



Tradition at Willbrook Plantation Fine Schedule

Pursuant to the Bylaws of Tradition at Willbrook Plantation Property Owners Association, Inc., the Board of Directors, pursuant to Article VII, Section 1(a), has the power to adopt and publish rules and regulations and to establish penalties for the infraction thereof. As a result, the Board of Directors met with the Architectural Review Board (ARB) to discuss a fine schedule that would be fair and consistent for all property owners.

The Board of Directors has duly adopted the following Fine Schedule on August 27, 2020.

Fines for Violation of Declaration of Covenants, Bylaws, or ARB Guidelines:

1. For all exterior work performed to a property, the Owner must submit a request to the ARB for approval and permit to proceed. An ARB permit is not required for the planting of live flowers, bushes, and trees. Additionally, some requests may require governmental approval from Georgetown County and the contractor or homeowner must request said approval before proceeding with your ARB project.
2. If an Owner undertakes work that has not been approved by the ARB, or has not acquired the appropriate permit(s) from the County, when necessary, then that Owner shall be required to submit an application to the ARB when the project is identified. The \$25 refundable review fee will not be returned and will be retained as a fee. The exception to this is roof replacement and construction of any addition, driveway, walk, or patio (which requires \$500 or more in refundable deposits). In addition to a fine (see Major ARB Violations) below, work, which does not meet ARB expectations, must be modified to meet guidelines at the Owner's expense. Damage of any kind to streets, curbs, sidewalk, and Common Area must be repaired at the Owner's expense. The Board reserves the right to pursue all available legal remedies to bring the owner into compliance, including, but not limited to, a Covenant Enforcement action
3. The following lists of violations are subject to the following fines. Items listed below are the most common. This is not intended to be an all-inclusive list.
 - a. Pets unleashed beyond Owner's property: Third offense \$25.
 - b. Failure to remove your pets waste from any location beyond your own property: Third offense \$25.
 - c. Conduct by owner, guest or renter that includes excessive or disturbing noise from individuals, pets, or vehicles: Third offense \$25.
 - d. A vehicle (car, truck, motorcycle, or recreational vehicle) that violates any rules identified in the Covenants guidelines: Third offense \$25.
 - e. Breach of the rules and regulations of Tradition Facilities and the Common Area will incur fines as follows:
 - i. Swimming pool and Deck: use of Glass containers; playing loud music or media; bikes/skates/skateboards on deck; bringing pets. Second offense \$25.
 - ii. Tennis/Pickle ball Courts: use of glass containers, bikes/skates/ skateboards, bringing pets. Second offense \$25.
 - iii. Continued violations will result in loss of pool and tennis court privileges until fine has been paid and the violation has been remedied.
4. Discharge of fireworks or firearms. First offense \$50.
5. With the exception of barbecues and fire pits, outdoor burning is not allowed. First offense \$50.
6. Movable recreational/sports equipment such as a basketball hoop, soccer nets, golf carts, bicycles etc. should be stored or parked in a garage at dusk. Third offense \$25

7. Prior to the imposition of certain fines, the Board of Directors or its delegate shall serve the Owner by certified mail describing the alleged violation, the penalty to be imposed and a request for corrective action. If the Owner does not take action to correct the violation, or contact the ARB or Board of Directors with a plan and a date when corrective action will take place, then a follow-up written notice will be sent to the Owner by the Property Management Company with the same content as the first notice.
8. If the Owner does not adhere to the terms set forth in the notification by the Property Management Company, then that Owner shall be subject to fines levied by the Board of Directors in accordance with the fine schedule below.

Tradition at Willbrook Plantation Fine Schedule				Remedy Within
1	First Notice	Covenants Committee/ARB/BOD	\$0	10 days
2	Second Notice	BOD/Property Management Company	\$0	10 days
3	Third Notice	BOD/Property Management Company	\$25.00	10 days
4	Fourth Notice	BOD/Property Management Company	\$50.00	7 days
\$200.00 monthly fine thereafter shall accrue plus costs, including reasonable attorney fees, until the Owner becomes compliant.				

Tradition at Willbrook Plantation Major ARB (language) Violations		
1	Tree removal without permit	\$100
2	Roof, window, driveway, walk without permit	\$300
3	Exterior additions (sun room, porches, etc.) w/o permit	\$500
4	Renting house with less than 6-month lease	\$500
5	House swapping	\$500

Appeals

An Owner shall have the right to appeal fines levied by the Board of Directors. Appeals must be submitted in writing to the Management Company no later than 10 days after the issue date of second notice. The Board of Directors will review the appeal at the next regularly scheduled Board meeting. The decision at the next board meeting is final.

Following notice(s) from the Board of Directors of rule violations and subsequent consequences, the aforementioned fines may be imposed repeatedly and concurrently upon an Owner who fails to correct the infraction(s) and/or satisfy all other obligations imposed by the Association documents. Fine(s) levied shall be collected in the same manner as POA assessments.