

WEDGEFIELD PLANTATION ASSOCIATION POLICY MANUAL

PREFACE

Wedgefield Plantation Association was first incorporated on May 19, 1970 in the State of South Carolina, as an “eleemosynary corporation”. At that time, of incorporation of the Wedgefield Plantation Association, the stated purpose was,

“...to further social activities of the property owners of the Wedgefield Plantation area in Georgetown County, South Carolina.”

At the annual meeting, September 26, 1998, the membership voted to amend the “Purpose Clause” of our Articles of Incorporation to read:

The purpose of the Corporation is to preserve and maintain the natural setting and beauty of the Wedgefield Plantation subdivision, to enforce the covenants, conditions, and restrictions of the Wedgefield Plantation subdivision, and any and all other purposes permissible under the laws of the State of South Carolina.”

The Secretary of State of South Carolina subsequently approved this change.

Wedgefield Plantation was first developed in 1973 by Equity Development Corporation, who filed for bankruptcy in 1975 or early 1976. At that time there were only 30 homeowners. The plantation had been neglected, except for the efforts of the residents.

Due to the bankruptcy, the homeowners could only meet informally to assure that services were continued and to keep up on developments within the plantation.

As of June 1, 1977, Blue Bell Realty Services of Blue Bell, Pennsylvania, through a registered South Carolina Partnership, called Wedgefield Associates, acquired Wedgefield Plantation. The intent of Wedgefield Associates was to reactivate the residential and recreational aspects of the Plantation generally as the development program was originally conceived.

The Association, now formally called Wedgefield Plantation Association, or WPA, could formally meet, and they adopted the original By-Laws as of November 11, 1978.

Wedgefield Associates applied to the County to have the development registered as a PUD (Planned Unit Development) with “Conditions, Covenants and Restrictions” attached to each individual property deed. (There is no “Master Deed”) They also submitted a copy of the original By-Laws and conceptual plan for the plantation.

On December 6, 1990, Wedgefield Associates, also known as the Grantor, assigned all its rights, titles and interest in Wedgefield Plantation to Wedgefield Properties, Inc.

On March 18, 1993, Wedgefield Properties, Inc., assigned all its rights, titles and interest in Wedgefield Plantation to Wedgefield Plantation Corporation.

On November 21, 1994, Wedgefield Plantation Corporation (WPC) assigned to the Plantation Association, through its Board of Directors, the authority and responsibility to enforce the Covenants, Conditions and Restrictions held by WPC as the successor Grantor.

WEDGEFIELD PLANTATION ASSOCIATION POLICY MANUAL

On January 21, 1997, John J. Huddock, Jr. and Rodney L. Propps, directors of Wedgefield Plantation Corporation resigned their positions as directors of Wedgefield Plantation Association, thereby relinquishing the developer's right to have three seats on the Board of Directors. (The third seat was vacant.)

Wedgefield Plantation Corporation terminated any final control over the Association effective with the foreclosures on their properties and subsequent sale of these properties to other parties. (1998). The WPA no longer recognizes a "Developer", and has complete control over its own affairs.

Wedgefield Plantation Association consists of the following properties as defined in the PUD. Numbers are approximate and do not include 26 units in the Arbors.

Wedgefield Single Family Properties	Number of Units
Wedgefield single family lots	463
Wedgefield Village Condominiums	69
Wedgefield Village single family properties	31
"Oaks of Wedgefield" Townhomes	13
Total lots	576

WEDGEFIELD PLANTATION ASSOCIATION POLICY MANUAL

SECTION I POLICY MANUAL

1. PURPOSE:

- 1.01 The Board's responsibility is to develop policies and procedures that interpret the values, perspective, and interests of the general membership. The WPA Policy Manual is the primary source of these policies and procedures for the effective operations of the Association. The Policy Manual is a fluid document which under goes periodic changes to accommodate the management of the Association.
- 1.02 These policies and procedures are to guide the Association in fulfilling the intent of the
- (a) Bylaws
 - (b) Conditions, Covenants and Restrictions
 - (c) Architectural Review
 - (d) Generally Accepted Accounting Practices
 - (e) Governing Laws
 - (f) Good Business Practices

2. BOARD OF DIRECTORS:

- 2.01 The Board of Directors of Wedgefield Plantation Association is responsible for assuring adherence to the "Conditions, Covenants, and Restrictions" for Wedgefield Plantation and for maintenance of the common areas within the Plantation, i.e., maintenance of roads, drainage, and grounds. The Board of Directors is charged with the responsibility to protect and enhance the value of homes and the quality of life of the residential community.

3. CREATION:

- 3.01 This Policy Manual has been completely re-written, reviewed by the Board, and adopted by Board resolution at the Board Meeting of April 17, 2012.

4. ADOPTING NEW POLICIES AND AMENDING OLD:

- 4.01 All new policies must be approved by a majority vote of the Board of Directors. As new policies are added or old ones amended, the date of the action will appear directly following the change. The old policy shall be retained for historical purposes. All approvals under previous policies shall be "grand fathered".

SECTION I

WEDGEFIELD PLANTATION ASSOCIATION POLICY MANUAL

4.02 A motion to change the Policy Manual must be presented at an open Board meeting, posted on the WPA website for resident comments, and NOT voted on until the following Board meeting.

5. OFFICIAL COPY:

5.01 The official hard copy of the Policy Manual shall be kept at the Association's official business office.

5.02 The Website copy will be current within (10) ten days.

6. MAINTENANCE OF MANUAL:

6.01 It shall be the responsibility of the Corporate Secretary to assure that this manual is updated as the Board of Directors adopts changes.

7. MEMBERSHIP ACCESS:

7.01 Any member of the Association membership desiring a copy of a specific policy may obtain one from the clerk at the office of the Association.

8. BOARD AND COMMITTEE ACCESS:

8.01 Complete updated copies of the policy manual shall be provided to each Board member and committee chairpersons at the time they assume office. Changes shall be provided as they occur.