

BEAUFORT COUNTY SC - ROD  
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10/18/2022 01:10:54 PM  
REC'D BY fjenkins RCPT# 1108675  
RECORDING FEES \$25.00

The attached document is being recorded to comply with the South Carolina Homeowners Association Act, Title 27, Chapter 30, Section 110, et. seq., South Carolina Code of Laws (1976), as amended.

By: [Signature]  
Name: Tom Weis  
(Printed Name)  
Its: President

My commission expires \_\_\_\_\_



**Traditions at Old Carolina Homeowners' Association**  
**RESOLUTION FOR FORMALIZATION OF**  
**COLLECTION POLICY**

**July 25, 2022**

**Whereas** the Board of Directors ("Board") of the Traditions at Old Carolina Homeowners' Association ("Association") desires to formalize the assessment and fee collection policy ("Policy"), and

**Whereas** Article 9.4 of the Declaration of Covenants, Conditions, and Restrictions empowers the Board to determine the frequency and manner of payments of the assessment, and

**Whereas** Article 3.17 of the Bylaws of Association empowers the Board to fix, levy, collect and enforce payment of the assessments.

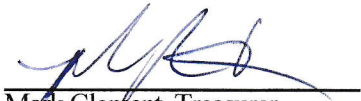
Therefore, be it resolved that the Board adopts the following collection policy for the Association after due notice to the Members of the Association to be effective upon recording:

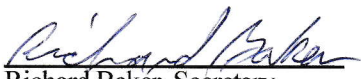
1. Assessments, as approved by the Board, are due and payable on an **annual** basis. The payment is due on the first day of January of the year due or through installments based on a preapproved payment plan. Each assessment or charge is an obligation of the owner at the time the assessment or other sums are levied.
2. The Association shall mail to Members at their last known address, as reflected on the Association's records, payment coupons, and return envelopes after the annual operating budget has been adopted. It is the responsibility of each owner to advise the association of any mailing address changes.
3. If an assessment or any expense due to the association remains unpaid thirty (30) days after the due date, the Member's account shall be assessed a \$25.00 late fee. If a Member owes assessments after 30 days, the Member shall receive a 30-day notice of the association's intent to suspend voting privileges and the right to use association amenities and common area facilities. If the association receives payment in full before the 30-day notice period expires, the privileges will not be suspended. If an owner is delinquent in paying assessments or other charges levied on the unit, the Board shall require the outstanding balance on all assessments to be paid in full immediately. **Payment is considered paid when postmarked by the due date.**
4. If an assessment remains unpaid after sixty (60) days, a notice of intent to file a lien shall be mailed. The charge for the Intent to Lien notice will be assessed to the Member's account.
5. If an assessment remains unpaid after ninety (90) days, the Association, through its managing agent, shall file a lien against the property. The lien fee will be assessed on the Member's account.
6. If the assessment remains unpaid thirty (30) days after the filing of a lien, the Board shall direct its managing agent to forward the account to the Association's attorney for collection and/or foreclosure of the lien. All Attorney and collection fees and costs will be assessed to the Member's account, along with any additional attorney fees and costs incurred with ongoing collection efforts.
7. Requests for payment agreements must be made in writing and approved by the Board. Members in default of approved payment agreements will revert to the collection schedule outlined above without further notice.
8. Accounts that have a credit balance will receive a statement showing that credit balance. Unless a Member requests a refund, the credit will remain on the account.
9. Payments will be applied to collection costs, including but not limited to reasonable attorney fees and costs incurred by the Association, then to late charges, then to interest then to delinquent assessments, in that order.

10. The Board may elect from time to time to provide additional statements of current assessments and charges, but the lack of such statements does not relieve the owners of the obligation to pay assessments.
11. The Board may designate an agent or agents to collect assessment payments and administer this Policy. Such designated agent may be an officer of the Association, manager, bookkeeper, banking institution, trustee company, law firm, or other appropriate agents. Members should make payments to the address as directed by the designated agent.
12. If any provision of this Policy is determined to be null and void, all other provisions of the Policy shall remain in full force and effect.

This Resolution was voted upon and approved by a quorum of the Board, as documented by the following dated signatures.

 7/25/2022  
Tom Weis, President Date

 7.25.2022  
Mark Clement, Treasurer Date

 25-JULY-2022  
Richard Baker, Secretary Date