

Covenant Enforcement Policy

For The Reserve @ Woodfin Ridge HOA

The purpose of this policy is to enforce the Covenants and Regulations for The Reserve @ Woodfin Ridge and to protect the value and enjoyment of the properties. To this end, the goal of adopting this policy for violation notification is to make homeowners aware of ongoing problems that affect their neighbors and the overall quality of the neighborhood. The violation process includes an initial notification, ample time to take corrective actions, fair enforcement, and an appeal process. The fining policy provides an incentive for homeowners to address problems that are going uncorrected. Refusal to take such action when notified of violations will be followed up with a monetary penalty, which will be put into the general fund of the HOA. This policy was adopted by the Board of The Reserve @ Woodfin Ridge Homeowners Association and becomes effective on 8 - 10 - 2024. It is not the intent of the policy to place undue hardship on residents. Extenuating circumstances that impact a resident's ability to comply may be considered by the Board on a case-by-case basis. As a rule, consideration will be in the form of an extension of time, not an exemption.

POLICY

All properties should be kept neat and well-maintained at all times.

VIOLATIONS: LANDSCAPING AND YARDS

Yard Maintenance: Yards must be maintained frequently enough to preserve an overall well-kept appearance. This includes:

- **Mowing:** Front yard and side yard of corner lots.
- **Edging:** Sidewalks, driveways, and curbs.
- **Weed control:** Flower beds, lawn areas, cracks in sidewalks, and driveways.
- **Vegetation requirements:** The majority of the front and side yards will consist of grass or short-maintained vegetation or ground cover. No hard-packed earth or barren spots.
- **Yard debris:** including lawn clippings and tree and shrub trimmings, must be removed from view after maintenance. Blowing, raking, or sweeping clippings and leaves into the street is not acceptable.
- **Pruning:** Trees must be pruned at least 10 feet above the streets. Shrubs and trees may not extend over paved areas and must be neat and pruned. Dead plants, shrubs, and trees must be removed in a timely fashion. Bushes/shrubbery and trees may not block the vision of any street or right of way and must be kept trimmed so that driver's vision is not blocked when entering onto any street.
- **Grass should be watered** often enough to prevent unseasonal discoloration or barren spots (without violating local watering restrictions).
- **Up keeping of Lot:** Areas visible from the street should be picked up and kept clear of miscellaneous items not meant to be permanently placed in the yard.



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EXTERIOR HOME MAINTENANCE

- **Exterior home maintenance:** Home siding and trim must be maintained frequently enough to maintain an overall well-kept appearance. This includes:
 - **Siding:** Regular painting, repair, or replacement of worn or damaged siding, and removal of unsightly stains and mildew.
 - **Trim:** Regular painting, repair, and/or replacement of worn or damaged siding.
- **Mailboxes:** Mailboxes must conform to the Reserve @ Woodfin Ridge HOA design and be kept in presentable condition.

FENCES

- Fences must be kept in good repair. Missing boards, mildew, and severely aged wood must be corrected. Rusted and bent fencing must be replaced or repaired.

WINDOW COVERINGS AND TREATMENTS

- All COVERED windows that can be viewed from the street must have fitted window coverings and must be in good condition—no bent/broken slats, no tattered/torn edges. Blinds must be kept in good condition, and windows cannot be covered with foil, reflective film, blankets, sheets, or paper (except paper blinds can be used temporarily).

UNAPPROVED EXTERIOR CHANGES

- All STRUCTURAL changes to the exterior of THE HOUSE, the addition of any structure SUCH AS DECKS AND STORAGE BUILDINGS, fence replacement or installation, painting, roof replacement, a change in roofing, and major landscape modification and installations must be pre-approved in writing by the ARCHITECTURAL COMMITTEE.

VEHICLES

- No cars shall park on the streets of the subdivision aside from temporary guests.
- Vehicles may not be parked on the grass at any time.
- Utility, landscaping trailers and/or enclosed trailers may not be parked on a lot and must be kept in a garage or an area that is not visible from the street or another lot owner's property.
- No vehicles without a current license plate. Derelict (inoperable), junk, or racing vehicles shall not be located on any lot temporarily or permanently. Vehicles in disrepair shall not be stored within the subdivision. Inoperable vehicles include, but are not limited to,

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expired registration, elevated for any period of time, without a current license plate, missing components, flat, or missing tires. RVs, boats, campers, and similar vehicles shall not be kept on any lot longer than 48 hours. Removal of such vehicles for short periods shall not affect the running time period set out here.

- Recurring events at a resident's home shall not have numerous non-residents parking on the street.

TRASH RECEPTACLES

- Trash receptacles must be kept out of sight from the street, except during collection hours.

ANIMALS

- All animals must be under the control of the handler at all times. Leashes should be used outside of the owner's lot. Dogs, cats, or any other animals must not be allowed to cause a nuisance. Pets may not foul another owner's property. If an accident occurs, the pet's owner must immediately remove the feces (POOP) from the property. This also applies to the Association's common areas. No animals are allowed, except for typical household pets, such as cats, dogs, rabbits, hamsters, and caged birds, and these must be in reasonable numbers and kept as pets.

OTHER VIOLATIONS

- The Covenants include some specific violations, which have been included in this list, and from time to time, the Association Board may amend this list to include other activities prohibited by the Covenants, particularly when such situations affect the quiet enjoyment of the neighborhood by other owners. All lots are for single-family residential use only.

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NOTICES AND FINES

The Board is given express authority in the Association Covenants to adopt and publish rules and regulations to enforce the protective Covenants. In order to enforce these rules, the HOA Board has also adopted a notification and fining policy to address violations. The Board may amend the initial fine schedule from time to time.

If a violation is corrected and remains “cured” for 180 days, the process will begin again as a 1st notice violation for future violations of the same type. When a fine is assessed, the homeowner will receive the notice along with an invoice. The homeowner will be allowed an opportunity to contest any fine that is assessed, and the process will be included in the notice. All fines collected will be added to the general account of the Reserve @ Woodfin Ridge HOA.

The nature of violations and the fines and grace periods for each are included in the following schedule:

VIOLATIONS

Violation Notices will reference the type of violation present. This normally will include a photograph. The violations will be categorized as one of the following:

- **Nuisance Violations:** Items in the yard, which are generally corrected easily by removing to an inconspicuous location.
- **Vehicle Violations:** Parking on the grass, derelict cars on lot, prohibited vehicles and/or trailers, RVs, Boats left beyond 48 hours.
- **Landscaping Violations:** Overgrown lawns (a height of not more than three inches), excessive weeds, trees, or vegetation needing trimming.
- **Maintenance Violations:** Worn paint on siding or trim, fencing needing repair or re-staining, roof needing repair of shingles, mailbox needing maintenance, etc.
- **Abuse of Association Property**

1st Notice: Mailed to the homeowner with the date, type, and number of the violation. Compliance within a specific time is required to avoid a fine following the 1st notice of violation:

- Nuisance violation: 30 days
- Landscaping violation: 30 days
- Vehicle, trailer, RV, Boat violation: 5 days
- Maintenance violation: 30 days

None of these first notices will result in fines.

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2nd Notice: Will be mailed to the homeowner and will include the avoidable fine for continued or repeated non-conformance. The timeframe to correct the violation for the second notice is the same as for the 1st notice (see above), but the 2nd notice will include a fine in the following amounts:

- Nuisance violation: \$25 per occurrence
- Landscaping violation: \$50 per occurrence
- Vehicle/trailer/boat/RV violation: \$50 per occurrence
- Maintenance violation: \$50 per occurrence

3rd, 4th, etc. Notices: Will be mailed to the homeowner and will include a larger fine for continued or repeated non-conformance. The timeframe to correct the violation for these notices is the same as for the 1st notice (see above).

- Nuisance violation: \$50 per occurrence
- Landscaping violation: \$100 per occurrence
- Vehicle violation: \$100 per occurrence
- Maintenance violation: \$100 per occurrence

Abuse of Association Property shall include any or all of the following:

- May be subject to a police report and criminal prosecution
- A fine of \$100
- The homeowner is responsible for the cost to replace and/or repair of damaged property

Violation of the Builder's Code of Conduct – Any violation of the Builders Code of Conduct will result in a fine amount to \$25 per day until the violation is remedied and could result in the forfeiting of the \$3000 Builders Deposit. A copy of the Builder's Code of Conduct is attached hereto to this document.

Late fees - Late payments will incur a late fee in the amount of 1.33% per month. (after 30 days)

Covenant Enforcement Policy
For The Reserve @ Woodfin Ridge HOA
Board of Directors Resolution

The Board of Directors of The Reserve @ Woodfin Ridge Homeowners Association hereby adopts this covenant and rule enforcement policy. The 8 day of September, 2024.

SIGNED SEALED AND DELIVERED
in the presence of:

John Marshall
Witness

Leanna Marshall
Witness

Kathleen Hamilton
Witness

The Reserve @ Woodfin Ridge Homeowners Association

By: [Signature]
Print Name: TIM LOVE BOARD number

By: [Signature]
Print Name: LARRY PRICE, VP

By: [Signature]
Print Name: JIM CORRELL

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

ACKNOWLEDGEMENT

IN WITNESS WHEREOF, The Reserve at Woodfin Ridge Home Owners Association has by its duly authorized officers set its hand and seal this 8 day of September, 2024, and by doing so certifies, acknowledges, and affirms that the Board of Directors has adopted and validated the documents as of the date set forth above.

Witness my hand and official seal this 8 day of September, 2024.

[Signature]
Notary Public for South Carolina
My Commission Expires: 12-10-2025

This document is being recorded in an effort to ensure compliance with the recording requirements of the SC Homeowners Association Act.