

## **Hunters Ridge Landing**

### **Fine Schedule**

The following represents a summary of applicable fines consistent with the Declaration Covenants, Conditions and Restrictions for Hunters Ridge Landing, entitled "Use Restrictions." Property owners deemed in violation of any use restrictions shall be formally notified by the Board of Directors (BOD) that a violation determination has been made by the BOD. The property owner shall be notified that they will have 15 calendar days (or otherwise noted) to conclude corrective measures before being subject to the implementation of a fine. Implementation of the following fine schedule will commence after BOD receipt of the form notification. Property owners may petition the Board, in writing, for an extension of the 15-day resolution period described herein.

#### **Example:**

- Notification of a violation is sent to the owner.
- The owner is given 15 days to correct/remedy the violation (unless dates otherwise noted).
- If the violation is not corrected/remedied by day 15 (or other date given), the owner is fined the noted below.
- If the violation is not corrected/remedied by day 16, additional fines will be levied as noted below.

#### **ARTICLE V. ARCHITECTURAL CONTROL**

**(A)** No building, fence, wall or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change, including paint color, or alteration therein be made until plans and specifications showing the nature, kind, shape, height, materials, and location of the same has been submitted to the Architectural Control Committee (ACC) and approved in writing.

The ACC has 45 days after said plans and specifications have been submitted to reply. Owners will be subject to a \$500 fine if work is commenced without written approval from the ACC.

**(B)** Sheds, pools, permanent installation of recreation equipment, remodeling construction to an existing dwelling, or any other construction that modifies the previously approved architectural configuration on the owner's lot, other than construction of a new home; without (ACC) architectural control approval, will be subject to a \$500.00 fine.

**(C) GRASS AND LAWNS** - Architectural Review Committee decisions notwithstanding, any owner that does not maintain their grass, lawns, shrubs and edging shall be sent a letter with regard to the violation. Any violation continuing beyond 15-day corrective action shall be subject to a \$50.00 fine. Any violation continuing beyond the 15 day corrective action shall be subject to an additional fine of \$10.00 per day.

**(D) FIRE PITS** - Not allowed in the front yard or in driveways. Any owner in violation of Article 5, Item D, shall be subject to a \$50.00 fine. Any violation continuing beyond the 7-day corrective action completion date will be subject to an additional fine of \$10.00 per day for each day that the owner is in violation.

**(E) GARBAGE** - All rubbish, garbage and trash shall be kept in closed cans, or other suitable containers, which shall be kept and placed in such manner as to be out of sight from the street and adjoining homes. The lot, property and premises shall be kept clean at all times; including, but not limited to, grass and shrubs to be reasonably manicured. **RULE:** On trash pickup day, or the evening before, said garbage cans are to be wheeled or carried to the edge of the driveway for collection. After collection, garbage cans must be restored to an area on the side or rear of the dwelling. If no homeowner or resident will be there to restore the garbage can to the side or rear of the dwelling after garbage has been collected, such as vacation or other reason for vacancy on collection day, arrangements should be made to have the garbage can removed from the front of the dwelling and restored to its proper location. All garbage cans should be taken inside or secured during a hurricane. If you have excessive trash that will not fit in your garbage can, please call GFL Environmental at 843-647-9946 to request an additional garbage can; additional containers/cans will be charged directly to the owner. NO illegal dumping. No burning of yard debris or trash allowed. The Horry County Recycling and Solid Waste Convenience Center is located at 4670 Jones Rd., Myrtle Beach, SC 29588. Any owner in violation of Article 5, Item E, shall be subject to a \$50.00 fine. Any violation continuing beyond the 7-day corrective action completion date will be subject to an additional fine of \$10.00 per day for each day that the owner is in violation.

## **ARTICLE VI. USE RESTRICTIONS**

**SECTION 1: LAND USE AND BUILDING TYPE.** Any owner in violation of any part of Section 1 will be subject to a \$50.00 fine. Any violation continuing beyond the 15-day corrective action completion date will be subject to an additional fine of \$10.00 per day for each day that the owner is in violation.

**SECTION 2: NUISANCE.** Any owner in violation of Section 2 shall be subject to a \$50.00 fine. Any violation continuing beyond the 15-day corrective action completion date will be subject to an additional fine of \$50.00 per day.

**SECTION 3: ANIMALS.** Any owners in violation of Section 3 shall be subject to a \$50.00 fine. Any violation continuing beyond the 15-day corrective action completion date will be subject to an additional fine of \$15.00 per day.

**SECTION 4: OUTSIDE ANTENNAS AND SATELLITE DISHES.** Any owner in violation of Section 4 shall be subject to a \$50.00 fine. Any violation continuing beyond the 15-day corrective action completion date will be subject to an additional fine of \$10.00 per day.

**SECTION 5: GARDEN.** Any owner in violation of Section 5 shall be subject to a \$50.00 fine. Any violation continuing beyond the 15-day corrective action completion date will be subjected to an additional fine of \$10.00 per day.

**SECTION 6: GARAGES.** Any owner in violation of Section 6 shall be subject to a \$25.00 fine. Any violation continuing beyond the 15-day corrective action completion date will be subjected to an additional fine of \$10.00 per day.

**SECTION 7: TEMPORARY STRUCTURES.** Any owner in violation of Section 7 shall be subject to a \$50.00 fine. Any violation continuing beyond the 15-day corrective action completion date will be subject to an additional fine of \$10.00 per day.

**SECTION 8: SIGNAGE.** For Sale signs notwithstanding any owner in violation of Section 8 shall be subject to a \$50.00 fine. Any violation continuing beyond the 7-day corrective action completion date will be subjected to an additional fine of \$50.00 per day.

**SECTION 9: MAILBOXES.** Architectural Review Board decisions notwithstanding, any owner in violation of Section 9 shall be subject to a \$50.00 fine. Any violation continuing beyond the 15-day corrective action completion date will be subjected to an additional fine of \$10.00 per day.

**SECTION 10: SETBACKS.** Any owner in violation of Section 10 shall be subject to a \$50.00 fine. Any violation continuing beyond the 15-day corrective action completion date will be subjected to an additional fine of \$10.00 per day.

**SECTION 11:**

(A) **VEHICLE RESTRICTIONS.** Temporary Board authorization notwithstanding, any owner in violation of Section 11 shall be subject to a \$50.00 fine. Any violation continuing beyond the 3-day corrective action completion date will be subjected to an additional fine of \$10.00 per day.

(B) **GOLF CART RESTRICTIONS:** Temporary Board authorization notwithstanding, any owner in violation of Section 11 shall be subject to a \$50.00 fine. Any violation continuing beyond the 3-day corrective action completion date will be subjected to an additional fine of \$10.00 per day.

**SECTION 12: PARKING.** Any owner in violation of Section 12 shall be subject to a \$50.00 fine. Any violation continuing beyond the 7-day corrective action completion date will be subject to an additional fine of \$50.00 per day.

**SECTION 13: LIGHTING.** Any owner in violation of Section 13 shall be subject to a \$50.00 fine. Any violation continuing beyond the 15-day corrective action completion date will be subjected to an additional fine of \$10.00 per day.