



STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

**RULES AND REGULATIONS OF
MIXSON ASSEMBLY, INC.**

The herein Rules and Regulations of Mixson Assembly, Inc. was made and enacted as of March 7, 2024.

BACKGROUND

A. WHEREAS, the *Declaration of Covenants, Conditions, Easements and Restrictions* for Mixson Residential Property ("Original Declaration") was recorded in the Charleston County Register of Deeds ("ROD") on September 15, 2008 in Book 0009 at Page 660;

B. WHEREAS, the Original Declaration was amended by the First Amendment to the *Declaration of Covenants, Conditions, Easements and Restrictions* recorded in the ROD on July 21, 2011 in Book 0198 at Page 284;

C. WHEREAS, the Original Declaration was amended the *Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions* for Mixson Residential Property ("First Restated Declaration") recorded in the ROD on January 14, 2014 in Book 0383 at Page 812;

D. WHEREAS, the First Restated Declaration was amended by the *First Amendment to the Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Mixson Residential Property* recorded in the ROD on April 14, 2017 in Book 630 at Page 717;

E. WHEREAS, the First Restated Declaration was amended by the *Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions* ("Declaration") recorded in the ROD on November 6, 2017 in Book 0677 at Page 846;

F. WHEREAS, the Declaration was amended by the *First Amendment to the Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions* recorded in the ROD on November 20, 2019 in Book 840 at Page 869;

G. WHEREAS, the Declaration was amended by the *Second Amendment to Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Mixson Residential Property* recorded in the ROD on July 22, 2021 in Book 1016 at Page 081;

H. WHEREAS, the Declaration was amended by the *Third Amendment to the Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Mixson Residential Property* recorded in the ROD on August 15, 2023 in Book 1197 at Page 608;

I. WHEREAS, Section 4.1(a)(i) of the Declaration states in relevant part as follows: "[T]he Association, acting through its Board of Directors, shall have the right and authority, in addition to, and not in limitation of, all other rights it may have, to: make and enforce reasonable

*AMENDED AND RESTATED
RULES AND REGULATIONS OF
MIXSON ASSEMBLY, INC.
Enacted March 7, 2024*

rules and regulations governing the use of the Community, including the Lots and the Common Property.”

J. THEREFORE AND ACCORDINGLY, the duly elected Board of Directors of Mixson Assembly, Inc., duly exercising the powers enumerated and described in Section 4.1(a)(i) of the Declaration, has adopted by majority vote of said Board the herein Rules and Regulations of Mixson Assembly, Inc.

K. In accordance with S.C. Code Ann. § 27-30-130 (B)(1)(a), the herein Rules and Regulations became effective immediately upon passage by vote of the Board on March 7, 2024.

L. In accordance with S.C. Code Ann. § 27-30-130 (B)(2), the herein Rules and Regulations shall be duly recorded in the ROD office for Horry County on or before January 10, 2025.

[SIGNATURE PAGE FOLLOWS]

AMENDED AND RESTATED
RULES AND REGULATIONS OF
MIXSON ASSEMBLY, INC.
Enacted March 7, 2024

WHEREAS, the duly elected Board of Directors of Mixson Assembly, Inc., duly exercising the powers enumerated and described in Section 4.1(a)(i) of the Declaration, has adopted by majority vote of said Board the herein Amended and Restated Rules and Regulations of Macala Acres Property Owners Association, Inc.

In witness whereof, the undersigned has executed this instrument on this, the 7th day of March, 2024.

Courtney R. Koronkowski
Witness #1 Signature (not notary)

COURTNEY R. KORONKOWSKI
Witness #1 Printed Name

Miranda Dudley
Witness #2 Signature (not notary)

Miranda Dudley
Witness #2 Printed Name

Trever Etminan

Trever Etminan
President
Mixson Assembly, Inc.

Keegan Robbins
Keegan Robbins
Secretary
Mixson Assembly, Inc.

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

PERSONALLY appeared before me, the above signed signatory and witnesses, who are either personally known to me or provided satisfactory evidence of their identity, and oath is made that (s)he saw the within named signatory Mixson Assembly, Inc. sign, seal and as its act and deed, deliver the within instrument, and that (s)he, with the other witnesses subscribed above, witnessed the execution thereof, and that neither subscribing witness is a party to or a beneficiary of the transaction.

Acknowledged, sworn to and subscribed before me)

This, the 7th day of March, 2024)

Stephen M. Johnson Jr.
Notary Public for the State of South Carolina
My commission expires: 01/23/2033



RE: Resolution D RR4- Policy LONG TERM Rental Compliance and Law

Presented: 3/7/2024

The Mixson Assembly Governing documents and Rules and Regulations regarding rental compliance will be aligned with The City of North Charleston governing ordinances and state law which governs rental income property within city limits.

All Rental Operators should be aware that:

1. Mixson Assembly will consider any Unapproved or Undeclared Rental in violation of the Mixson Assembly Governing Documents.
2. Mixson Assembly will comply with the law and report any unlawful activities at the property to the appropriate authorities.
3. Mixson Residents are encouraged to comply with the law and report any unlawful occupant activity to the appropriate authorities.
4. Mixson Assembly will report ALL income property addresses to the South Carolina Department of Revenue and IRS when applicable.
5. Mixson Assembly requires all rental operators to be in compliance with the Mixson Assembly CCRs at all times.

In accordance with Article 7 of Mixson Assembly's CC&Rs the Mixson Assembly Board of Directors requires the following:

1. An application to Operate a Rental.
2. A copy of the current signed and executed Leasing Agreement.
3. The lease must comply with Article 7, Section 4 (b).
4. A signed Acknowledgement of Operation.

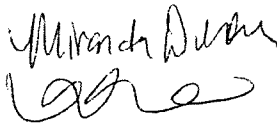
NON-Compliant Owners Operating Rentals that do not have an application on file with the management company, that fail to provide a copy of the executed lease agreement, that have a lease that does not comply with Article 7, Section 4 (b), or that do not have a signed Rental Acknowledgement on file:

1. Will receive a monthly fine of \$50 per violation (Fifty USD) not to exceed total fines of \$150 in the first month (One Hundred and Fifty USD in the first Month and escalating as allowable according to Article 7 for each month thereafter) for each item considered to be non-compliant. In the event an Owner continues to operate a rental in violation of the Mixson Assembly Governing Documents after being notified and fined, additional actions and procedures can and will be undertaken. Fines may be assessed for:
 - a. For Operating with no application on file.
 - b. Failure to provide the current signed and executed Leasing Agreement to Leasing and Management.
 - c. Failure to have a lease that complies with Article 7, Section 4 (b).
 - d. Failure to sign an Acknowledgement of Operation.

The board will not issue rental approvals to operate out of compliance with the Governing Documents and/or will not approve the operation of a rental that does not comply with local and state law or state and federal tax requirements. No variances will be granted by the Board.

Date of Adoption: 3/7/2024

Mixson Assembly Representative: 

Witness: 

03/7/24

Mixson Assembly Board of Directors- Rules and Regulations

RE: Resolution C RR3- Policy Rental Compliance and City of North Charleston Governance

Presented: 2/13/2024

The Mixson Assembly Governing documents and Rules and Regulations regarding rental compliance will be aligned with The City of North Charleston Ordinance which governs Short-Term Rentals within city limits in addition to the recorded Covenants, Conditions, and Restrictions of Mixson Assembly Master Association.

All Rental Operators should be aware that:

1. Mixson Assembly will consider any UNPERMITTED rental, when applicable, in violation of Board Policies related to Compliant and Non-compliant rentals.
2. Mixson Assembly will comply with the law and report all UNPERMITTED rentals, when applicable, to The City of North Charleston and the appropriate authorities.
3. Mixson Residents are encouraged to comply with the law and report any rentals that violate any part of the City Ordinance to The City of North Charleston.
4. Mixson Assembly will consider any rental approval terminated, regardless of construction completion date, and will consider vested rights terminated immediately, if the rental violates the North Charleston Ordinance 3-strike rule and the City revoke the rental permit.
 - a. The ordinance states that 3 reported violations of city zoning, noise, or refuse ordinance. Upon the 4th violation all STR permits and licensing for the property are null and void.

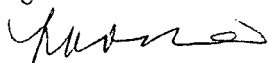
Rentals that choose to operate without a city permit do so at their own risk and will be subject to the fine schedules accepted by the Mixson Assembly Board of Directors under Rules and Regulations RR1 and RR2 and in accordance with Article 7 Section 4(a) of Mixson Assembly's CC&Rs.

The board will not issue rental approvals to operate out of compliance with the Governing Documents and/or will not approve the operation of a rental that does not meet City Ordinance. No variances will be granted by the Board.

Date of Adoption: 3/17/2024

Mixson Assembly Representative:

Witness: Miranda Dudley 03/17/24



Mixson Assembly Board of Directors- Rules and Regulations

RE: Resolution B RR2- Policy Regarding Compliant Rentals

Presented: 2/13/2024

The Mixson Assembly Board of directors is aware that we also have compliant rentals in the community. Compliant rentals are those Short-Term or Long-Term Rentals operating at homes built prior to 2017 and Long-Term Rentals operating at homes built after 2017 in accordance with Article 7 Section 4(a) of Mixson Assembly's CC&Rs and with the applicable permits from The City of North Charleston.

COMPLIANT Rentals at properties built prior to April 13, 2017 operating as STRs and Longer-Term Rentals (30 Day+) at properties built after 2017. Must have:

1. A Rental Application on file with Leasing and Management
2. The appropriate City of North Charleston Permit to Operate
3. The appropriate City of North Charleston Permit Displayed

COMPLIANT Rentals may still receive a monthly fine of \$50 per violation (Fifty USD) not to exceed total fines of \$150 in the first month (One Hundred and Fifty USD in the first Month and escalating as allowable for each month thereafter) for each item considered to be non-compliant. In the event an Owner continues to operate a short-term rental in violation of the Mixson Assembly Governing Documents after being notified and fined, additional actions and procedures can and will be undertaken. Fines may be assessed for:

1. For Operating outside of the allowable scope defined by the Governing Documents.
2. For Operating with no application on file.
3. For Operating without the appropriate City of North Charleston Permit when required.
4. For Operating with a permit that is not displayed according to City Standards when required.

The board will not issue rental approvals to operate out of compliance with the Governing Documents and/or will not approve the operation of a rental that does not meet City Ordinance. No variances will be granted by the Board.

Date of Adoption: 3/7/2024

Mixson Assembly Representative

Witness:

Miranda Dudley 03/7/24
[Signature]

Mixson Assembly Board of Directors- Rules and Regulations

RE: Resolution A RR1- Policy Regarding Short Term Rentals and Non-Compliant Rentals

Presented: 2/13/2024

The former Declarants of Mixson Row and Mixson Assembly, Eastwood and Stanley Martin, Issued Short Term Rental Approvals allowing rentals to operate not in compliance with the Mixson Assembly Master Association CCRs. According to Mixson Assembly's governing documents, Short-Term Rental is allowable for homes built prior to 2017 only. All homes built after 2017 must have a minimum rental term of 30 days or more.

In accordance with Article 7 Section 4(a) of Mixson Assembly's CC&Rs., Homes built prior to April 13, 2017 may operate Short-Term Rentals. These rental operators must have their application on file with Leasing and Management and have the appropriate North Charleston City Permit when applicable.

For Owners with Written Vested Rights (Granted By Eastwood or Stanley Martin at Original Sale NOT TRANSFERABLE):

Mixson Assembly Board of Directors is aware that owners who have WRITTEN approval from the former Declarants (Eastwood and Stanley Martin) may operate as approved by the former declarants. All Short-Term Rentals operating that are NOT in compliance with the CCRs, will be asked to provide documentation of approval by the former declarant. That documentation must clearly outline the owner's vested rights to operate a Short-Term Rental at a property built after 2017. If no documentation can be produced, then the property owner does not have Vested Rights.

NON-Compliant Owners Operating Short-Term Rentals (STRs) WITH Vested Rights will be required to:

1. Show Documentation of Vested Rights within 45 Days of the adoption of this policy.
2. Have a Rental Application on file with Leasing and Management.
3. Have a North Charleston City Permit to Operate a STR (Displayed According to City Requirements) on file with Leasing and Management.
4. Notify any purchaser or prospective purchaser that any vested right to operate the STR is NOT transferable.

NON-Compliant Owners Operating Short-Term Rentals (STRs) without verifiable vested rights, that do not show appropriate documentation of Vested Rights, that have no application on file with the management company, that Operate without a City Permit and/or without a displayed permit:

1. Will receive a 45 day notice to bring the property into compliance with the Mixson Assembly Governing Documents.
2. Will receive a monthly fine of \$50 per violation (Fifty USD) not to exceed total fines of \$150 in the first month (One Hundred and Fifty USD in the first Month and escalating as allowable for each month thereafter) for each item considered to be non-compliant. In the event an Owner continues to operate a short-term rental in violation of the Mixson Assembly Governing Documents after being notified and fined, additional actions and procedures can and will be undertaken. Fines may be assessed for:
 - a. For Operating a STR without Vested Rights and/or outside of the allowable scope defined by the Governing Documents.
 - b. For Operating with no application on file.
 - c. For Operating without a City of North Charleston Permit.
 - d. For Operating with a permit that is not displayed according to City Standards.

The board will not issue rental approvals to operate out of compliance with the Governing Documents and/or will not approve the operation of a rental that does not meet City Ordinance. No variances will be granted by the Board.

Date of Adoption: 3/7/2024

Mixson Assembly Representative:

Witness:


 HOA Manager

Mixon Assembly Board of Directors Resolution 4.

RE: Maintenance Standards and Interpretation

Presented: 2/13/2024

This resolution is to clarify Mixson Assembly Home Maintenance Standards.

The Mixson Assembly Board of Directors accepts the following clarifications to Section 9 as required by Section 9.3 of the CCRs

- Homes will be free from exterior damage including but not limited to damaged siding, falling fascia, missing trim work.
- Homes will be free from mold, mildew, and staining.
- All sides of the home should appear to be the same color and mostly free of sun fading.
- Porches and Railings should be free from damage and chipped paint.
- Fences should also be kept painted and/or cleaned and be free of damage.
- Dead plants, shrubs, and trees should be removed from all landscaped beds.

Any Reported violation would be subject to the fine schedule approved in Resolution 3.

This resolution does not include an inspections resolution and will be enforced on a REPORTED VIOLATION WITH EVIDENCE ONLY basis. Violations must be reported to leasing and management, in writing or via email, with photo evidence and a stated section violation of the CCRs for the violation to be processed.

Example:

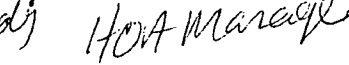
"Neighbor at XXXX Jojo Ln only painted 2 sides of their home violating Section 9.2 and 9.3 of the CCRs. Attached is a photo."

"Neighbor at XXXX Summey St has damage to the exterior of their home that needs repaired violating section 9.2 and 9.3 of the CCRs. Attached is a photo of the exterior damage."

Date of Adoption: 3/7/2024

Mixson Assembly Representative:

Witness:


HOA Manager

Mixson Assembly Board of Directors Resolution 3- Rules and Regulations

RE: Resolution 3 RR4 Escalating Fines for CCR Violations.

Presented: 2/13/2024

This resolution is to accept a system of fines and fees associated with violations of the Mixson Assembly Covenants, Conditions, and Restrictions.

The Mixson Assembly Board of Directors accepts the following system of any CCR violation reported, with evidence, to Leasing and Management.

- 1st Report of Violation- Maximum Notice of 30 Days (Time to correct will be consistent with the Mixson Assembly CCRs the violation and may be fewer than 30 days).
- 2nd Report of Violation- Fine of 50 Dollars and 30 days to correct. (Received after expiration of 1st notice)
- 3rd Report of Violation- Fine of 100 Dollars and 30 days to correct. Received after expiration of 2nd notice)
- All subsequent Reports of the same Violation will receive a Fine of 100 Dollars until corrected. (Received after expiration of 3rd notice and continuing every 30 days until resolved)

If any part of payment is received the amount received may be applied first to costs and reasonable attorneys' fees actually incurred, then to late charges, then to interest, then to fines, then to delinquent assessments, and then to current assessments.

This resolution does not include an inspections resolution and will be enforced on a REPORTED VIOLATION WITH EVIDENCE ONLY basis. Violations must be reported to leasing and management, in writing or via email, with photo evidence and a stated section violation of the CCRs for the violation to be processed.

Example:

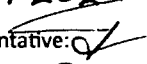
"Neighbor at XXXX Athena Ln has trash piled up outside their home violating Section 7.13 and 7.18 of the CCRs. Attached is a photo of the trash pile."

"Neighbor at XXXX Summey St has damage to the exterior of their home that needs repaired violating section 9.2 and 9.3 of the CCRs. Attached is a photo of the exterior damage"

Date of Adoption: 3/7/2024

Mixson Assembly Representative:

Witness:

 
Mark Dady Hoa Manage

Mixson Assembly Board of Directors Resolution 2.

RE: Increase of Initiation Fee

Presented: 2/13/2024

This resolution is to increase the Mixson Assembly Initiation Fee from Two Hundred Fifty and 00/100 Dollars (\$250.00) to One Half of One Percent (.5%) of the sale price of the property.

In accordance with Article 5 Section 9 of the Mixson Assembly Covenants, Conditions, and Restrictions, The Board shall have the discretion to increase the initiation fee by resolution of the Board; provided, however, the initiation fee shall not be changed by the Board without Declarant's consent so long as Declarant owns any property in the Community.

Given the declarant control period has ended the Mixson Assembly Board of directors, by resolution of the Board approved the Initiation Fee to be increased to One Half of One Percent (.5%) of the sale price of the property.

This resolution will take effect immediately upon passage.

Date of Adoption: 2/13/2024

Mixson Assembly Representative:



Travis Etninan
HOA President

Witness:



HOA Manager

Mixson Assembly Board of Directors Resolution 2.

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Given the declarant control period has ended the Mixson Assembly Board of directors, by resolution of the Board approved the Initiation Fee to be increased to One Half of One Percent (.5%) of the sale price of the property.

This resolution will take effect immediately upon passage.

Date of Adoption: 2/13/2024

Mixson Assembly Representative:



Trevor Etninan
HOA President

Witness:



HOA Manager

RE: Resolution D RR4- Policy LONG TERM Rental Compliance and Law

Presented: 3/7/2024

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1. Mixson Assembly will consider any Unapproved or Undeclared Rental in violation of the Mixson Assembly Governing Documents.
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4. Mixson Assembly will report ALL income property addresses to the South Carolina Department of Revenue and IRS when applicable.
5. Mixson Assembly requires all rental operators to be in compliance with the Mixson Assembly CCRs at all times.

In accordance with Article 7 of Mixson Assembly's CC&Rs the Mixson Assembly Board of Directors requires the following:

1. An application to Operate a Rental.
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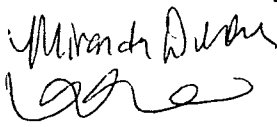
NON-Compliant Owners Operating Rentals that do not have an application on file with the management company, that fail to provide a copy of the executed lease agreement, that have a lease that does not comply with Article 7, Section 4 (b), or that do not have a signed Rental Acknowledgement on file:

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 - c. Failure to have a lease that complies with Article 7, Section 4 (b).
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The board will not issue rental approvals to operate out of compliance with the Governing Documents and/or will not approve the operation of a rental that does not comply with local and state law or state and federal tax requirements. No variances will be granted by the Board.

Date of Adoption: 3/7/2024

Mixson Assembly Representative: 

Witness: 

03/7/24

Mixson Assembly Board of Directors- Rules and Regulations

RE: Resolution C RR3- Policy Rental Compliance and City of North Charleston Governance

Presented: 2/13/2024

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 - a. The ordinance states that 3 reported violations of city zoning, noise, or refuse ordinance. Upon the 4th violation all STR permits and licensing for the property are null and void.

Rentals that choose to operate without a city permit do so at their own risk and will be subject to the fine schedules accepted by the Mixson Assembly Board of Directors under Rules and Regulations RR1 and RR2 and in accordance with Article 7 Section 4(a) of Mixson Assembly's CC&Rs.

The board will not issue rental approvals to operate out of compliance with the Governing Documents and/or will not approve the operation of a rental that does not meet City Ordinance. No variances will be granted by the Board.

Date of Adoption: 3/19/2024

Mixson Assembly Representative:

Witness:

Miranda Dudley 03/17/24


Mixson Assembly Board of Directors- Rules and Regulations

RE: Resolution B RR2- Policy Regarding Compliant Rentals

Presented: 2/13/2024

The Mixson Assembly Board of directors is aware that we also have compliant rentals in the community. Compliant rentals are those Short-Term or Long-Term Rentals operating at homes built prior to 2017 and Long-Term Rentals operating at homes built after 2017 in accordance with Article 7 Section 4(a) of Mixson Assembly's CC&Rs and with the applicable permits from The City of North Charleston.

COMPLIANT Rentals at properties built prior to April 13, 2017 operating as STRs and Longer-Term Rentals (30 Day+) at properties built after 2017. Must have:

1. A Rental Application on file with Leasing and Management
2. The appropriate City of North Charleston Permit to Operate
3. The appropriate City of North Charleston Permit Displayed

COMPLIANT Rentals may still receive a monthly fine of \$50 per violation (Fifty USD) not to exceed total fines of \$150 in the first month (One Hundred and Fifty USD in the first Month and escalating as allowable for each month thereafter) for each item considered to be non-compliant. In the event an Owner continues to operate a short-term rental in violation of the Mixson Assembly Governing Documents after being notified and fined, additional actions and procedures can and will be undertaken. Fines may be assessed for:

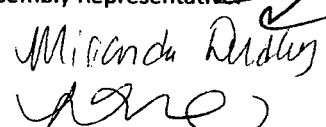
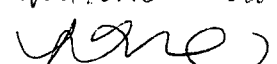
1. For Operating outside of the allowable scope defined by the Governing Documents.
2. For Operating with no application on file.
3. For Operating without the appropriate City of North Charleston Permit when required.
4. For Operating with a permit that is not displayed according to City Standards when required.

The board will not issue rental approvals to operate out of compliance with the Governing Documents and/or will not approve the operation of a rental that does not meet City Ordinance. No variances will be granted by the Board.

Date of Adoption: 3/7/2024

Mixson Assembly Representative: 

Witness:

 03/7/24


Mixson Assembly Board of Directors- Rules and Regulations

RE: Resolution A RR1- Policy Regarding Short Term Rentals and Non-Compliant Rentals

Presented: 2/13/2024

The former Declarants of Mixson Row and Mixson Assembly, Eastwood and Stanley Martin, Issued Short Term Rental Approvals allowing rentals to operate not in compliance with the Mixson Assembly Master Association CCRs. According to Mixson Assembly's governing documents, Short-Term Rental is allowable for homes built prior to 2017 only. All homes build after 2017 must have a minimum rental term of 30 days or more.

In accordance with Article 7 Section 4(a) of Mixson Assembly's CC&Rs., Homes built prior to April 13, 2017 may operate Short-Term Rentals. These rental operators must have their application on file with Leasing and Management and have the appropriate North Charleston City Permit when applicable.

For Owners with Written Vested Rights (Granted By Eastwood or Stanley Martin at Original Sale NOT TRANSFERABLE):

Mixson Assembly Board of Directors is aware that owners who have WRITTEN approval from the former Declarants (Eastwood and Stanley Martin) may operate as approved by the former declarants. All Short-Term Rentals operating that are NOT in compliance with the CCRs, will be asked to provide documentation of approval by the former declarant. That documentation must clearly outline the owner's vested rights to operate a Short-Term Rental at a property built after 2017. If no documentation can be produced, then the property owner does not have Vested Rights.

NON-Compliant Owners Operating Short-Term Rentals (STRs) WITH Vested Rights will be required to:

1. Show Documentation of Vested Rights within 45 Days of the adoption of this policy.
2. Have a Rental Application on file with Leasing and Management.
3. Have a North Charleston City Permit to Operate a STR (Displayed According to City Requirements) on file with Leasing and Management.
4. Notify any purchaser or prospective purchaser that any vested right to operate the STR is NOT transferable.

NON-Compliant Owners Operating Short-Term Rentals (STRs) without verifiable vested rights, that do not show appropriate documentation of Vested Rights, that have no application on file with the management company, that Operate without a City Permit and/or without a displayed permit:

1. Will receive a 45 day notice to bring the property into compliance with the Mixson Assembly Governing Documents.
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 - a. For Operating a STR without Vested Rights and/or outside of the allowable scope defined by the Governing Documents.
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Date of Adoption: 3/7/2024

Mixson Assembly Representative:

Witness:




Mixon Assembly Board of Directors Resolution 4.

RE: Maintenance Standards and Interpretation

Presented: 2/13/2024

This resolution is to clarify Mixson Assembly Home Maintenance Standards.

The Mixson Assembly Board of Directors accepts the following clarifications to Section 9 as required by Section 9.3 of the CCRs

- Homes will be free from exterior damage including but not limited to damaged siding, falling fascia, missing trim work.
- Homes will be free from mold, mildew, and staining.
- All sides of the home should appear to be the same color and mostly free of sun fading.
- Porches and Railings should be free from damage and chipped paint.
- Fences should also be kept painted and/or cleaned and be free of damage.
- Dead plants, shrubs, and trees should be removed from all landscaped beds.

Any Reported violation would be subject to the fine schedule approved in Resolution 3.

This resolution does not include an inspections resolution and will be enforced on a REPORTED VIOLATION WITH EVIDENCE ONLY basis. Violations must be reported to leasing and management, in writing or via email, with photo evidence and a stated section violation of the CCRs for the violation to be processed.

Example:

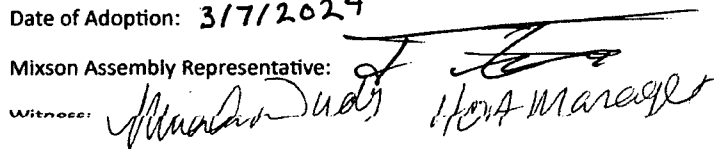
"Neighbor at XXXX Jojo Ln only painted 2 sides of their home violating Section 9.2 and 9.3 of the CCRs. Attached is a photo."

"Neighbor at XXXX Summey St has damage to the exterior of their home that needs repaired violating section 9.2 and 9.3 of the CCRs. Attached is a photo of the exterior damage."

Date of Adoption: 3/7/2024

Mixson Assembly Representative:

Witness:



Mixson Assembly Board of Directors Resolution 3- Rules and Regulations

RE: Resolution 3 RR4 Escalating Fines for CCR Violations.

Presented: 2/13/2024

This resolution is to accept a system of fines and fees associated with violations of the Mixson Assembly Covenants, Conditions, and Restrictions.

The Mixson Assembly Board of Directors accepts the following system of any CCR violation reported, with evidence, to Leasing and Management.

- 1st Report of Violation- Maximum Notice of 30 Days (Time to correct will be consistent with the Mixson Assembly CCRs the violation and may be fewer than 30 days).
- 2nd Report of Violation- Fine of 50 Dollars and 30 days to correct. (Received after expiration of 1st notice)
- 3rd Report of Violation- Fine of 100 Dollars and 30 days to correct. Received after expiration of 2nd notice)
- All subsequent Reports of the same Violation will receive a Fine of 100 Dollars until corrected. (Received after expiration of 3rd notice and continuing every 30 days until resolved)

If any part of payment is received the amount received may be applied first to costs and reasonable attorneys' fees actually incurred, then to late charges, then to interest, then to fines, then to delinquent assessments, and then to current assessments.

This resolution does not include an inspections resolution and will be enforced on a REPORTED VIOLATION WITH EVIDENCE ONLY basis. Violations must be reported to leasing and management, in writing or via email, with photo evidence and a stated section violation of the CCRs for the violation to be processed.

Example:

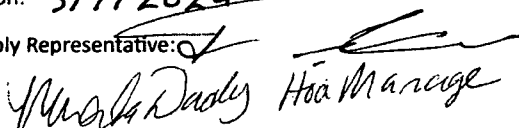
"Neighbor at XXXX Athena Ln has trash piled up outside their home violating Section 7.13 and 7.18 of the CCRs. Attached is a photo of the trash pile."

"Neighbor at XXXX Summey St has damage to the exterior of their home that needs repaired violating section 9.2 and 9.3 of the CCRs. Attached is a photo of the exterior damage"

Date of Adoption: 3/7/2024

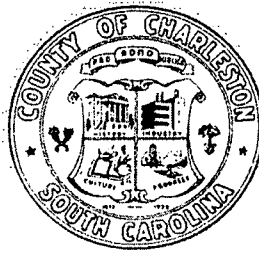
Mixson Assembly Representative:

Witness:

The block contains handwritten signatures. The first signature is for the Mixson Assembly Representative. Below it are two witness signatures, one of which appears to be "Hua Marage".

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Karen Hollings, Register of Deeds
Charleston County, SC

MAKER:

MIXSON ASSEMBLY INC

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of Pages: 18

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