


STATE OF SOUTH CAROLINA) BLUESTONE COTTAGES HOMEOWNERS ASSOCIATION, INC.
) CERTIFICATION OF RULES, REGULATIONS, POLICIES
COUNTY OF GREENVILLE)

The undersigned, being the duly authorized officer of Bluestone Cottages Homeowners Association, Inc., hereby certifies that the attached documents are part of the governing documents for the above referenced Association, and that these documents, together with the Declaration of Protective Covenants for Bluestone Cottages Subdivision recorded in Greenville County Book 2333 Page 1047, and any amendments recorded with the Greenville County Register of Deeds, constitute additional policies, rules, and regulations for the above referenced Association as of the date hereof.

By: Charles H Babb
Chuck Babb, President for
Bluestone Cottages Homeowners Association, Inc.
c/o Community Management Partners, LLC
213 E. Butler Road, Suite E2
Mauldin, SC 29662
(864) 568-5800

Date: 1/9/2019

 2019001835
MISC/DEED Book: DE 2556 Page: 1737 - 1738 2 Pgs
January 9, 2019 09:42:14 AM
Rec: \$10.00
FILED IN GREENVILLE COUNTY, SC *Timothy J. Hanney*

Bluestone Collection Policy

Intent:

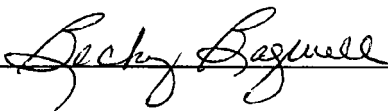
The intent of this policy is to define the collections policy that will be used when monies owed the HOA become past due. Amounts payable to the Association include, but are not limited to, regular assessments, special assessments, rule enforcement fees, repairs to the common area that are an owner's responsibility, legal fees and other costs associated with collection of funds on behalf of the Association.

Abstract:

The Board of Directors has a fiduciary responsibility to all homeowners to ensure that all monies owed the HOA are collected in a timely manner. If a resident falls behind in the payment of their assessed fees, the HOA may be burdened with a cash flow problem in meeting its financial obligations. If there is no enforcement mechanism in place to ensure timely collection of monies owed, the financial well-being of the community can be jeopardized. The following policy will be followed to provide a mechanism for the timely collection of monies owed.

- 1st day of each month Regime Fees are due
- 30th day Late Fees applied to past due accounts
- 30th day Statements sent to past due accounts
- 76th day Notice of Intent to Create Lien
- 91st day Lien Filed (\$300.00 attorney fees apply)
- 123rd day Foreclosure Notice
- 154th day File Foreclosure (attorney fees apply)

Date Adopted: DECEMBER 12, 2016


Board President Signature: 

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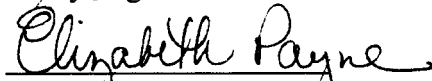
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RESOLUTION PASSED BY BLUESTONE COTTAGES BOARD OF DIRECTORS

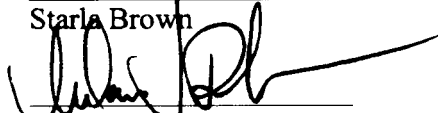
Holiday Decorations: Holiday decorations may go up one week before Thanksgiving, but must be removed no later than January 6th of the New Year. Decorations may not be placed in an area that will interfere with the maintenance.


Becky Bagwell

11-5-2014
Date


Elizabeth Payne


Starla Brown


Melanie Roberts


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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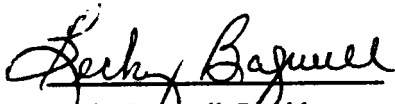
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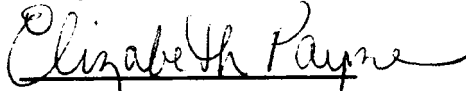
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RESOLUTION PASSED BY BLUESTONE COTTAGES BOARD OF DIRECTORS

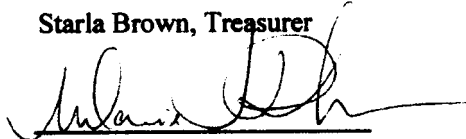
No Solicitation Resolution: The intent of the Bluestone Cottages No Soliciting policy is to prevent any business or non-resident individual from selling, advertising or promoting any product or service. This shall include door to door contact and the distribution of fliers or promotional literature. Children and grand-children of residents (home-owners) should always be accompanied by the resident when engaged in any type of door to door activity; the purpose of this is for safety as well as identification. The intent is not to restrict homeowners or residents from such activity, although complaints will be handled on an individual basis.

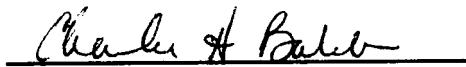

Becky Bagwell, President

3-16-2015
Date


Buffy Payne, Vice President


Starla Brown, Treasurer


Melanie Roberts, Secretary



Chuck Babb, Liaison to the Community

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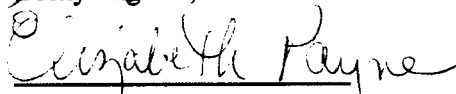
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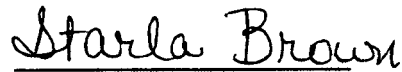
RESOLUTION PASSED BY BLUESTONE COTTAGES BOARD OF DIRECTORS

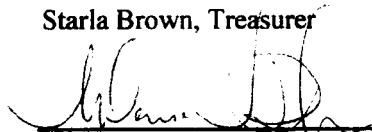
Originally Installed Landscaping: The homeowners association is responsible to replace and maintain originally installed landscaping. However if an owner replaces originally installed shrubs, plants, mulch, etc., the owner is responsible for the ongoing maintenance of the replaced item (s). Additionally, if an owner hires an outside vendor other than the contracted vendors of the HOA through the Board to maintain and/or treat any portion of the landscaping (i.e. shrubs, mulch, trees, grass, etc.), the owner is responsible to replace those items if they begin to struggle, die or do not match the remaining landscape in the community.



Becky Bagwell, President

3-16-2015
Date


Buffy Payne, Vice President


Starla Brown, Treasurer


Melanie Roberts, Secretary


Chuck Babb, Liaison to the Community


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BLUESTONE COTTAGES HOMEOWNERS' ASSOCIATION, INC.

RULES AND REGULATIONS

GOVERNING MOTOR VEHICLES AND PARKING

WHEREAS, Article VII, Section 1(a) of the Bylaws of the Bluestone Cottages Homeowners' Association, Inc. (the "Bylaws") provides the Board of Directors (the "Board") of the Bluestone Cottages Homeowners' Association, Inc. (the "Association") has the power to:

- (a) Adopt and publish rules and regulations governing the use of the Common Area and the personal conduct of the Members and their guests thereon and establishing penalties for infractions thereof, and adopt and publish rules and regulations interpreting and/or supplementing the restrictions and covenants applicable to the Properties, and take any and all actions deemed by the Board of Directors to be necessary or appropriate to enforce such rules and regulations;

WHEREAS, Article IX, Section 21 of the Declaration of Covenants, Conditions, Restrictions, and Easements for Bluestone Cottages, as amended (the "Covenants") authorizes the Board to establish guidelines, rules and regulations governing motor vehicles, particularly the keeping, storing and parking thereof;

WHEREAS, the Board desires to foster the attractiveness of all the Property in the Bluestone Cottages community (the "Community") and to preserve, protect and enhance the values and amenities of the Community for the mutual benefit of all Members; and

WHEREAS, in light of its duties, obligations and authority, the Board has considered specifically the need for further guidelines, interpretations, rules and regulations to govern the parking of motor vehicles in the Community.

NOW THEREFORE, the Board hereby adopts the following Rules and Regulations Governing Motor Vehicles and Parking (these "Parking Rules"):

1. Members, their residents, tenants, visitors and guests (hereinafter collectively referred to as "Members"), may park their passenger automobiles in their garage or driveway.
2. Members may keep, store or park their commercial, recreational and disabled vehicles, boats, jet skis, boat trailers, motorcycles, motor homes, campers, tractors, buses, vehicles on blocks, and including any like equipment or mobile or stationary trailers of any kind (hereinafter collectively, and together with passenger automobiles, referred to as "Motor Vehicles"), only in their garage.
3. Garage doors must remain shut or closed when not in use and the keeping, storing or parking of any Motor Vehicle therein shall not prevent or obstruct the ability of the garage door to completely shut or close.
4. Any passenger automobile parked in the driveway must be completely within the driveway and no portion thereof shall extend into any street.
5. There shall be no parking of any Motor Vehicle on any grassy areas.
6. All Motor Vehicles kept, stored or parked in the Community shall be properly registered, licensed, or tagged and must be operational.
7. Long-term parking is not allowed on any street in the Community. "Long-term" is hereby defined as overnight or any longer period of time. Notwithstanding the foregoing,

overnight parking is permissible only if the Member obtains prior authorization and a dated parking permit from a member of the Board or NHE, the property manager. Motor Vehicles left on any street overnight or longer without approval and parking permit are subject to being towed at the owner's expense. On street parking is permissible only for occasional visitors or guests of the Member for short periods without a permit.

8. Motor Vehicles may not be parked in front of fire hydrants; blocking a fire hydrant is a violation of state law and subject to law enforcement action in addition to other Association action.

9. Members shall request visitors and guests to park on one side of the street so as not to impede traffic flow; blocking of a driveway is strictly prohibited.

10. Failure to comply with these Parking Rules could result in the imposition of fines or towing as outlined in Article 7, Section 3 of the Bylaws.

IN WITNESS HEREOF, the foregoing Rules and Regulations Governing Motor Vehicles and Parking have been duly adopted by the Board of Directors of the Bluestone Cottages Homeowners' Association, Inc. this 25 day of February, 2016.

Bluestone Cottages Homeowners' Association, Inc.
Board of Directors

Charles H. Behl
Elizabeth B. Payne
Maria D. Duff
Charles W. Ford
Becky Bagwell