

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF BEAUFORT                )                   AFFIDAVIT TO RECORD

IN RE:           Pinecrest Property Owners Association, Inc.

The attached documents are 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.

1. Architectural Control Committee Guidelines (adopted 08/21/2024)
2. ACC Application (adopted 08/21/24)
3. Approved Material List (adopted 08/21/24)
4. Fines Schedule Fee (adopted 08/21/24)

Pinecrest Property Owners Association, Inc.

By: Marie Kowalchuk

MARIE KOWALCHUK

(Printed name)

Its:

SWORN TO BEFORE ME

On this 30 Day of AUGUST, 2024.

TRISTA DINOVO

Notary Public for South Carolina

My Commission Expires: 5/5/2025

**Trista DiNovo**  
**NOTARY PUBLIC**  
**State of South Carolina**  
**My Commission Expires 5/5/2025**



## SCHEDULE OF FINES

**Adopted  
AUGUST 2024**

To enforce the Pinecrest Covenants, Regulations, and Architectural Control Committee (ACC) Guidelines, the Pinecrest POA has developed a fining system for compliance as follows:

- 1. First Violation Letter** - will be sent giving the owner, Article 14 Section B&C, seven (7) days to make corrections or the management company with a schedule for corrections.
- 2. Second Violation Letter** - If management has not been contacted within seven (7) days of the original letter a second fine letter will be sent assessing a \$50 fine. The homeowner will then be given an additional seven (7) days to correct the violation.
- 3. Third Violation Letter** - An additional \$100 fine will be assessed if the violation has not been corrected. Additionally, the homeowner's key card for the pool and amenities center will be turned off and they will be unable to vote in any Pinecrest elections until the corrections are made and the fines are paid.
- 4. Fourth Violation Letter** - A fine of \$250 plus \$50 per week until the violation is corrected. Once the fines reach \$1000, the POA will place a lien on the home.

Architectural improvements made without approval from the ACC before its start, are subject to fines. The fine amount will be in accordance with the deposit schedule on the application, as there are differing deposit amounts for specific projects. Upon successful ACC application submittal, approval, and inspection, the fine amount will be removed.

Executing a project requiring a "notification only" application without submitting said application will result in an assessment of a \$50 fine.