

Rules & Regulations Committee Meeting Minutes

Date: 7/15/2025

Location: Tradition Residents' Club house

Attendees: John Gaston, Jim Cronin, Kerry Petratos, David Philips, Eileen Cranny, Scott Manhoff & Celise McLaughlin

Meetings have been scheduled from 8:30 to 9:30 every third Tuesday through December 2025 at the club house. Changes to the By Laws were tabled for future discussion, after the review of the Declarations.

Kerry Petratos compared definitions in the Declaration Article I with those stated in the South Carolina POA Codes and found SC had many others. He will send the "pages" document he created and send it to me for posting on the website. These definitions will be available to include as the restatement requires.

Eileen reviewed the recommended changes to Article IX Special Restrictions for Golf Course Lots. There are a few changes to be made in the restatement. Document will be updated and resent. There was much discussion on the rights of the homeowner to request trees be taken down by the golf course. Although the ARB has no jurisdiction over the golf course property, such requests should be coordinated with the ARB.

It was requested that the committee learn of how the Declaration of Willbrook Plantation dated 1987 along with any amendments since that date impact the Declaration of Tradition at Willbrook Plantation dated 1993 through today and future. Was there ever a release from the 1987 Declaration or are we still governed by those initial restrictions and covenants as well as any amendments for the last 38 years and in the future? John will ask this to the Board this afternoon for discussion with our Attorney.

It was also noted that HTC has been granted right of way to dig and lay cables on Tradition POA property by the President of the Golf course who has no authority to do so. This will also be brought to the attention of the Board.

Articles of the Declaration have been given to the members of the Committee for review and recommendations at the next meeting. Copies of recommendations will be completed and copies made available prior to the meeting.

Preface: Jim Cronin

Article I – Kerry, in progress

Article II – Property Rights, in progress

Article III – Membership and Voting Rights – David

Article IV – Ownership and Easements - John

Article V – Annexation of Additional Property – TBD

Article VI – Architectural Standards & Article VII -User Restrictions – Scott

Article VIII – Covenants for Assessments - David

Article IX – Golf Course Restrictions – Eileen in progress

Article X – General Provisions – Eileen

The next meeting will be on August 19 at 8:30 a.m.

Previous Minutes and Documents can be found on our website: [Rules and Regulations Committee
https://thetraditioncommunity.com/TTCFILES/RRCommittee.htm](https://thetraditioncommunity.com/TTCFILES/RRCommittee.htm)

Respectfully Submitted by Celise McLaughlin