

**NOTICE TO HOMEOWNERS
ANNUAL MEETING**

Southern Oak Subdivision Homeowner's Association Inc.

March 26, 2026 6:00 PM

Camden Revolutionary War Visitor Center
212 Broad St.
Camden, SC 29020

Website

www.hoasouthernnoaks.com

P.O. Box 395 Camden, SC 29020

Email

sohoa109@gmail.com

The annual meeting was called to order by the President at 6 PM. 24 Homeowners or 22% were in attendance. Board members present were VP Dorene Simmons, Frankie Atkerson, Elaine West, Mark Mitcham and Judith Reed. During the meeting all the present members were introduced.

The president reviewed the agenda with those present and the sequence of the meeting to take place.

He stated that the reserve was in excess of one year's operating expenses, That the financial condition of the HOA was sound, that there was no pending or unresolved litigation, the insurance was provided by State Farm Insurance, a copy of which was on the adjoining table as well as copies of the tax returns, bank financial transactions and a net worth statement for anyone to review.

The president stated that there were no unpaid assessments.

The budget was presented and there being no questions or discussion was adopted unanimously and the annual assessment set at \$96.00 to be billed the first week in May and due by July 31st.

An update was given on the retention pond issue of ownership. No action would be taken until some notification by the state or county was received.

As there were not enough homeowners present, no discussion or voting on any covenant changes or bylaw amendments ensued. However, during the meeting the HOA lawyer from McCabe Trotter & Beverly was introduced, Ryan McCabe Jr. Our lawyer made several clarifications on making changes to the covenants and bylaws and answered questions from the membership.

The balance of the meeting (1 ¼ hours) was a review of the board approved fines for any infractions against the covenants. The board submitted the list of fines as a guide and wanted homeowner input. It was stated that the board already had the authority to set and collect fines for any infraction. However, the board wanted all the homeowners to be involved in the process.

During the discussion, the President stated that all infractions must be presented in writing, through letter or email, and he would investigate the notice. Word of mouth was not acceptable. The president would attempt to resolve the issue first. If he was unable to resolve any infraction(s), the president would present the issue to the board for approval of a fine.

There was a motion to accept the fines as presented and it was defeated. There as motion to zero all fines and it was defeated. There were several other motions and amendments to motions that all failed. A last motion to accept all the fines as presented but cut the amounts in half was passed.

No further business being before the annual meeting, the meeting was adjourned at 7:45 PM.

Respectfully submitted,

Jeff Cooper, President

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The following fine amounts may issued by the board as the infractions occur. These amounts were approved by the membership at the annual meeting March 26,2026.

Covenant 8

No Trailer, mobile home, basement, tent, garage barn, cottage, or any out-building, shall be used as a residence temporarily or permanently. \$500.00 fine.

No school buses, commercial trucks or equipment of a commercial nature may be parked or stored overnight within the subdivision at any time. \$125.00 fine.

All boats, trailers, campers, recreational vehicles must be stored in a garage or storage building. \$75.00 fine.

Covenant 9

The operation of minibikes, scooters or other unlicensed motorized recreational vehicle is prohibited on the streets of the subdivision. (Golf carts are considered motorized vehicles – gas or battery) \$50.00 fine.

Covenant 10

Clotheslines are prohibited in the subdivision. \$50.00 fine.

Covenant 11

Yard sales or other such similar events are prohibited in the subdivision. \$50.00 fine.

Covenant 12

Bock Construction Inc, or its successor reserves the right to approve the size and placement of all television or radio antennas and satellite dishes. (Submit to Architectural Control Committee) \$25.00 fine.

Covenant 13

All swimming pools, tennis courts or other recreational structures or uses shall be shielded from view of all streets and neighboring lots. \$500.00 fine.

Chain link fences are prohibited. \$125.00 fine.

The design and placement of all privacy fences is subject to approval by Bock Construction, Inc. or its successors. (Submit to Architectural Control Committee) \$125.00 fine.

Covenant 15

No animals shall be kept or permitted on any lots except domestic pets such as cats and dogs, which are specifically permitted for owner's use only and not commercially. \$250.00 fine.

Annual Meeting March 27, 2025: No excessive barking or noise between the hours of 10 PM and 5 AM. \$25 fine. To be increased to \$75.00.

Covenant 16

No business, trade or commercial activity of any kind shall be carried on upon any lot, \$250.00 fine.

... nor shall any noxious or offensive activity be permitted on any lot, nor shall anything be done which may become or may be an annoyance or nuisance to the neighborhood. Up to \$500.00 fine.

Covenant 17

No construction on any lot shall take place until Bock Construction, Inc. or its successors, shall approve the plans and the general contractor. \$125.00 fine