

MARGARET L BAILEY  
DORCHESTER COUNTY  
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

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

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**Instrument #:** 2019017067  
**Receipt Number:** 68305  
**Recorded As:** RESTRICTIONS  
**Recorded On:** July 17, 2019  
**Recorded At:** 10:24:12 AM  
**Recorded By:** NW  
**Book/Page:** RB 11974: 313 - 316  
**Total Pages:** 4

**Return To:** BRIARWOOD CIVIC ASSOC  
**Received From:** BRIARWOOD CIVIC ASSOC  
**Parties:**  
Direct- BRIARWOOD CIVIC ASSOCIATION  
Indirect- BRIARWOOD CIVIC ASSOCIATION

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\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\*

**Recording Fee:** \$10.00  
**Tax Charge:** \$0.00



*Margaret Bailey*

Margaret Bailey - Register of Deeds

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF DORCHESTER )  
 )  
BRIARWOOD CIVIC ASSOCIATION )  
P.O. BOX 50205 )  
SUMMERVILLE, SC 29485-0205 )  
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**Adoption of Policy For  
Assessment of Fines For  
Violation of Covenants  
and Restrictions**

**Whereas** the Briarwood Civic Association, is a South Carolina non-profit organization of good standing, organized pursuant to the laws of the State of South Carolina; and

The Briarwood Civic Association is charged, with the responsibility for enforcement of the Covenants and Restrictions for the Briarwood Subdivision; and

The Covenants and Restrictions are recorded in Book 10721, Pages 101 thru 113 and are on file at the Dorchester County Register of Deeds, PO Box 38, St. George, SC 29477; and

Paragraph 27(b) of the Covenants and Restrictions states that all property owners in the Briarwood Subdivision are members of the Briarwood Civic Association. And all members have been provided with a copy of the Covenant and Restrictions; and

Paragraph 29(c) of the Covenants and Restrictions authorizes the Briarwood Civic Association, to assess fines in the amount set forth by the Board of Directors for violation of the Covenants; and

**Whereas** at a scheduled meeting on June 18, 2019, of the Briarwood Civic Association, the Board of Directors adopted a policy for assessment of fines for violation of the Covenants and Restrictions. Fines shall be assessed as follows:

- (1) A First Notice of Covenant Violations will be issued and a fine of \$75.00 assessed against the property owner if the situation is not abated within 30 calendar days from the date of the notice.
- (2) If necessary, a Second Notice of Covenant Violations will be issued and a fine of \$75.00 assessed against the property owner if the situation is not abated within 10 calendar days from the date of the notice.
- (3) If necessary, a Third Notice of Covenant Violations will be issued and a fine of \$75.00 assessed against the property owner at the time of issuance of notice.
- (4) If necessary, subsequent Notices of Covenant Violations may be issued every ten (10) calendar days and a fine of \$75.00 fine assessed against the property owner at the time of issuance of notice.

(5) The Briarwood Civic Association may, at any time, initiate court action to collect the assessed fines and request an order from the court compelling the property owner to comply with the Covenants or, at it's option, the Briarwood Civic Association may file a lien against the property and property owner.

**Now Therefore**, the above policy for assessment of fines for violation of Covenants and Restrictions adopted by the Board of Directors of the Briarwood Civic Association shall be used for assessments of fines for Covenants violations, and shall be effective June 19, 2019.

This policy cancels and replaces Policy For Assessment of Fines For Violation of Covenants and Restrictions recorded in Book 11551, Page 103 – 106. There is no grand-father provision attached to this policy.

FILED/RECORDED  
July 17, 2019  
DORCHESTER COUNTY  
REGISTER OF DEEDS

Charlie Riggs  
Witness

BRIARWOOD CIVIC ASSOCIATION  
P.O. Box 50205  
Summerville, SC 29485

Mary A. Bland  
Witness

BY: Dannie M. Evans  
Dannie M. Evans

IT'S: \_\_\_\_\_ President \_\_\_\_\_

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF DORCHESTER )

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**AFFIDAVIT**

**PERSONALLY** appeared before me the undersigned witness who, certifies under oath that he/she is not a party to or beneficiary of the transaction, and signed the record as a subscribing witness, and witnessed the principal Briarwood Civic Association Dannie M. Evans it's President sign the record, and that he/she with the other above-subscribed witness witnessed the execution thereof.

Charles Riggs  
Witness

**SWORN** to me this:

19th day of June, 2019

Billy D. Bland  
BILLY D. BLAND  
NOTARY PUBLIC FOR SOUTH CAROLINA  
My Commission Expires: December 15, 2019

