

## COVENANT COMPLIANCE – FAQ

### **Will concerns about non-common area views be addressed?**

Owners with non-common area views to properties with an extreme lack of maintenance or covenant violations may confidentially contact us. We will make arrangements to visit the property and engage the owner.

### **Does the PDPOA need permission to go onto my property?**

The PDPOA Covenants give the association permission to enter onto any property without it being deemed a trespass. See covenants, section 6-6, 8-11, and 9-8(a)c). To read covenants: [pdpoa.org/owners/resources/governing-documents/](http://pdpoa.org/owners/resources/governing-documents/)

### **Will all property owners receive a baseline inspection report?**

Only properties that have violation(s) will receive a report this year (as opposed to 2021 when all property owners received the report whether they were in compliance or not). If your property is in compliance, a report will not be sent. However, if you wish to still receive a report, please reach out to Matt Copple.

### **Where are the community standards listed?**

When you purchased your property, you signed documents agreeing to abide by the covenants, which include community rules and standards. To read the covenants: [pdpoa.org/owners/resources/governing-documents/](http://pdpoa.org/owners/resources/governing-documents/)

### **My property has been like this for years. Why do I have to change it now?**

Up until 2018, the Association had a “reactive” covenant compliance approach – meaning the community relied solely on property owners to report violations. This approach sometimes led to confusion, inconsistent outcomes, owner dissatisfaction, and even properties deteriorating to the point of being dangerous. While developing a long-range Strategic Plan in 2017, proactive covenant compliance was identified as a top priority.

### **Was any notice given that they were going to do these inspections?**

Since May 2018, we have been sending out information through Palmetto Perspective and Tidings about the proactive covenant compliance process and property inspections. In 2021 we performed the first round of property inspections for all 932 properties. Past issues of Palmetto Perspective and Tidings: [pdpoa.org/owners/resources/newsletters-minutes/](http://pdpoa.org/owners/resources/newsletters-minutes/)

### **Why do owners have to clean-up when the PD Club building is in disrepair?**

Unfortunately, Palmetto Dunes POA community standards only apply to the single and multi-family properties—not commercial properties. The Palmetto Dunes Club does not belong to the Palmetto Dunes POA. It was previously a private club, however, after the club closed, the property reverted back to Greenwood Communities & Resorts.

### **How long do I have to complete the violation(s) noted on my baseline inspection report?**

Critical properties with an extreme lack of routine maintenance will receive thirty (30), sixty (60) and ninety (90) day timeframes to address covenant violations based on the violation in question. All other properties will have six (6) months for completion. The baseline inspection report that you will receive will indicate on it the timeframe you’ll be given for completion.

If you have any questions regarding covenant compliance, please call Matt Copple at 843-785-1109 or email [mcopple@pdpoa.org](mailto:mcopple@pdpoa.org).