

**POLICIES of the MAGNOLIA PLANTATION PROPERTY OWNERS ASSOCIATION**  
*Supplement to the Restrictive Covenants*

May 2023

The following policies for Magnolia Plantation have been enacted by the Board of Directors under the authority of Article VII, Section 1 of the Magnolia Plantation Master Covenants and Article V of the Bylaws describing the duties of the Board, as amended. These policies have been established to help maintain the safety, security, aesthetic beauty and property values for Magnolia Plantation as a whole.

**Enforcement of Covenants and Policies**

This section, where applicable, supersedes and replaces Article VII, Section 3 of the Master Declaration of Covenants, Conditions and Restrictions for Magnolia Plantation at Bluewater Bay.

1. The President of the Board of Directors will appoint an Appeals Committee of at least three (3) members of the Association. The members of this committee must not include Board members or employees or relatives of Board members or employees.
2. When the Association Manager receives facts concerning one or more violations of governing documents or rules a notice letter will be mailed to the alleged violator. The notice letter will include a statement of the provisions of the governing documents or rules that have allegedly been violated. The owner will have 30 days from the date of the notice letter to correct the violation. Failure to correct the violation within 30 days will constitute a second violation, and will be subject to a fine. A repeat violation of the same rule within the 30 day period, even if previously corrected, will be considered a continuation of the original violation. Separate fines will be levied for separate violations.
3. On a monthly basis the Board of Directors will hold a vote to affirm the imposition of any fines, subject to the Appeals Committee approving said fine(s). After the vote the Association Manager will notify the alleged violator of the infraction for which a fine has been levied, the proposed amount of same and give no less than 14 days' notice of a hearing at which the alleged violator may be heard in opposition to the imposition of the fine in front of the Appeals Committee. The notice must include a statement of the provisions of the governing documents or rules that have allegedly been violated and a statement of the Association's reason for levying the fine.
4. The Appeals Committee will convene the hearing at the time and date set out in the notice to the alleged violator (regardless of whether a hearing was requested and regardless of whether the alleged violator attends). A representative of the Board should attend to present the facts of the violation and the justification for the levy of the fine. The alleged violator must be given a reasonable amount of time to present his or her opposition to the imposition of the fine.
5. If a majority of the members of the Appeals Committee agrees with the fine it will be imposed. The committee has no discretion to reduce or increase the proposed fine; it may only approve or disapprove. The Appeals Committee will notify the Board and Association Manager in writing of its decision. The Association Manager will then notify the violator of the committee's decision. Fines levied must be paid within 5 days of notice. Accumulated fines of or in excess of \$1000 are subject to a lien against the delinquent property.

*Fine Schedule:*

*1<sup>st</sup> Violation - Notice Letter*

*2<sup>nd</sup> Violation - \$50 fine*

*3<sup>d</sup> and Subsequent Violations - \$100 fine*