

**Julington Creek Plantation Property Owners' Association, Inc.**  
Board Policy

Subject: **Nuisances**

Julington Creek Plantation ("JCP") is a deed-restricted community that is governed by the Julington Creek Plantation Property Owners' Association, Inc. ("POA"), whose affairs are overseen by a Board of Directors ("BOD"). The POA employs a Property Manager ("PM") to manage the day-to-day affairs of the POA.

**Background**

The governing documents of some or all communities of JCP contain provisions that speak to "nuisances", and define certain actions that constitute a nuisance. From time to time JCP property owners report actions by others that they find to be violations of their right to the enjoyment of their property. Those objectionable actions often relate to noise, but sometimes relate to other actions. This policy is to set forth a process by which the POA will evaluate such complaints towards determining whether such any complaint violates any nuisance provision of the particular affected community.

**Process**

1. All complaints received by the POA from a JCP property owner alleging such actions by others shall be directed to and documented by the PM. The identity of the person who reported the action(s) **will be kept confidential**, unless release of their identity is required in the course of any action taken by the POA in pursuit of the complaint.
2. The PM will make an initial assessment of the complaint and gather information to help understand the nature of the alleged action(s), including its cause, frequency (including times and days of the week), noise levels and related information.
3. All such complaints and gathered information shall be presented to the BOD for review and disposition. The BOD may and shall gather any and all information – allowed by law - it believes is necessary to make a determination as to whether the complaint constitutes a "nuisance" under the community governing documents, including requiring such information from the complainant. The BOD's decision shall be final for that complaint and set of facts.

Adopted: