



# ASHBOROUGH CIVIC ASSOCIATION

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## CHANGES TO THE COVENANTS, RESTRICTIONS, AND BYLAWS

**General:** The objective of the amended Covenants, Restrictions, and Bylaws is to provide a more easily read and referenced document, eliminate redundancy, incorporate all amendments to the previous edition over the last ten years, and to facilitate ease of change and accuracy following changes. The following changes were made and have no specific reference:

1. The official name of the association is the “Ashborough Civic Association” and all references to Ashborough Homeowners Association have been eliminated.
2. All references to boat and RV storage within the subdivision have been eliminated. There is no location suitable for separate and secure storage of boats and RV’s within the common properties of the subdivision.
3. All references to “dues” have been eliminated as this was a confusing term. It has been replaced by “assessments” where applicable.

**Specific:** The following are the significant changes referenced to section and page with specific articles provided for clarity:

<u>Reference</u>	<u>Discussion</u>
<b>1. Cover Page</b>	This page has been expanded to include a mission statement and discussion of certification and changes.
<b>2. Table of Contents</b>	This section has been significantly expanded to provide easier reference to the various articles of the covenants, restrictions, and bylaws.
<b>3. List of Effective Pages and History of Changes</b>	This section is new and is intended to assist users of the document in ensuring that they have the latest changes and the effective pages which constitute the complete document.
<b>4. Covenants, Restrictions</b>	This section has the major changes in organization and discussion as compared to past editions as detailed below:
Page CR-2, Article I, Words and Terms	The words and terms used throughout the document are more fully explained and defined.

## Reference

## Discussion

Page CR-6, Article III,  
Association and Bylaws

The functions and responsibilities of the Civic Association have been better defined. Additionally, the use of additional appendices is provided for clarity and ease of future changes to this working document.

Page CR-7, Article IV,  
Membership and Voting  
Rights

The four classes of membership in the association, “A”, “B”, “C”, and “D”, have been modified for current circumstances with consequent changes to the voting rights for each class of membership.

Page CR-9, Article V,  
Covenant for Maintenance  
Assessments

This article specifically defines the three definitions of assessments, class of membership for payment, payment of part year assessments, obligations of the Board and Owner, and provides two tables to clarify the payment schedule and penalties for non-payment of assessments.

Page CR-13, Article VI,  
Covenant for Restrictions

This is a new article incorporating the changes made to the August 8, 1994 Covenants. In those changes to the August 8, 1994 Covenants the specific violations of restrictions and the fines for violations had been inserted in the Bylaws. All references to restrictions and the association’s response to violations have been deleted from the current bylaws and included in one covenant article. Additionally, a table has been provided to detail the procedures, definitions, and fines for restriction violations. Resolution of violations, obligations of owner, and association are better defined.

Page CR-18, Article VIII,  
Architectural Review Board

This is a new article to establish the ARB and its importance to the property values and aesthetics of the subdivision.

Page CR-19, Article IX,  
Ashborough Subdivision  
Restrictions

This article has been organized for ease of reference. Specific changes to restrictions are provided as follows:

1. Page CR-21 – Yard and Building Signs has been expanded to permit political and construction signs.
2. Page CR-21 – Aesthetics, Nature Growth, Screening, Underground Utilities Service has been updated to incorporate the latest Dorchester County Zoning Ordinance.
3. Page CR-22 – Vehicle and Trailer Parking has been modified to permit temporary parking for 5 days only.
4. Page CR-23 – Parking Restrictions and Use of Garages has been modified to prohibit the overnight parking on the street or grass of any motorized vehicle.
5. Page CR-24 – Amenity Usage and Restrictions are defined, fully defined.

**Reference**

**Discussion**

Page CR-26, Article X,  
Change Procedures to this  
Declaration

This is a new article standardizing change procedures for the entire document. Significant changes in the article are as follows:

1. Proposed changes are submitted to only Class “A” and “C” members and require two-thirds (2/3’s) vote of the Membership for approval.
2. Changes or amendments that are approved by the Membership are effective 30 days from the approval date.
3. Certification of the change or amendment is made a part of the official minutes of the Civic Association and not part of the filed copy with Dorchester County.

**5. Bylaws, Appendix A**

This section has been reduced in scope and redundancy detailed below:

Page A-5, Section 4,  
Election and Term

The number of Directors for the Board has been increased from five to seven to provide more representation and opinion on the Board of Directors.

Page A-6, Section 10,  
Annual Meetings

Following the annual meeting of the membership and the election of the Board of Directors, the new Board will elect the Officers of the Association (Article VI) from the elected Directors.

Page A-7, Section 3,  
Election and Terms

This is the section which details how Officers of the Association are elected and their terms of office.

Page A-9, Section 7,  
Payments

All checks and requests for withdrawals drawn upon any account of the Association shall be signed by the President or the Treasurer or by any officer of the Association designated by the Board of Directors.

Page A-9, Section 9, Audit

The Board of Directors shall direct an external and independent audit of the finances of the Association on an annual basis.

Page A-12, Section 2,  
Mailing Address for Lot  
Owner

It is the Lot Owner’s specific responsibility and requirement to provide the Association a current and correct mailing address for receipt of all correspondence that the Association is required to send in the conduct of business.

## Reference

## Discussion

### **6. Common Properties and Amenities, Appendix B**

The purpose of this appendix to the Ashborough Covenants, Restrictions, and Bylaws is to define the Common Properties and Amenities that exist in Ashborough Subdivision which are maintained by the Ashborough Civic Association for the enjoyment of all Members.

### **7. Ashborough Subdivision Illustrations and Diagrams, Appendix C**

This appendix was added to provide a common location for illustrations and diagrams which were formally included in the body of the Covenants and Restrictions.

### **8. Administrative Forms for the Conduct of Business, Appendix D**

The letters and forms in this appendix are not covenants, restrictions or bylaws and as such do not govern or limit the Members of the Association. In accordance with Article III of the Covenants and Restrictions, change/revision procedures and administration of the letters and forms in this appendix do not need to conform to the formal change procedures of Article X. In the course of efficiently doing the business of the Association, the Board of Directors may change, delete, modify, and/or add to individual letters and forms or to the list of available letters and forms as they see fit.