

WEDGEFIELD PLANTATION ASSOCIATION POLICY MANUAL

SECTION VII

GROUNDS

1. PURPOSE

The Grounds Committee position on the Board of Directors has been established in accordance with Bylaw Article IX Sections 1 & 2 to oversee the maintenance and preservation of all properties owned and maintained by the Association. They are also to oversee that all properties contained within the Planned Unit Development are maintained in an aesthetically pleasing condition.

2. PROCEDURE AND REPORTING

The Committee will, on a regular basis, examine all properties owned by the Association to ensure they are being kept in good condition. The Committee will be responsible for creating a work scope and a bid process for all grounds work to be performed. The bids will be reviewed by the Grounds Committee and their recommendations will be reviewed by the Board for approval. Monthly and yearly reports will be provided to the Board and the membership.

3. COMMITTEE SUPPORT

The Grounds Committee will support the Drainage, Roads and other committees as needed.

4. GENERAL MAINTENANCE

4.01 **Improved Property – Berms and Ditches:**

Resident property owners are responsible for mowing their own berms, clearing their drainage ditches of weeds and debris and maintaining and cleaning of piping under driveways.

4.02 **Unimproved Property – Grounds:**

Unimproved property must be maintained in accordance with the provisions of the WPA Conditions, Covenants and Restrictions Section 8, as follows:

“In order to implement effective insect, reptile and woods fire control, the grantor reserves for itself and its agents, heirs, successors and assigns, the right to enter upon any residential lot on which a residence has not been constructed and upon which no landscaping plan has been implemented (with prior written approval of the grantor for such plan), at the expenses of the grantee, his heirs, successors, distributes (sic), and assigns, such entry to be made by personnel with tractors or other suitable devices, for the purpose of mowing, removing, clearing, cutting or pruning underbrush, weeds or other unsightly growth, which in the opinion of the grantor detracts from the overall beauty, setting and safety of the subdivision. Such

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entrance for the purpose of mowing, cutting, clearing or pruning shall not be deemed a trespass”.

If this is not complied with, the WPA will assume responsibility and bill the owners for the work.

The owners will contact the WPA yearly (preferably in the first quarter) to determine if the owners are going to maintain their lot themselves, or if they desire to have the Association handle it and bill them accordingly. Lot owners, who do not respond within the time prescribed will be considered to be included in our mowing and clearing schedule and will be billed accordingly.

4.03 **Lot Maintenance Program:**

It is the Board’s desire to have all lots cleared within a reasonable period of time. Priority will be to deal with those lots about which there have been complaints and those which are considered to be a health hazard.

4.04 **Maintenance Schedule:**

The Grounds Committee Chairperson shall determine the schedule and frequency of maintenance.

4.05 **Office Building:**

The Chairperson shall coordinate the maintenance of the office building and furnishing (examples include: filter replacement, painting, repairs and equipment replacement). Maintenance also includes the cleaning of gutters, windows, brick, and driveway/parking surfaces as needed.

4.06 **Street Lights:**

The Chairperson will evaluate and respond to all written requests made to the office for additional street lighting.

The Chairperson will communicate with Santee Electric for repairs when street lights malfunction.

4.07 **Street Signs:**

The Grounds Committee Chairperson will coordinate with the Roads Committee Chairperson for maintenance of street signs and file insurance claims when applicable.

5. **HURRICANE DISASTER RECOVERY**

5.01 **Clean-up After Hurricanes:**

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1. All owners/residents will be responsible for their own property.
2. If the storm is unnamed, residents will be required to transport their own debris to the county landfill.
3. In the case of a named (category 1, 2, 3, 4, 5) storm, debris should be placed along the roadside for pickup.
4. Street cleaning will commence as soon as possible following the storm by volunteers and/or grounds contractor.
5. Only debris such as limbs, trees, etc. caused by the storm will be removed. No personal pruning will be accepted.

5.02 **Storm Plan for Wedgefield Plantation (Volunteers):**

1. Volunteers with trucks, chain saws or other equipment should report to the office as soon as possible after the storm ends or by 7:00 a.m.
2. The clearing of roads from US Route 701 to all areas of Wedgefield will be given priority for emergency vehicles.
3. In the Plantation, Wedgefield Road and Wraggs Ferry Road need to be cleared of debris first.
4. A spot check of all residences will be made to ensure personal safety of all residents.
5. Drainage will be checked to make sure it is fully cleared.

6. **RESIDENT PET OWNERS**

6.01 **Pets:**

Only pets of property owners and property owners' guests are permitted. Their owners are responsible to see that they do not constitute a nuisance.

Pets are required to have owner identification on them and must have current vaccinations against rabies, provided under County Ordinances. (Chapter 4, Article II, Sect. 4-22.)

6.02 **Complaints:**

In order to maintain the high standards of the subdivision, all resident pet owners must comply with Bylaw Article V, WPA Conditions, Covenants and Restrictions, Section 7 and the Georgetown Ordinance for animal control. Section 4-22 & 4-24. The Grounds Chairperson will take action to remedy a complaint or violation. See Appendix X-2 and X-3

All resident complaints against pet owners must be documented in writing by correspondence sent to the office. The office clerk will date stamp it, place a copy in the correspondence file, and forward the complaint to all Board members. The Board members will approve actions to remedy the complaint.

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6.03 Documented Complaint Action Steps Approved by Board of Directors:

1. Written notification to resident not complying with WPA policy concerning resident pet owners. A copy of the notification will be placed in the office file.
2. Notification of fines will be placed in the office file. See Section X, paragraph 3.03

7. GENERAL WILDLIFE

Alligators should not be approached. They cannot be tamed and should not be fed. SC law prohibits the feeding or harassing of alligators and fines will be issued to violators.

Property owners and guests should be aware of the potential danger of wildlife and shall take proper precaution with children and pets.

WPA is not responsible for any harm to persons or pets as a result of aggressive wildlife.

Please report any aggressive alligators to the South Carolina Department of Natural Resources.