



**Boyle Plantation
Architectural Board
P. O. Box 50489
Summerville, SC 29485
Boylehoa.org**

Dear Lot / Homeowners:

You have probably noticed the increased traffic in Boyle Plantation the last few weekends. It is almost spring and prospective buyers are shopping for a new home or maybe a lot to build a new home. We should expect to see the traffic continue since we now have approximately nine lots for sale and three houses for sale. We have approximately 17 homes completed and two that are near completion. Two more homes are tentatively scheduled to start construction within 1 to 2 months.

As everyone is aware, we are a private, gated community and each lot is equally responsible for the expenses that we incur throughout the year. Lately, a big portion of our homeowners dues are being spent on lawyer's fees and certified mail fees. We have several issues in the community with violations of the Restrictive Covenants and the Community Design Regulations. Please make yourself familiar with these two very important documents at our website www.boylehoa.org.

The most common violation, which carries a \$1,500.00 fine, is not adhering to the approved site plan. Once a site plan has been approved by the ARB, it cannot be changed without written approval. Any changes made to a site plan, once it has been approved, is a violation and carries a \$1,500.00 fine. This fine, once imposed, constitutes a lien on your lot. Another example of a violation would be if you submit your site plan with the detail of a concrete driveway and you use rock or some other material instead. If you paint your house a different color, design the stairway different than shown on your approved site plan, use different screening, put the driveway or pool in a different location, or whatever the change, it is a violation.

The process for approving a site plan takes into account several factors. Factors such as what has previously been approved at another location or across the street. It may be a color, height or footprint issue. Sometimes detached garages are built at a later date and that has to be factored. There are many variables when trying to balance these decisions. It seems to be getting much more difficult to keep our community going in a positive direction and we would greatly appreciate 100% member co-operation.

If you have any questions, kindly call or email any HOA Board member or ARB member for assistance.

Sincerely,

Boyle Plantation ARB