

We are occasionally requested to provide the **Governing Documents** of HOAs and POAs in area neighborhoods. To be valid and enforceable, all such documents are now required by South Carolina law to be filed with the county in which the association is located. In this area these filings are done with the Recorder of Deeds. Finding a document takes a little bit of work.

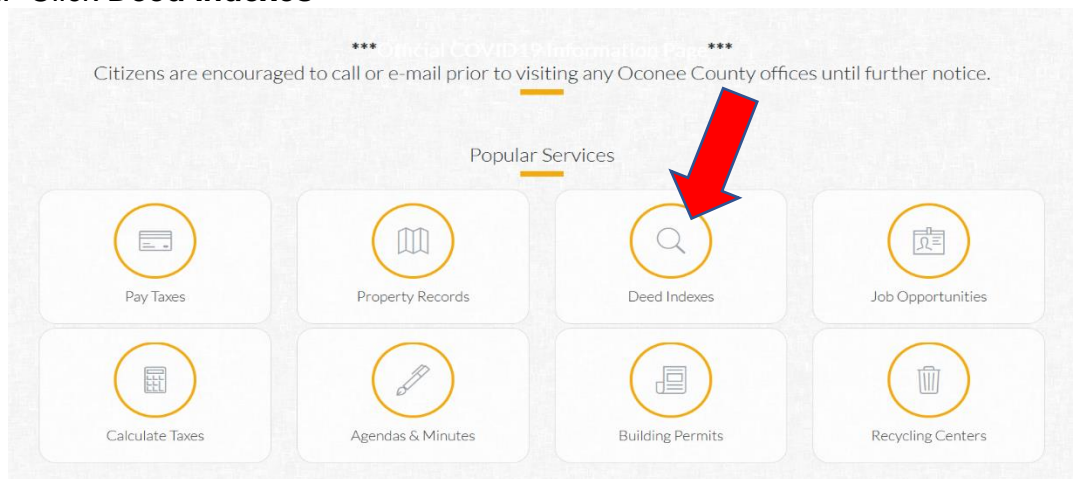
Register of Deeds websites for Anderson and Pickens

Anderson County: <https://acpass.andersoncountysc.org/salmaind.cgi>

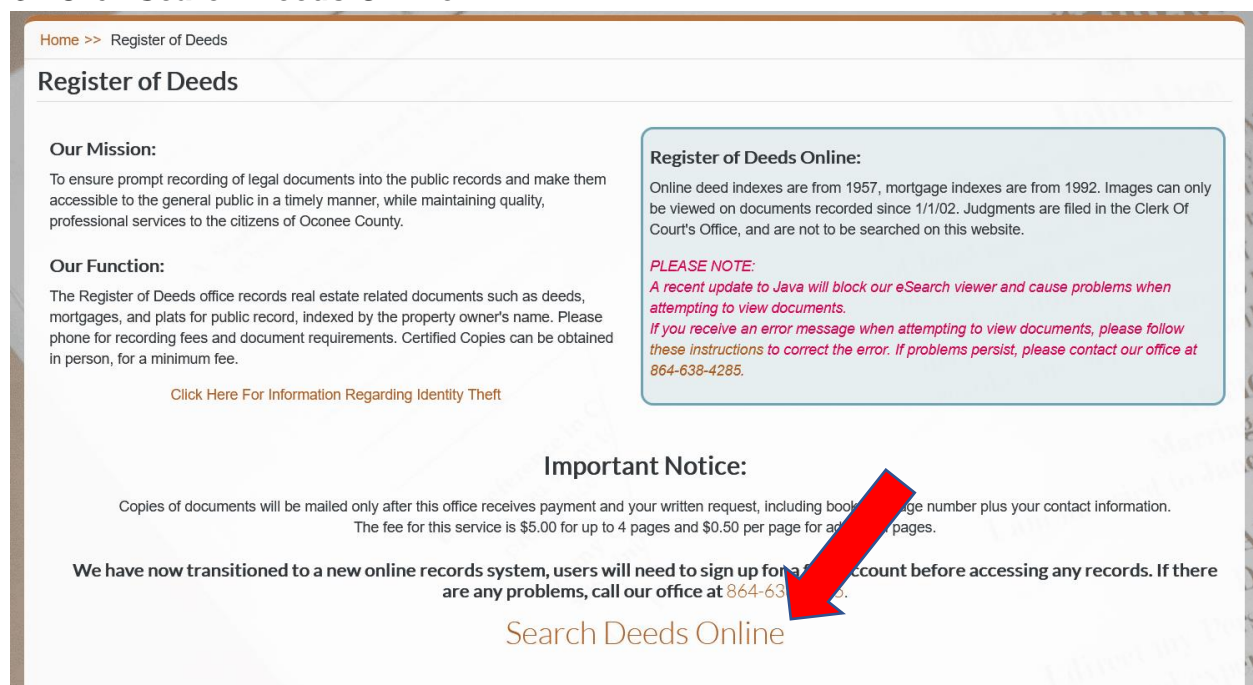
Pickens County: <http://www.pickensscrod.us/oncoreweb/Search.aspx>

Oconee County Instructions:

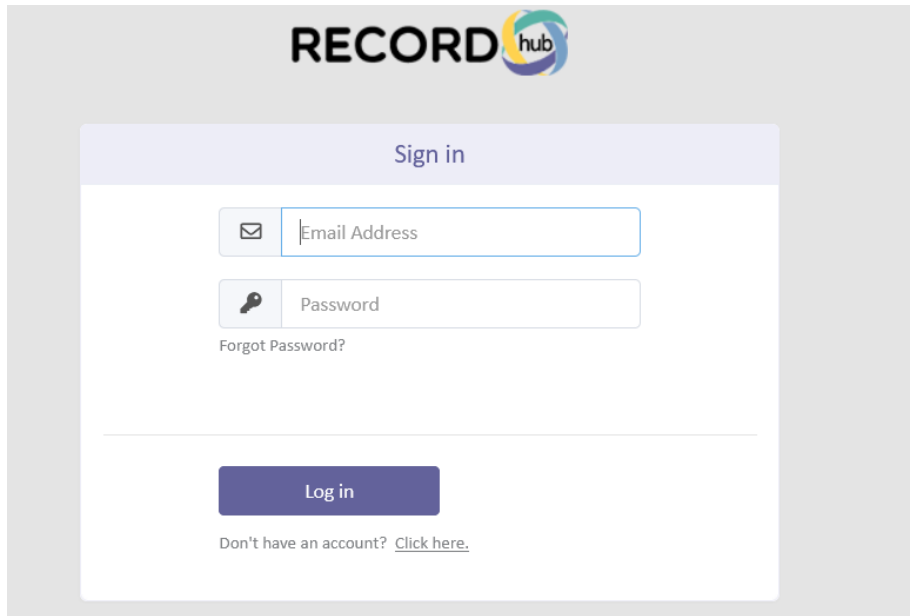
1. Go to the Oconee County website (www.oconeesc.com).
2. Click **Deed Indexes**



3. Click **Search Deeds Online**.



4. You'll have to create an account and then log in. Easy to do and free.



The screenshot shows the RECORD hub Sign in page. At the top is the RECORD hub logo. Below it is a 'Sign in' header. There are two input fields: 'Email Address' with an envelope icon and 'Password' with a key icon. Below the password field is a link for 'Forgot Password?'. A purple 'Log in' button is centered below the fields. At the bottom, it says 'Don't have an account? [Click here.](#)'

5. You'll be taken to the **Dashboard:Oconee**. Your name will appear in the upper right-hand corner (where you see the name of a MLCA Board member in this example). Click **Search Sites**.





6. You'll be taken to the **Available Search Sites** page. Click **Oconee, SC – Subscribed**.



7. Click **View Pricing Plans**. Don't worry, it's free.

RECORD 

Search Sites | Prepaid Balance: \$0.00   Mr. Charlie H Lovelace


Oconee, SC
Anna Davison, Register Of Deeds
(864) 638-4285

Available Subscriptions


Complimentary



Document Date Availability

View Pricing Plans



8. Click **Search Now**.

RECORD 

Search Sites | Prepaid Balance: \$0.00   Mr. Charlie H Lovelace

Oconee, South Carolina, Register Of Deeds Office


Pricing Plans for the Complimentary Subscription

Document Date Availability


Plans	Complimentary
Searches	\$0.00 per search
Document Viewing	\$0.00 per page for all pages of the document
Image Prints or Downloads per Document	Unlimited
Search Results Prints or Downloads	Unlimited
Time Spent Searching	Unlimited
Expires	No expiration
Subscription Fee	\$0.00



Search Now


Any and all purchases made with this subscription are subject to a convenience fee of 3% plus \$0.30






9. Click the down arrow next to **All** and select **Party Name**. Where it says, “**What can we help you find?**” type in the association name you are searching (this example uses Emerald Pointe). No need to type in dates.

 Oconee, South Carolina, Register Of Deeds Office
Anna Davison, Register Of Deeds, (864) 638-4285


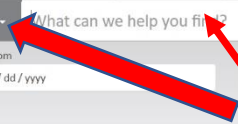
Search Sites | Prepaid Balance: \$0.00   Mr. Charlie H Lovelace


Oconee, South Carolina, Register Of Deeds Office Records Search

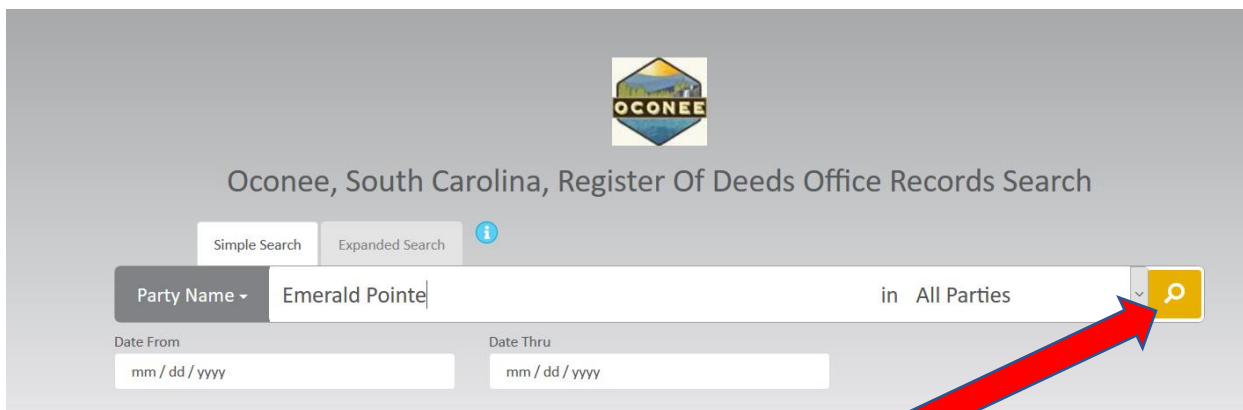
Simple Search Expanded Search 

All  What can we help you find? 

Date From mm / dd / yyyy Date Thru mm / dd / yyyy



10. Click the magnifying glass to start the search.



Oconee, South Carolina, Register Of Deeds Office Records Search

Simple Search Expanded Search

Party Name ▼ Emerald Pointe in All Parties

Date From mm / dd / yyyy Date Thru mm / dd / yyyy

11. **IMPORTANT. Start at the bottom of the list. That's where you'll find the most recent (and valid) documents.** Look for **Amend** or **Amendment** for most associations. All amended documents had to be filed by January of 2019. If an association never amended any documents, the original filing date would have the valid copy, so you might just see **C/R** or **Bylaws**, and you'll probably have to scroll up to earlier dates to find it.

26	<input type="checkbox"/>		1	10/02/2018	DEE AMENDMNT C/R	EMERALD POINTE	EMERALD POINTE	2401 / 94
27	<input type="checkbox"/>		13	10/02/2018	DEE AMEND BYLAWS	EMERALD POINTE OWNERS ASSOCIATION INC EMERALD POINTE SUBDIVISION	EMERALD POINTE SUBDIVISION EMERALD POINTE OWNERS ASSOCIATION INC	2401 / 95

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