

10395204-762-2-4

Harrington Homeowners' Association, Inc.
c/o William Douglas Management Company

412 E. Butler Rd · Mauldin, SC 29662 · Phone 864-284-6515 · Fax 855-515-7341

Date: June 14, 2021
To: Harrington Homeowners Association Homeowners
From: Lisa Clawson, Association Manager
Re: Fining structure for Covenant Infractions/Violations

By signing a deed for purchasing a home in the Harrington Homeowners Association you agree to abide by the Governing Documents of the community. Per the Governing Documents, which outline the restrictions of Harrington Homeowners' Association, Inc., the Board of Directors (currently the Developer) has the right to impose Special Individual Assessments for infractions of such restrictions.

Attached is a copy of the recorded Fining Structure for Infractions/Violations. These fines can be imposed for ARC violations or any other Covenant violation as outline in the Governing Documents. If you do not have a copy of the Covenants and Restrictions for Harrington Homeowners' Association, Inc you may go to www.wmdouglas.com for your community and download a copy. You may also download them from Greenville County Register of Deeds site at <https://viewer.greenvillecounty.org/countyweb/loginDisplay.action?countyname=Greenville>

Your Covenants outline that no exterior changes can be made without receiving written approval first. This includes items such as fences, sheds, landscaping changes, and so forth. The Covenants also outline items such as how boats, trailers, camping & recreational vehicles may be allowed to be stored; no obnoxious or offensive activity is allowed; how pets can be allowed; vehicles and how they may be parked; trash can and trash placement & storage; that no clotheslines or portable basketball goals are allowed, among other items addressed throughout the Covenants.

Infractions and Violations will now be addressed as outlined per the attached. Please take the time to review your Covenants and make immediate corrections if necessary. Inspections of the community are done on a regular basis.

Should you have any questions, you may email me at lclawson@wmdouglas.com



HARRINGTON HOMEOWNERS ASSOCIATION INC.

GREENVILLE, SC 29605

FINING STRUCTURE FOR INFRACTIONS/VIOLATIONS

Your neighborhood CCR's and Bylaws are the recorded governing documents which state in Article X, Section 1 that ..."The Declarant or the Association shall have the right to impose Special Individual Assessments for infractions of such restrictions."

Therefore, the following fining structure is hereby put in place effective the date of recording and will be enforced as the CCR's and Bylaws allow.

Fining Structure:

- 1st violation is a courtesy notice to cease within 10 days from the date of the letter for the violation
- 2nd violation gives the homeowner 10 days from the date of the letter for the violation to cease before fining begins
- 3rd violation will result in an immediate \$25 fine, giving the homeowner 10 days from the date of the letter for the violation to cease
- The next fine notice will be for an immediate \$50 fine giving 10 days from date of the letter for the violation to cease, and after that the fine increases to an immediate \$100 per violation, with 10 days from date of letter for the violation to cease, which shall continue fining \$100 every 10 days until violation is resolved.
- All fines will be added to the homeowners HOA account and subject to all applicable collection policies allowed by the Covenants.

1. Once a violation letter is sent, it becomes the responsibility of the Homeowner to contact the Property Manager in writing to show that the violation has been corrected so the violation can be closed. All fines will continue to accrue on the Homeowner's account until the Homeowner does so.
2. If a violation is closed but is then reopened within 45 days of the date the original violation was closed, escalation of the violation will resume as if never stopped.

10395204-762-4-4

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hands and seals this 1st day of June, 2021.

MARK III PROPERTIES, LLC

WITNESSES:

Stephanie M. [Signature]

[Signature]

BY: [Signature]

Print Name: Laura B. Henthorn

Title: Vice President

STATE OF SOUTH CAROLINA)

COUNTY OF Spartanburg)

ACKNOWLEDGMENT

I, Melody S. Terpack, Notary Public for the State of South Carolina, do hereby certify that Laura B. Henthorn, in his/her capacity as Vice President of Mark III Properties, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 1st day of June, 2021.

[Signature]
Notary Public for South Carolina

Printed Name of Notary: Melody S. Terpack

My Commission Expires: 9-25-28

MELODY S. TERPACK
Notary Public-State of South Carolina
My Commission Expires
September 25, 2028