
Indigo Palms HOA

Property Address: _____

Date/Time Observed: _____

Oops Have you overlooked something? The following Checked item(s) are not in compliance with the Indigo Palms Covenants and Restrictions and/or the Architectural Guidelines. If you have any questions please contact: (843)303-9161

PROPERTY MAINTENANCE VIOLATIONS:

- Unsightly Conditions _____
- Unkept Yard/Grass/Weeds/Overgrown Vegetation
- Grass/Weeds in Concrete/Hard Surfaces
- Unkept Vacant Lots
- Landscape Debris Curbside Early/Trash Receptacle Curbside Early
- Trash Receptacle Not Removed Immediately/Visible From Street (non trash days)
- Garage Doors to be Remain Closed While not in Operation
- Signs in Yard/Outside Windows
- Dumping in Storm Drains
- Other: _____

Action Required: _____

VEHICLE VIOLATIONS:

- Parking: Routinely on Street/Common Areas/Right-of-Way/Unpaved Developed Lots
- Boats, Boat Trailer, Camper Trailer/RV Parked Over Night
- Abandoned/Inoperable Vehicle
- More than (2) Cars Parked in Driveway Overnight.
- ATV, Golf Cart, Motorized Trail Biked Driven on Common Property/Designated Utility Rights-of-Way
- Other: _____

Action Required: _____

ARCHITECTURAL VIOLATIONS:

- Property Alterations/Modification without Approval/Unauthorized Tree Removal
- Contractor violation(s): _____
- Other: _____

Action Required: _____

ANIMAL VIOLATIONS:

- Not picking Up Pet Feces/Dumping Feces in Storm Drains
- Barking Dogs/Pets Disturbing Neighbors
- Other: _____

Action Required: _____

OTHER VIOLATIONS/ACTIONS REQUIRED: _____

The Association will re-inspect your property within _____ days and would appreciate your cooperation to remedy the infraction(s) as noted above. *Thank You!*

INDIGO PALMS HOME OWNERS' ASSOCIATION RULES AND REGULATIONS

The by-laws of Indigo Palms HOA gives the Board of Directors the power to adopt and publish rules and regulations governing the use of common properties and facilities, the personal conduct of the members and their guests and to establish penalties for any regulations. The Board may impose but is not limited to, all or any combinations of the following actions against violators:

1. Issue letter and/or notices.
2. Impose monetary fines.
3. Shut down work sites.
4. Deny access to owners guests or invitees.
5. Tow unauthorized vehicles at owners expense.
6. Compound monetary fines for repeat violations or violations not corrected within the abatement period.
7. Suspend an owner's right to use the common property.
8. Take corrective action, including actions at law, at the owner's expense.

The fine schedule is established to guide the Board of Directors in determining fine assessments for violations of the Indigo Palms HOA Covenants, Rules and Regulations. All sanctions imposed by the Board of Directors, including fines, shall be applied in compliance with the procedure of the covenants. Property owners will be held accountable for violations committed by family members, guests, and invitees.

Fines are to be paid within 30 days by mail or delivered to the Association office, Sentry Circle, North Charleston, SC 29420, payable to Indigo palms HOA. A record of violations will be maintained at the association office. Any fines charged to a property owner for the violation of one or more of the rules may constitute an equitable charge and a continuing lien upon the properties of such owner. The Board, at its discretion, may reduce or increase the fine based on the circumstances of the violation.

PROCEDURE FOR VIOLATIONS.

1. First Violation - Notice issued.
2. Second Violation Letter issued. If the violation is not corrected, owner will be invited to appear before Board of Directors at which time a fine may be levied.