

Rules & Regulations Committee Meeting Minutes

Date: 4/22/2025

Location: Tradition Residents' Club house

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

John Gaston began the meeting by displaying the current online version of the Declaration of Covenants, Conditions and Restrictions (CCRs) document which resides on our Tradition Website. He made it clear that it is not our intention, nor our responsibility to change any rules, we will merely take on the daunting tasks of research and recommendations for restatement.

Background:

Discussion of the group determined that this document was developed from a boiler plate in the 1980's by the Litchfield Company, Centex and other named organizations as the start for the area to be known as Willbrook Plantation. Over the course of 30 plus years, this document has been enhanced, altered and amended to conform to a "legal" representation of and for Tradition at Willbrook Plantation Property Owners Association, Inc.

The CCRs, as provided to property owners in this community, is comprised of a series of recorded documents obtained from Georgetown County Register of Deeds.

Issues:

- The CCRs are NOT all inclusive. Various amendments are recorded elsewhere that may or may not supersede those in the visible CCRs.
- The references in the CCRs are not consistent. Our community, Tradition, is documented with multiple variations of the legal and proper designation, which is truly unknown.
- The CCRs in addition to being difficult to read and follow, are in many cases, scanned photo copies of the deeds, OCR (optical character readers) conversions and/or typing errors.
- The CCRs have no table of contents, index or search capabilities.
- The most obvious of the CCRs is the data is over 40 years old with archaic references to entities that no longer exist.

First steps:

- The committee will share information gathered to date including CCRs and copies of amendments know amendments/deeds referencing the CCRs.
- Celise will convert the PDF files to searchable Word documents and make them available to the committee.

The committee agreed, going forward, the name that will be used for our community entity will be: TRADITION AT WILLBROOK PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Each committee member will review the CCRs and available amendments and bring observations for discussion at the next meeting.

John will schedule the clubhouse for monthly meetings on the 4th Tuesday of each month based upon availability.