

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

**SECOND AMENDMENT OF COVENANTS,
CONDITIONS, AND RESTRICTIONS
FOR TABBY ROADS**

THIS SECOND AMENDMENT is made this 11th day of March, 2019, by the Board of Directors (the “Board”) of Tabby Roads Community Association, Inc. (the “Association”), an incorporated association existing and operating under the laws of the State of South Carolina.

WITNESSETH:

WHEREAS, the first recording of **Declaration of Covenants, Conditions, and Restrictions for Tabby Roads** was on April 14, 2006, in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book **2356** at Page **826** (the “Covenants”); and

WHEREAS, Section 7.5(i), Compliance and Enforcement of the Covenants provides that the Board (or the Covenants Committee if so appointed and empowered) may impose reasonable monetary fines for any failure to comply with our Governing Documents. Any fine that is levied shall constitute a lien upon the violator’s Unit (even though said fine could be the result of the actions or failure to act of a Unit owner’s tenant, builder, or guest); and

WHEREAS, on the 6th of March, 2019, the Board approved **Exhibit “G” – Violations of the Covenants, Conditions, and Restrictions of Tabby Roads** together with the **Schedule of Fines for Fines for Violations of Tabby Roads Covenants, Conditions, and Restrictions** and made effective as of April 1, 2019; and

WHEREAS, the Board sent notice by mail to all Owners on the 8th of March, 2019 of **Exhibit “G” – Violations of the Covenants, Conditions, and Restrictions of Tabby Roads** together with the **Schedule of Fines for Fines for Violations of Tabby Roads Covenants, Conditions, and Restrictions**.

NOW, THEREFORE, the Association, by and through its undersigned President, does hereby declare that effective the 8th day of March, 2019, the Covenants, Conditions, and Restrictions for Tabby Roads as described above are hereby modified as follows:

Exhibit “G”

Violations of the Covenants, Conditions, and Restrictions of Tabby Roads

Since its incorporation in 2006, the Association has adopted various Rules and Procedures to guide its residents and guests. We strive to keep our rules simple and straightforward and expect our residents to assume personal responsibility for compliance. We wish to always cultivate a spirit of cooperation and community.

As a community with a common set of values, each individual Unit owner has an equal responsibility to uphold the Covenants, Conditions, and Restrictions of Tabby Roads. Each of us has a role in preserving the character of our community. Whether in the manner we drive on our roads, manage our pets, or care for our property, our personal actions have the single largest impact upon the safety, beauty, and enjoyment of Tabby Roads.

As contained within Section 7.5 of the *Declaration of Covenants, Conditions, and Restrictions for Tabby Roads*, the Board (or the Covenants Committee if so appointed and empowered) may impose reasonable monetary fines for any failure to comply with our Governing Documents. Any fine that is levied shall constitute a lien upon the violator’s Unit (even though said fine could be the result of the actions or failure to act of a Unit owner’s tenant, builder, or guest).

Attached to this Exhibit “G” and made a part hereof is a Schedule of Fines for Violation of Tabby Roads Covenants, Conditions, and Restrictions, which was approved by the Board of Directors of Tabby Roads Community Association, Inc. on March 6, 2019.

This Schedule of Fines goes into effect on April 1, 2019.

**Schedule of Fines for Violations of Tabby Roads Covenants, Conditions, and
Restrictions
Effective April 1, 2019**

Description	In CC&R	Fine *
No signs of any kind, with the exception of approved "For Sale" signs may be placed in a Unit Owner's yard	3.4.(c), C1(t), 20.7	WW, \$100
Exterior Christmas decorations (blow up decorations are not allowed) must be taken down by January 15th following said holiday	C1(t)	\$25 per day after 1/15
Any owner may do work on interior of residence, however modifications to the interior of screened porches, patios and other portions of a Unit visible from outside the structure shall be subject to HARB approval	4.1	C&D WW, \$250, \$500
Maintain exterior of Unit and all landscaping and improvements comprising Unit in a manner consistent with community wide standard	5.1,5.3	WW, \$100, \$200,\$300
Provide proper care of fencing, party walls and other shared structures	13.1	WW, \$100, \$200,\$300
Builders must keep construction site clean and properly maintained at all times.	5.1,5.3	WW, greater of \$250 or \$25 per day
Allowed hours of construction by builders: Monday -Friday - 7 AM to 6 PM Saturday - 8 AM to 4 PM Sunday - Not Allowed		C&D WW, \$100, \$200, \$300
Manufactured buildings - no structure of any kind shall be placed on property prior to written approval from HARB. All structures shall be held to the same exterior standards of conventionally built structures - no vinyl siding, soffit, or trim permitted.	20.8	C&D WW, \$50, \$100, \$200
No outside burning of trash	C1(d)	\$250

Storage of allowed materials, for example firewood, must be concealed. Unsightly materials such as scrap metal, auto parts, construction materials shall be removed from property.	C2 & C3	WW,\$50, \$100, \$200
No use and/or discharge of firecrackers and other fireworks	C1(i)	\$250
No discharge of firearms (to include BB guns, pellet & airsoft guns)	C1(m)	\$500
No garage sales, estate sales, or moving sales	C1(o)	C&D WW, \$250
Overnight or regular parking of commercial vehicles or equipment, motor homes, recreational vehicles, golf carts, boats, etc., other than in enclosed garages	C1(s)	WW, greater of \$100 or \$25 per day
Basketball hoops, swing sets, play equipment, animal pens	C1(t)	C&D WW, \$100, \$200
No leasing of a Unit or any portion thereof for a period of less than six months. A copy of the fully negotiated lease must be provided to the Board within ten days of being signed.	C4	WW, greater of \$250 or \$25 per day
Dogs must be on leashes at all times	C3(a)	WW,\$50, \$100, \$200
Dog owners must pick up pet waste in their yards and/or the yards of their neighbors	C3(a)	WW,\$50, \$100, \$200
Violations of Town Noise Ordinances, to include any sound device so as to be audible to occupants of other Units	C1(h)	WW,\$50, \$100, \$200
Other violations not on this list		WW, \$100, \$200,\$300

* WW = Written Warning; C&D WW = Cease & Desist
Written Warning

IN WITNESS WHEREOF, the Association has caused this 2019 Amendment, effective the 11th day of March, 2019, to be executed.

WITNESSES:

**TABBY ROADS COMMUNITY ASSOCIATION,
INC.**

(SEAL)

NAME: Wiley S. Parsons

Title: Board President
