

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***

*** ELECTRONICALLY RECORDED DOCUMENT ***

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|------------------------|-----------------------------|---------------------------------------|
| Instrument #: | 2019043812 | |
| Receipt Number: | 148874 | Return To: |
| Recorded As: | EREC-MISCELLANEOUS DOCUMENT | |
| Recorded On: | December 02, 2019 | |
| Recorded At: | 09:44:57 AM | Received From: SIMPLIFILE |
| Recorded By: | CINDY DARBY | Parties: |
| Book/Page: | RB 3206: 698 - 700 | Direct- RETREAT AT BERESFORD OWNERS |
| Total Pages: | 3 | Indirect- RETREAT AT BERESFORD OWNERS |

*** EXAMINED AND CHARGED AS FOLLOWS ***

| | |
|-----------------------|---------|
| Recording Fee: | \$25.00 |
| Tax Charge: | \$0.00 |



Cynthia B. Forte
 Cynthia B Forte - Register of Deeds

The Retreat at Beresford Owners Association, Inc.

Rules and Regulations

Adopted November ¹⁵, 2019

1. **Notice of Violation.** If any provision of the Declaration of Covenants and Restrictions for The Retreat at Beresford, duly recorded at the Berkeley County R.O. D. Office on August 7, 2006, in Volume 5854, at Page 1, the Association's Bylaws, or any rule or regulation adopted by the Association is violated, The Board of Directors (the "Board") shall serve the violator with written notice sent certified mail, return receipt requested, which notice shall state (i) the nature of the violation; (ii) the sanction to be imposed; (iii) a statement that the violator may challenge the alleged violation, the proposed sanction, or both; (iv) the name, address and telephone number of a person to contact to challenge the proposed action; and (v) a statement that the proposed sanction shall be imposed as contained in the notice unless a challenge is begun within ten (10) days of receipt of the notice. This Section shall be subject to the Board's rights stated in Section 5.03 of the Bylaws of the Association.
2. **Violation by Non-Owner/Occupant.** If any Occupant of a lot violates the Declaration, Bylaws, or a rule or regulation and a fine is imposed, notice of such violation shall be sent to the Owner of the Lot and the Occupant, and the fine shall first be assessed against such Occupant; provided, however, if the fine is not paid by the Occupant within the time period set by the Board, the Lot Owner shall pay the fine upon demand of the Board, and the fine shall be an assessment and a lien against the Lot until paid in full.
3. **Fines.** The Board has the right to fine the Owner or Occupant, as applicable, up to \$100.00 per week for each violation, until abatement of the violation, or the fine reaches \$1,500.00 per calendar year. The fine shall be an assessment and a lien against the Lot until paid in full.
4. **Repeat Occurrences.** If the Owner or Occupant has three or more occurrences of the same violation in the same calendar year, upon the third occurrence, a \$100.00 fine per week until abatement shall be immediately levied by the Board, not to exceed \$1,500.00 per calendar year. The fine shall be an assessment and a lien against the Lot until paid in full.
5. **Litigation.** Notwithstanding any provision contained in these Rules and Regulations, the Board may at any time file a lawsuit against the Owner or Occupant as set for in the Declaration, the Bylaws or otherwise allowed by law.

