

MARKUP #1 ->

Section 1: [Building Guidelines (July 2022 Updates), Section 2.1] ARB Building Guidelines Updates Effective Upon We

The Woodside Plantation POA Architectural Review Board (POA-ARB) and Board of Directors reserve the right to amend, modify, and update these Building Guidelines, fee schedules, and fine policies (\$100 to \$300 per violation plus \$25 per day) at any time, and such updates shall take effect immediately upon approval by the Board and posting on wppoa.com.



MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. Building Guidelines (July 2022 Updates), Section 2.1 (p. 1):
Unrecorded ARB Building Guidelines and Fine Schedules Posted Only on Website Are Unenforceable After January 10

Statutory / Legal Reference: S.C. Code Ann. § 27-30-130(A)-(B)

Statutory Comparison: Under S.C. Code Ann. § 27-30-130(B), any rule, regulation, architectural guideline, or amendment adopted by a homeowners association must be recorded in the Aiken County Register of Mesne Conveyance (RMC) office no later than January 10 of the year following its adoption or amendment, or it is legally unenforceable.

CURRENT WORDING IN DOCUMENT:

[Building Guidelines (July 2022 Updates), Section 2.1] ARB Building Guidelines Updates Effective Upon Website Posting - The Woodside Plantation POA Architectural Review Board (POA-ARB) and Board of Directors reserve the right to amend, modify, and update these Building Guidelines, fee schedules, and fine policies (\$100 to \$300 per violation plus \$25 per day) at any time, and such updates shall take effect immediately upon approval by the Board and posting on wppoa.com.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Amend Section Building Guidelines (July 2022 Updates), Section 2.1 ([Building Guidelines (July 2022 Updates), Section 2.1] ARB Building Guidelines Updates Effective Upon Website Posting - The Woodside Plantation POA Architectural Review Board (POA-ARB) and Board of Directors reserve the right to amend, modify, and update these Building Guidelines, fee schedules, and fine policies (\$100 to \$300 per violation plus \$25 per day) at any time, and such updates shall take effect immediately upon approval by the Board and posting on wppoa.com.) to conform with S.C. Code Ann. § 27-30-130(A)-(B) and the manual attorney audit recommendations for Woodside Plantation Property Owners Association, Inc..