

BAREFOOT RESORT RESIDENTIAL OWNERS' ASSOCIATION, INC.

ARCHITECTURAL REVIEW VIOLATION & FINE POLICY

RECITALS

WHEREAS, pursuant to Article XI, Section 11.1 of the Declaration of Covenants, Conditions and Restrictions ("Declaration") and Article III, Section 3 of the By-Laws, the Board of Directors of Barefoot Resort Residential Owners' Association, Inc., a South Carolina nonprofit corporation (the "Association"), is empowered to manage the affairs of the Association; and

WHEREAS, the Board is authorized to adopt and amend rules and regulations governing enforcement of the Declaration; and

WHEREAS, the Board finds it necessary to establish a uniform enforcement procedure for Architectural Review violations;

NOW, THEREFORE, BE IT RESOLVED THAT:

The following Architectural Review Violation and Fine Policy is hereby adopted:

1. Notice and Opportunity to Cure

(a) First Notice – Courtesy Letter

A written courtesy notice shall be issued to the Owner identifying the violation and including photographic documentation where available. The Owner shall have thirty (30) days from the date of the notice to cure the violation.

(b) Second Notice – Demand Letter

If the violation is not cured within the initial thirty (30) day period, a second written notice shall be issued. The Owner shall be provided an additional thirty (30) days to cure the violation and shall be assessed a fine of Fifty Dollars (\$50.00).

(c) Third Notice – Final Demand Letter

If the violation remains uncured, a final written notice shall be issued. The Owner shall be provided an additional thirty (30) days to cure the violation and shall be assessed a fine of Two Hundred Dollars (\$200.00).

2. Right to Hearing (Due Process)

Prior to the imposition of any fine, the Owner shall be provided written notice of the proposed fine and the right to request a hearing before the Board of Directors within ten (10) days of the notice.

If a hearing is requested, the hearing shall be scheduled, the Owner shall have an opportunity to address said violation. Following the hearing, the Board shall issue a written decision.

If no hearing is requested within the ten (10) day period, the fine shall be deemed approved and assessed.

3. Continuing Violations

If the violation remains uncured after the third notice and expiration of all cure periods, the Board may:

- Assess additional fines in accordance with applicable law;
- Treat each thirty (30) day period of non-compliance as a separate violation; and/or
- Pursue any other remedies available under the Declaration, By-Laws, or South Carolina law, including legal action and recovery of attorney's fees as permitted.

4. Assessment and Collection of Fines

All fines imposed pursuant to this Policy shall:

- Be assessed to the Owner's account;
- Be due and payable in accordance with the Association's collection policy; and
- Be collectible in the same manner as other assessments, to the extent permitted by the governing documents and applicable law.

5. Effective Date

This Policy shall become effective immediately upon adoption and shall remain in effect until rescinded, modified, or amended by a majority vote of the Board of Directors.

The undersigned, being all the members of the Board of Directors of **Barefoot Resort Residential Owners' Association, Inc.**, hereby unanimously consent in writing to the adoption of this Resolution.

This Resolution is adopted and made part of the minutes of the Board of Directors Meeting held on March 11, 2026.

BOARD OF DIRECTORS

Name: Dara Baltuskonis
Title: President

Name: Marie Chaisson
Title: Vice President

Name: John Karpovich
Title: Secretary

Name: Jack Haines
Title: Treasurer

Name: Cindy Peppers
Title: Director at Large

Name: Maggie Szabo
Title: Director at Large

Name: Alan Simeon
Title: Director at Large