


Peninsula Pointe South POA

Per the **CORRECTED AMENDMENT OF DECLARATION OF RESTRICTIONS, CONDITIONS, EASEMENTS, COVENANTS, AGREEMENTS, LIENS AND CHARGES FOR PENINSULA POINTE SOUTH** as recorded in Book: 2630 Page 101 on November 11, 2020; the following items have been approved by the Peninsula Pointe South Board of Directors:

**Fines for Covenant Violations**

	Fine per day per Violation
Days 1-60	\$ 0
Days 61-120	\$ 10
Days 121-180	\$ 20
Days 181-240	\$ 30
Days 241-300	\$ 60
Days 301-360	\$120
Days 361 or greater	\$200



Barcode ID: 2106453      Type: DEE  
 Recorded: 05/12/2021 at 08:51:00 AM  
 Fee Amt: \$25.00  
 Oconee, South Carolina, Register Of Deeds Off  
 Anna Davison - Register Of Deeds  
 Page 1 of 2  
**BK 2685    PG 201-202**

Initial lien shall be placed on the property at the end of 180<sup>th</sup> day and additional liens periodically until paid. All costs of Liens shall be added to the amount Due & Payable.

**Peninsula Pointe South POA Rules**

For Tree Removal in the 50 foot buffer from the 804 foot elevation.  
 \$500 per mature tree removed  
 \$500 per stump of mature tree removed

Must replant 3 hardwood trees (Minimum 2.5" Caliper) per 1,000 square foot of buffer cleared and maintain them for the life of the covenants.

Board members and/or their designee have the right of ingress and egress on all properties to ensure compliance and enforcement of all covenants and rules.

If you rent your home for 30 days or less

- Must have Responsible party (ie Property Manager or owner) within 45 minutes of property per Google directions to handle any issues that arise with Tenants.
- Trash receptacle cannot remain at the street for more than 2 days
- All vehicles, & trailers for renters, guests, family members, etc must not park on the street.

Owner must submit site plan to Management Co., 30 days before clearing a lot for PPS POA approval

- Must submit a tree count sketch showing all trees & sizes in the lakeside buffers as required.
- Once clearing is approved, surge stone must be put down at entrance to lot prior to bringing in equipment for clearing or grading and silt fence installed to prevent runoff from lot.

018530

By Peninsula Pointe South POA  
 POB 8254  
 Seneca, SC 291678


2021 MAY 12 AM 8:51

FILED OCOONE COUNTY, SC  
 ANNA K. DAVISON  
 REGISTER OF DEEDS

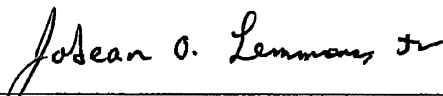
Owner must submit house plans with site layout at least 30 days before starting construction for PPS POA approval.

- Must submit complete exterior materials and tree count in the lakeside buffers at least 30 days before starting construction for PPS POA approval
- The contractor must meet with a board member or its designee before construction can start to discuss covenants, requirements, and associated rules.
- Construction of the house must be completed within 18 months.
- Construction should be performed on Monday through Saturday between 7 am to 7 pm unless the work is inside with no noise disturbance to neighbors.
- Storage building maximum size is 240 square feet
- Guest house must have a minimum 800 square feet of heated living area.
- Must first construct driveway with gravel before house construction starts.
- Construction vehicles should be parked on the lot and not on the road unless pre-approved.
- Cannot use the road as construction space unless pre-approved.
- Dirt and debris should be removed from the road.
- Driveway setback should be, minimum 5 foot setback on each side.
- Runoff must be contained & silt controlled on your lot at all times.

No boulders shall be place in the road right of way (25' from center line of road).

  
\_\_\_\_\_  
John Fay  
President

5/6/2021  
Date

  
\_\_\_\_\_  
Jodean Lemmons Jr.  
Secretary

5-6-2021  
Date