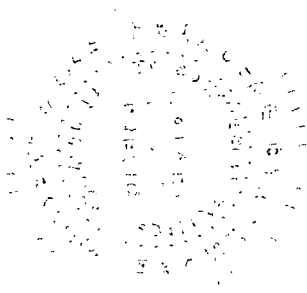
ACKNOWLEDGEMENT

Witness my hand and seal this 28 day of November 2018

Francene Blackmore

Notary Public for South Carolina

My Commission expires: 1-6-2024



FRANCENE BLACKMORE
Notary Public
State of South Carolina
My Commission Expires Jan. 6, 2024