

STATE OF SOUTH CAROLINA



BP1323582

PGS:

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COUNTY OF CHARLESTON

MEGETT PLACE PROPERTY OWNERS ASSOCIATION
DECLARATION OF COVENANTS, RESTRICTIONS AND BY LAWS

THIS DECLARATION made by the MEGGETT PLACE PROPERTY OWNERS ASSOCIATION, INC. ("Association") of which the Declarants are hereinafter called "Owners."

WHEREAS, Owners consist of the fee simple owners of the real property shown on certain plats by W. Mason Lindsey, Jr., R.L.S., entitled "Plat of Phase 1 Golden Acres Subdivision The Lands of Neal Golden & James B. Edwards,," dated May 31, 1995 and recorded in the RMC Office of Charleston County, South Carolina at Plat Book EA, Page 668-669; and

WHEREAS, Owners desire to provide for the preservation of the values and amenities of the Property known as MEGGETT PLACE (previously known as "Golden Acres") and to assure the best use and most appropriate development and improvement of the Property and to create covenants and restrictions for the overall benefit of the entire neighborhood; and

WHEREAS, to this end, Owners desire to subject the proposed and any future residential Lots to the covenants, conditions, restrictions and easements hereinafter set forth, (sometimes referred to herein collectively as "Covenants") each and all of which is and are for the benefit of the Property and each Owner thereof; and

WHEREAS, Owners desire to move Meggett Place forward from a developer-controlled organization and to recognize its governing body to be an owner/neighborhood-controlled Property Owners Association consistent with South Carolina laws governing such entities; and

WHEREAS, Owners desire to Amend and Replace the previous Declaration of Restrictions and Covenants governing said property and filed with the Charleston County RMC Office in Deed Book T257 at Page 816-820 as well as any and all subsequent amendments made to such Declaration, including but not limited to those found in Book U454 Page 025-030.

NOW THEREFORE, in consideration of said benefits derived by the Owners and subsequent owners of said Lots, the undersigned do hereby establish, publish and declare that the Covenants, Restrictions and By-Laws hereinafter set forth, becoming effective immediately and running with the land, to be binding upon all persons claiming under the undersigned.

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BRUSH LAW FIRM, P.A.
12-A Carriage Lane
Charleston, SC 29407

ARTICLE I: DEFINITIONS

1. "Lot" means any numbered or lettered plot of land for each Lot comprising a single dwelling site designated on any plat or survey recorded in the Office of Deeds for Charleston County, South Carolina, now or hereafter made subject to this Covenant.
2. "Owner" or "Member" means the record owner, whether one or more persons or entities of fee simple title to any Lot, as per recorded plat which is part of the Property, specifically excluding those persons or entities who have any interest merely as security for the performance of any obligation. There shall be only one voting and representative membership per Lot.
3. "Person" means an individual, corporation, partnership, trust, or any legal entity.
4. "Covenants" means this Declaration of Covenants and Restrictions, as the same may be amended, renewed or extended from time to time in the manner herein prescribed.
5. "Meggett Place" as used herein means a certain residential community known as "Meggett Place" (previously known as "Golden Acres") which is in Charleston County, South Carolina, in the Towns of Meggett and Hollywood as shown on the above referenced plats.
6. "Meggett Place Property Owners Association, Inc. is a nonprofit corporation organized under the laws of the State of South Carolina on March 17, 2006 and is the entity responsible for management, maintenance, operation, control and enforcement of the Covenants of Meggett Place. Corporate documents of said Association are on file with Charleston County RMC Office in Deed Book X591 at Page 777-780. The Association shall perform its functions through a Board of Directors and in accordance with these Covenants and the Bylaws and Architectural Guidelines of Meggett Place and in accordance with South Carolina law.
7. "Property" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

ARTICLE II: RESTRICTIONS AND COVENANTS

The following covenants, conditions, restrictions and easements are herewith imposed on the property:

1. OWNERS SUBJECT TO COVENANTS. Each Owner, by accepting a deed or entering a contract for purchase of any portion of Meggett Place, is deemed to be subject to all Covenants, Bylaws and Architectural Guidelines of Meggett Place and agrees to pay all assessments, fees, fines, etc. authorized therein.

2. All Lots shall be used for single-family residences only and no business or business activity shall be carried on upon any Lot at any time; provided, however, nothing herein shall prevent Owner from using the property in an office/business function without customer/client traffic and without signage or in any other business fashion that does not adversely affect other properties or the neighborhood in any way.

3. No permanent single-story dwelling erected on any Lot shall have less than two thousand (2000) square feet of heated floor area. No one and one-half story or two-story permanent dwelling shall have less than two thousand (2000) square feet of heated floor area.

4. A small accessory building may be allowed, as long as it does not unreasonably obstruct any views to and from other properties, and the exterior design and construction is comparable with that of the main dwelling. The building of apartment units, condominiums or other multi-family dwellings is specifically prohibited on the Property.

5. **USE OF OUTBUILDINGS AND SIMILAR STRUCTURES** No shack, tent, trailer, trailer home, mobile home, motor home, camper or vehicle of any kind or other outbuildings shall, at any time, be used as a residence.

Notwithstanding the above, property owners shall have the right to place a recreational vehicle upon their property (but shall not be able to live therein for any period, including while construction proceeds on their permanent dwelling), so long as said recreational vehicle is not an "eyesore" as determined by a majority of the Board of Directors. Neither a trailer nor a mobile home shall be considered a recreational vehicle.

6. **LIVESTOCK.** No livestock of any kind other than those specifically provided for in this section may be raised, bred or kept on any Lot, except that horses, dogs, cats and other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.

A limited number of certain small goats and chickens may be maintained so long as these animals are allowed by and governed by the Meggett Place Property Owners Association, Inc. Architectural Review Committee Guidelines or subsequently adopted rules, regulations or guidelines.

Fences and enclosures are required for all animals and they shall be aesthetically pleasing and well maintained. No animals or pets may constitute a nuisance or cause unsanitary conditions as the term is commonly construed in the courts of law and equity of South Carolina.

7. OFFENSIVE ACTIVITIES. No noxious, offensive or illegal activities shall be carried on upon any Lot, nor shall anything be done thereon which is or may become an annoyance, nuisance, embarrassment or discomfort to the Owners of other Lots in Meggett Place.

8. GARBAGE AND REFUSE DISPOSAL. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All rubbish, trash or garbage shall be regularly removed from the premises and shall not be allowed to accumulate thereon.

9. SEWAGE SYSTEM. Sewage disposal shall be of the type approved by appropriate County and/or State agencies.

10. WATER. Water shall be supplied from individual wells provided by each individual Owner.

11. AESTHETICS. All livestock, animals, equipment, fuel storage units, generators, solar panels, heating and air-conditioning units, pool equipment, garbage cans, wood piles, clothes lines, well equipment, etc., shall not be visible from the street and must be screened from neighboring and adjacent properties. For purposes of this section, screening shall mean fencing, natural vegetation or comparable material that substantially obstructs the view from the road or adjacent properties.

12. ROAD MAINTENANCE AND ASSESSMENT. Maintenance of the roads servicing all properties, currently known as Walking Horse Road and Gaited Horse Road, and drainage easements as shown on the plat of Lot H Phase One Golden Acres recorded in the RMC Office for Charleston County in Plat Book EA at Page 678, shall be the responsibility of the property owners and costs (if any) shall be shared equally by each property owner on a pro rata basis. Each Owner shall be liable for any damage to the roads and easements, including any future roads and easements which become a part of Meggett Place Subdivision, that is caused by contractors and/or subcontractors while construction is ongoing on their Lot.

13. SUBDIVISION. Lots may be subdivided and sold, however, at no time shall any Lots in Meggett Place contain less than Two (2) acres, with the exception of residual Lot H-1 as shown on a plat by H. Exo Hilton dated April 18, 1997, filed with Charleston County RMC office in Plat Book EB at page 927.

ARTICLE III. GENERAL PROVISIONS

1. MAINTENANCE OF COMMON AREAS. In addition to all powers and duties allowed by law or reasonably implied or necessary to conduct the business of the property, Meggett Place Property Owners Association, Inc. through its Board of Directors shall be authorized to own and maintain common property, to purchase liability and any other insurance for the benefit of the Association, to make all necessary purchases, to hire laborers and professionals, to pay all expenses properly incurred by the Board for the benefit of the Association, to determine a fiscally responsible annual budget for the

property, to set annual assessments, fees and special assessments, to collect such from each Lot and property owner, to enforce the covenants and bylaws of the Association, establish sanctions for violations, and to protect the interests and rights of the Association. All rights and powers of the Association may be exercised by the Board of Directors without a vote of the Owners, except where applicable law or the applicable documents specifically require a vote of the membership. Any special assessment proposed by the Board that would be in an amount per Lot greater than the current annual dues assessed per Lot shall require majority approval of the Owners unless such assessment is required for emergency maintenance.

2. BUDGET. The Board of Directors shall send a copy of its coming fiscal year (January-December) budget, together with notice of the annual assessment, to each Owner by October 1st of each year. The budget will automatically become effective unless at least thirty-five (35%) percent of Owners request a meeting with the Board of Directors to challenge the budget. Request for such a meeting must be made by November 1st. At a challenge meeting, the Board of Directors will hear from any Owners who question budget items. At a subsequent meeting of the Board, the Board of Directors will hold another vote on the proposed budget or on an amended budget so that all members will receive notice of the approved budget no later than December 1st. If the Board of Directors fails for any reason to adopt the budget for any year, then the budget most recently in effect shall continue in effect until a new budget is determined.

3. EXPIRATION

The Covenants and Restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Owner of any land subject to this Declaration, their respective heirs, legal representatives, successors and assigns, for a term of thirty (30) years from the date this Declaration is filed for record in the Register of Deeds for Charleston County, South Carolina, after which time said Covenants and Restrictions shall be automatically extended for successive periods of ten (10) years unless an instrument agreed to by a majority of the property owners has been recorded, agreeing to change said covenants and restrictions in whole or in part.

4. ENFORCEMENT.

Each Lot Owner shall comply strictly with the covenants, conditions, restrictions and easements set forth in this Declaration. In the event of a violation or breach, or threatened violation or breach of any of the same, the Owner, or any aggrieved Lot Owner, jointly and severally, and Meggett Place Property Owners Association, Inc. shall have the right to proceed for injunctive relief in equity and/or proceed at law for the recovery of any type of damages, costs, fees, expenses and interest. Any such violation or breach may result in a lien against the property in favor of the Association. The Association may outline in more detail its authorized measures to cure violations in the Association's Bylaws and/or in its Guidelines of the Architectural Review Committee.

5. AMENDMENT.

These Covenants may be amended at any time and from time to time by the vote of a majority of Lot Owners present, taken at a meeting of the Association after all Owners have been provided at least thirty days(30) notice of such meeting and of the issues to be voted upon. Every purchaser or grantee of any interest in real property now or hereafter will be subject to these Covenants, by acceptance of a deed or other conveyance therefore, and further agrees these Covenants may be amended as provided in this Section. The Board of Directors shall have the authority to amend these Covenants at any time to comply with the requirements of any governmental body.

This Amendment to Restrictions and Covenants will be effective upon filing with the Register of Deeds (ROD) of Charleston County. All owners who relied on the previous Declaration of Restrictions and Covenants are not required to come into compliance with this Amendment. However, all previous violations not corrected or approved and any future activities must be in compliance with this Amendment.

Executed this 15th day of July, 2025.

WITNESS:

MEGETT PLACE PROPERTY OWNERS
ASSOCIATION, INC.

Cassie Hall

Patricia Wise

By: Patricia Wise

Its: President

[Signature]

Holly Chinnis

By: Holly Chinnis

Its: Secretary

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

I, Debra Ann Potenza, do hereby certify that MEGGETT PLACE
PROPERTY OWNERS ASSOCIATION, INC by Patricia Wise, Its President and Holly
Chinnis, Its Secretary, personally appeared before me this day and acknowledged the
due execution of the foregoing instrument.

Witness my hand and official seal this 1 day of July, 2025.

Notary Public For South Carolina
My commission expires:

DEBRA ANN POTENZA
Notary Public, State of South Carolina
My Commission Expires 12/6/2029

[Signature]

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BYLAWS OF
MEGGETT PLACE PROPERTY OWNER'S ASSOCIATION, INC.

I. CORPORATE NAME

Meggett Place Property Owner's Association, Inc. (Association) (previously known as Golden Acres Homeowners' Association, Inc.) is a nonprofit corporation duly organized under the laws of the State of South Carolina on March 17, 2006.

II. PURPOSES AND OBJECTIVES

In amplification of the purposes for which the Association has been formed as set forth in the articles of incorporation, the purposes and objects are as follows:

To develop a community designed for safe, healthful, and harmonious living.

(b) To promote the collective and individual property and civic interests and rights of all persons, or entities owning property in the Towns of Meggett and Hollywood, South Carolina, as such property is shown on the specific plat by W. Mason Lindsey, Jr., entitled "Plat of Phase 1 Golden Acres Subdivision, Lands of Neal Golden and James B. Edwards," dated May 31, 1995 and filed in Plat Book EA, at Pages 668-669 in the RMC Office for Charleston County, South Carolina.

(c) The property as referenced in (b) above was previously governed by Bylaws adopted by Golden Acres Homeowners' Association, Inc, filed in the RMC Office of Charleston County at Book T257 Pages 805-813, together with certain amendments filed in Book U454 at Pages 025-030, all of which are hereby made void and repealed. Said property is now known as Meggett Place and governed by the Meggett Place Property Owners Association, Inc., a nonprofit corporation organized under the laws of South Carolina on March 17, 2006, and said corporate documents are also on file with the Charleston County RMC Office in Deed Book X591 at Pages 777-781.

(d) To care for the improvements and maintenance of the neighborhood roads, gateways, public easements, parkways, grass plots, parking areas, and any facilities of any kind dedicated to community use and other open spaces and other ornamental features of the above-described subdivision known as Meggett Place, which now exist, or which may hereafter be installed or constructed in such subdivision. Current easements of Meggett Place are shown on the Plat of Lot H Phase One Golden Acres Subdivision filed with the Charleston County RMC Office in Plat Book EA at Page 678.

(e) To assist the owners in maintaining in good condition and order all vacant and unimproved lots or tracts of land now existing or that hereafter shall exist in the tract, and further assisting the owners of such lots or tracts of land in preventing them from becoming a nuisance and a detriment to the beauty of the tract and to the value of the improved property therein, and to take any action with reference to such vacant and unimproved lots or tracts of land as may be necessary or desirable to keep them from becoming such nuisance and detriment.

(f) To aid and cooperate with the members of the Association and all property owners in the tract in the enforcement of all covenants and restrictions, bylaws and guidelines as are appurtenant to their property as are now in existence, as well as any other such covenants, restrictions, by laws, and guidelines as shall hereafter be approved.

(g) To do any and all things necessary to promote the general welfare of the residents and owners of any portion of Meggett Place and their property interests in Meggett Place.

(h) To acquire, own or lease such real and personal property as may be necessary or convenient for the transaction of its business and the fulfillment of its purposes and objects; to enter into contracts of employment, insurance and otherwise as necessary to promote the interests of Meggett Place; to levy fees, assessments and fines as provided by the covenants, restrictions, bylaws and architectural guidelines of Meggett Place and to collect all fees, assessments and fines and disburse the same in a fiscally responsible manner; and to enforce the covenants, restrictions, bylaws and architectural guidelines of Meggett Place in any manner allowed by law.

(i) To arrange social and recreational functions for its members.

(j) To exercise any and all powers that may be delegated to it from time to time by the owners of real property in the tract.

(k) This Association shall not engage in political activity or pursue political purposes of any kind or character.

III.MEMBERS

Class of Members. The Association shall have one class of members whose qualifications and rights shall be as follows:

(a) Every beneficial owner, as distinguished from a security owner, of a residential Lot, whether vacant or improved, in Meggett Place in the County and State aforesaid, as herein particularly described, shall be a member. Regardless of the number of individuals or entities that may own any one Lot, each residential building site or Lot shall be entitled to only one vote in any membership matter and only one person per Lot shall be entitled to serve on the Board of Directors of the Association at any given time.

(b) Membership shall include a commitment by each individual owner to comply with and be bound by the articles of incorporation, the covenants and restrictions, these bylaws and amendments thereto, the architectural guidelines and the policies, rules, and regulations at any time adopted by the Association. Membership in this Association shall terminate on such member's ceasing to be an owner of a residential building site, lot, or unit in or on the property described in these bylaws.

(c) Voting Rights. Each member in good standing shall be entitled to vote on each matter submitted to a vote of the members, provided however, that each residential building site or Lot shall have only one vote, regardless of how many individuals or entities have an ownership interest in the property.

(d) At membership meetings all votes shall be cast in person, or by proxy registered with the Secretary.

(e) The Board of Directors is authorized to establish regulations providing for voting by mail or any other format.

IV.MEETINGS OF MEMBERS

(a) Annual Meeting. An annual meeting of the members for the purpose of hearing reports from all officers and standing committees and for electing directors shall be held in the County and State aforesaid, during the fourth quarter of each year. The date, time and place shall be fixed by the directors.

(b) Regular Meetings. In addition to the annual meetings, regular meetings of the members shall be held at such a time and place as shall be determined by the board of directors.

(c) Special Meetings. A special meeting of the membership may be called at any time by the president, by a majority of the Board of Directors or by one-third of the property owners. If requested by at least one third of the members having voting rights, a special

meeting of the membership must be called within thirty days by the President or the Board of Directors.

(d) Notice of Meetings. A written notice stating the place, platform, date, and time of any meeting of the membership shall be delivered by methods to be determined by the board of directors, not less than thirty (30) days before the date of such a meeting. This thirty-day notice requirement may be waived by a majority of the directors if any situation so requires.

(e) Quorum. The members holding thirty-three percent (33%) of the votes that may be cast at any meeting shall constitute a quorum at any meeting of the membership. In the absence of a quorum, a majority of the members present may continue the business of the Association or, at its discretion, may adjourn the meeting from time to time without further formal notice.

(f) Proxies. At any meeting of the members, a member entitled to vote may vote by proxy executed in writing by the member, a copy of which must be provided to the Secretary no later than two days before the meeting.

V. BOARD OF DIRECTORS

General Powers.

(a) The affairs of Meggett Place Property Owners Association, Inc. shall be managed by the Board of Directors, elected at annual meetings of the membership as detailed below.

(b) Number, Terms, and Qualifications. The Board of Directors shall be comprised of four officer positions and three at-large Board members. Each Director shall be a member of the Association and shall hold office for two years following his or her original election until his or her successor is elected. Exceptions to the provision for two-year terms shall be in the case of the first full Board taking office. Of the first seven Directors, four shall hold offices for one year and three shall hold office for two years. The first year after approval of these Bylaws, the President will be elected for one year, the Vice-President for two years, the Treasurer for one year, the Secretary for two years, Two At-Large Directors for one year and One At-Large Director for two years.

(c) Regular Meetings. The Board of Directors shall meet regularly at least twice a year, at a date, time, platform and place it shall select. Meetings shall be called by the President.

(d) Special Meetings. A special meeting of the Board of Directors may be called by or at the request of the President or a majority of directors.

(e) Notices. Notice of any special meeting of the Board of Directors shall be given at least seven days prior to such a meeting, by written notice delivered personally, by mail or email to each director, or by any other format as determined by the Board of Directors to best provide actual notice to the individuals. Any director may waive notice of any meeting.

(f) Quorum. A majority of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of the Board, but if less than a majority of the Directors are present at such a meeting, a majority of the directors present may continue its business or adjourn the meeting from time to time, and without further formal notice.

(g) Manner of Acting. The act of a majority of the Directors present at a meeting shall be the act of the board of directors, unless the act of a greater number is required by law or by the covenants, bylaws or guidelines of the Association.

(h) Vacancies. Any vacancy occurring in the Board of Directors, such as by resignation or death, shall be filled by election by the board of directors. A Director elected to fill a vacancy shall be elected for the unexpired term of his or her predecessor in office.

Removal. Any Director may be removed from the Board, with or without cause, by a majority vote of Owners held at a special meeting. If a director is removed at a special meeting of the membership, another meeting of the membership must be held within thirty days to elect a Director to fill the unexpired term.

(i) Any member in good standing may, upon written request, inspect the books, records, financial statements, minutes of meetings and governing documents of the Association during normal business hours. Copies may be requested for a reasonable fee. The Association may withhold documents protected by attorney-client privilege or that contain sensitive personal information unrelated to Association affairs.

(j) Additional Committees, Special and Standing

Standing Committees.

Architectural Review Committee : The Architectural Review Committee (ARC) that shall act in the interest of all Property Owners: to approve or disapprove all plans, specifications, details, and color schemes for buildings and other structures and improvements to property; to approve or disapprove site plans for lot clearing, construction and landscaping; and to enforce all Covenants, Bylaws and ARC Guidelines through the ARC and POA Board of Directors.

Finance Committee. Shall consist of the Treasurer, Secretary and one other Board Member appointed by the President. Said committee will review and supervise all financial matters and assist in preparing the yearly Budget.

Special Committee Committees: The President may create one or more committees of the board and appoint members of the board. to serve on each committee. Each committee shall have one or more directors, one of which shall be designated as Chairman, who serve at the pleasure of the President. Each Director should be appointed to at least one committee that he/she will serve on for their complete terms. The appointment of non-board members who possess special knowledge/experience to assist the committee is allowed with the approval of the Board of Directors. The creation of a committee and appointments of members must be approved by the majority of the Officers and Directors

VI.OFFICERS

(a) Officers. The officers of the Association shall be a President, a Vice-President, a Secretary, and a Treasurer.

(b) Qualifications and Method of Election. The officers shall be members of the Association, shall be elected by the membership, and shall serve for a two-year term. All officers shall be members of the Board of Directors.

(c) President. The President shall preside at all meetings of the Association and of the Board of Directors at which he or she is present, shall exercise general supervision of the affairs and activities of the Association, and shall serve as a member ex officio of all standing committees.

(d) Vice-President. The Vice-President shall assume the duties of the President during the President's absence.

(e) Secretary. The Secretary shall keep the minutes of all the meetings of the Association and of the Board of Directors, which shall be an accurate and official record of all business transacted. The Secretary shall be custodian of all corporate records.

(f) Treasurer. The Treasurer shall receive all corporate funds, keep them in a bank or other savings institution approved by the Board of Directors, and pay out funds.

(g) Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by any member of the Board of Directors for the unexpired portion of the term.

(h) Conflicts. No director or officer shall participate in any deliberation or vote on any matter in which he or she has a direct or indirect financial interest. All potential conflicts must be disclosed to the Board and the affected individual shall recuse themselves from discussion and voting.

VII. FEES, DUES AND ASSESSMENTS

(a) Admission Without Fee. Record ownership of a single dwelling site designated on that property herein above designated, or other property hereafter added to Meggett Place subdivision, without payment of an admission fee.

(b) Annual Dues. The annual dues shall be the same for each member and shall be established each year by a majority of the directors based upon the anticipated expenses of the Association.

(c) Payment of Dues. The annual dues shall be payable in two equal installments, the first such installment to be paid on the fifteenth (15th) day of January of each year and the second such installment to be paid on the fifteenth (15th) day of July of each year.

(d) Special Assessments. Special assessments, fees and fines may be levied on members by a majority of the Board of Directors. Special assessments shall be levied based upon necessary expenses in excess of those budgeted. Special assessments, fees and fines shall be payable in such a manner and at such times as determined by the Board of Directors and may be payable in installments extending beyond the fiscal year in which such assessment, fee or fine is approved. Any special assessment that would be in an amount per Lot greater than the current annual dues assessed per Lot shall require majority approval of the total membership unless such an assessment is required for emergency maintenance.

(e) Default in Payment of Dues, Assessments or Fines.

(1) When any member is in default in the payment of dues, assessments or fines for a period of sixty days from the date on which such dues, assessments or fines became payable, he or she shall not, for purposes of voting, be considered as a member in good standing and shall lose his or her right to vote upon matters of the Association. Such a member shall be dropped from active membership and shall not be reinstated until he or she has paid dues, assessments and fines plus interest in full. Until such time as such member is reinstated, he or she shall have no rights of any kind arising out of a membership in the Association, however future dues, assessments and fines will continue to accrue against such owner and the property.

(2) In addition to the foregoing, if any member fails to pay his or her dues, assessments or fines as they become due, on the failure of payment after thirty (30) days written notice of such delinquency given by the Association to such member, the amount of the monies due shall become a lien on such member's Lot in the subdivision in favor of the Association, and the Association shall have the right to levy additional fines and/or sanctions plus lawful interest against the Lot and its owners in any manner as determined by the Board of Directors. In the discretion of the Board of Directors, the Association shall have the right to commence an in personam action in any

court of jurisdiction against any such member for the collection of the dues, fees, assessments, and fines, together with all costs and expenses associated with the attempted collection of such monies, attorney fees, court costs, plus lawful interest accruing on all monies owed. The Association also have the right to file a notice of lien and proceed in accordance with the provisions of South Carolina law for the foreclosure and enforcement of liens and may do so in the discretion of the Board of Directors.

VIII. FISCAL YEAR

The fiscal year of the Association shall be from January 1st to December 31st.

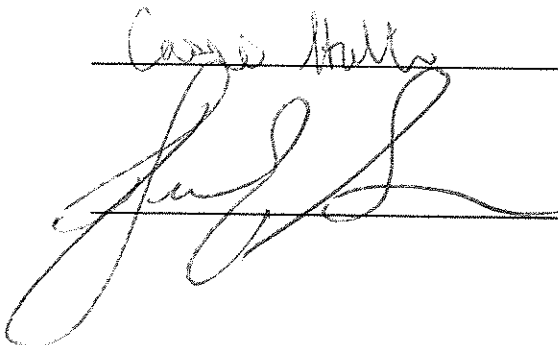
IX. AMENDMENTS

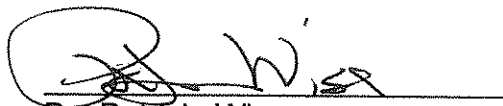
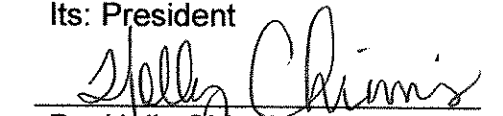
These Bylaws may be amended at any time and from time to time by the vote of a majority of Lot Owners present, taken at a meeting of the Association after all Owners have been provided at least thirty days' notice of such meeting and of the issues to be voted upon. Amendments shall become effective upon approval. Every purchaser or grantee of any interest in real property now or hereafter will be subject to these Bylaws, by acceptance of a deed or other conveyance therefor, and further agrees these Bylaws may be amended as provided in this Section. The Board of Directors shall have the authority to amend these Bylaws at any time to comply with the requirements of any governmental body.

Executed this 15th day of July, 2025.

WITNESS:

MEGETT PLACE PROPERTY OWNERS
ASSOCIATION, INC.



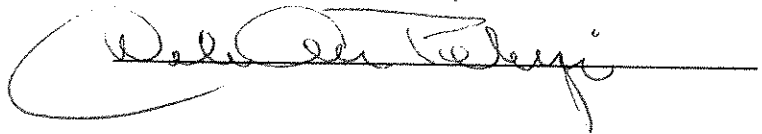

By: Patricia Wise
Its: President

By: Holly Chinnis
Its: Secretary

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

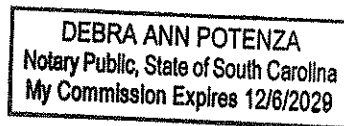
I, DEBRA ANN POTENZA, do hereby certify that MEGGETT PLACE PROPERTY OWNERS ASSOCIATION, INC by Patricia Wise, Its President and Holly Chinnis, Its Secretary, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 1 day of July, 2025.



Notary Public For South Carolina

My commission expires: _____



RECORDER'S PAGE

NOTE: This page MUST remain
with the original document

**Filed By:**

BRUSH LAW FIRM P.A.
12-A CARRIAGE LANE

CHARLESTON SC 29407 (BULLET)

RECORDED

Date: July 3, 2025

Time: 3:41:11 PM

Book

1323

Page

582

DocType

Rest/Covs

Karen Hollings, Register of Deeds
Charleston County, SC

MAKER:

MEGETT PLACE POA

of Sats:

of Pages: 16

of References:

Note:

RECIPIENT:

NA

Recording Fee \$ 25.00

Extra Reference Cost \$ -

Extra Pages \$ -

Postage \$ -

Original Book:

T257

Original Page:

816

TOTAL \$ 25.00

DRAWER Drawer 2

CLERK SLW



1323

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