

RESOLUTION
of The Board of Directors
of Woodcreek Farms Homeowners Association

FINES POLICY

WHEREAS, Woodcreek Farms Homeowners Association, a South Carolina Mutual Benefit, Non-Profit Community (herein referred to as the "Association"), has a Declaration of Covenants, Conditions and Restrictions, together with all amendments and supplements thereto (herein referred to collectively as the "Declaration"), and By-Laws, and

WHEREAS, the Board of Directors of the Association is empowered to govern the affairs of the Association pursuant to the By-Laws, (Section 3. Board of Directors: Number, Powers, Meetings; to include therein but not limited to Section C. Powers and Duties, 3.18 Powers) and 3.25 Enforcement), and

WHEREAS, the Board of Directors of the Association is specifically empowered to invoke the ability and means of the Association to levy fines against Owners or occupants of Units and properties within the Association for the violation of the Declaration together with the By-Laws and all other pertinent rules and regulations duly set forth by the Declaration (by Section 3. Board of Directors: Number, Powers, Meetings of the By-Laws, and by Section 4.3. Enforcement of the Declaration), and

WHEREAS, there is a need to set forth a schedule of fines for specific and general violations or infractions as the Board of Directors may deem them as such, and

WHEREAS, all individual Owners, members, and/or occupants of Units and properties within the Association shall be susceptible to such fines so long as they are in violation of the governing documents of the Association mentioned here, and

WHEREAS, all fines will be treated in the same manner as an assessment in that fines will be added to the owner's account and may be secured by a lien and collected in the same manner as provided in the Declaration;

NOW, THEREFORE BE IT RESOLVED THAT the Board of Directors of the Woodcreek Farms Homeowners Association hereby invokes the power to levy fines against Owners and occupants; and

FUTHERMORE, BE IT RESOLVED THAT a schedule of fines for violations, which the monetary amount and frequency of said fines may be changed from time-to-time by the Board of Directors, shall be kept and posted conspicuously in some format at all times, and that the ability of the Board of Directors to levy such fines shall exist and be utilized until it is repealed by the Board of Directors by a majority vote.

This is to certify that the foregoing Resolution was adopted by the Board of Directors
by unanimous consent, effective as of September 30, 2021, until such date
as it may be modified, rescinded or revoked.

Richard C. Winters
President

Lu Slight
Vice President

Willis Kuyper
Secretary

B. Morant
Treasurer

Bruce T. Magley
Board Member

[Signature]
Board Member

W. S. C.
Board Member