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RECORDATION OF COVENANTS AND RESTRICTIONS

The undersigned on behalf of Woodside Plantation Property Owners' Association, Inc. does hereby present the following documents for recordation with the Register of Deeds of Aiken County, South Carolina:

1. Amendment #1 to "Policies and Procedures" *BK 4754*  
*PG 1260-1295*

*Stephanie Welch*  
Witness #1 Signs Here

Woodside Plantation Property Owners'  
Association, Inc

*Patricia T. Leveille*  
Witness #2 or Notary Public Signs Here

By: *Mary H Shultz*  
As its President

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF AIKEN                  )

ACKNOWLEDGEMENT

I, the undersigned notary, do hereby certify that *Mary Shultz* personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of Woodside Plantation Property Owners' Association, Inc.

Witness my hand and official seal this the *16* day of *January*, 20 *19*.

*Patricia T. Leveille*  
Notary Public for the State of *SC*  
My Commission Expires:

[NOTARY SEAL]

PATRICIA T. LEVEILLE  
Notary Public-State of South Carolina  
My Commission Expires  
November 29, 2026

**2019001505**  
AMENDED COVENANTS  
RECORDING FEES \$11.00  
PRESENTED & RECORDED:  
**01-17-2019 02:36 PM**  
JUDITH WARNER  
REGISTER OF MESNE CONVEYANCE  
AIKEN COUNTY, SC  
BY: JENNIFER YOUNG DEPUTY  
**BK: RB 4758**  
**PG: 2294 - 2298**

## **Amendment #1 to Policies and Procedures**

### **Section: Common Area Landscaping; Document: Common Area Landscaping Policies**

- a) In item #3 of the above referenced document, a note from attorney George Nowack was referenced regarding the removal of beavers. This note was not attached when the document was recorded. This amendment adds this attachment to the recorded policy.
- b) In item #4 of the above referenced document, a note from attorney George Nowack was referenced regarding line of sight issues. This note was not attached when the document was recorded. This amendment adds this attachment to the recorded policy.

## Melanie Brock

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**From:** George Sewell [georitadd@bellsouth.net]  
**Sent:** Tuesday, July 21, 2009 3:06 PM  
**To:** Ed Gibbons; Chuck Newton; Joe Bends; Bill Roberts; Ernie Squarzini; Bill Bower; Bill Lykins; Nancy Hughes; Melanie Brock  
**Subject:** Beaver Removal Responsibility

I talked with George Nowack today about the request from residents to remove beavers from our lake(s). His response:

The POA has no obligation to remove native wildlife from the Plantation. The resident(s) can call the Department of Natural Resources to learn what THEY are allowed to do to remove them if they desire to do this.

Melanie, I suggest this be put into our permanent file for reference.

George

November 22, 2010

## NOTE TO FILE

Discussion with George Nowack concerning the following:

When turning left out of Burden Lake road onto Holly Lake Road, line of sight has become shortened because of the maturing of trees and shrubs along the street on the right hand side of Holly Lake road. The trees and shrubs are on the property of a resident.

The resident has been asked to trim back the trees and shrubs but has declined to do so.

There is a concern that should an accident occur when a vehicle is turning left off Burden Lake Road onto Holly Lake Road and either party claims that limited visibility was the primary cause of the accident and if the POA does not have documentation showing that it advised the homeowner of a potential safety issue, will the POA have liability in the matter.

George Nowack's comments:

1. Neither the Covenants nor the amendments have any reference to "line of sight" safety issues as do covenants of other communities.
2. Resident is not in violation of Covenants.
3. In that Resident is not in violation of Covenants POA can not take in corrective action to improve line of sight.

Department of Public Safety should be asked to review existing conditions to determine whether reduced "line of sight" has created a safety issue and if so, Department of Public Safety would have jurisdiction to force property to take corrective action.

In the event the Department of Public Safety determines that there is no "line of sight" issue or refuses to act, the POA should send a letter to the Property Owner indicating that:

1. Concerns (not complaints) have been received by POA relating to potential safety issues resulting from reduced line of sight caused by tress and shrubbery.
2. Resident has been asked to trim back the trees and shrubs but has declined to do so.
3. To avoid potential liability, property should reconsider decision to trim back trees and shrubbery.