



**Sanctuary Cove Homeowners Association, Inc.
Rules and Regulations**

Adopted by the Board of Directors
March 15, 2021
Version 1.0

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Purpose of the Rules and Regulations

The purpose of the Rules and Regulations is to familiarize homeowners with the objectives, scope and application of Covenants, Conditions, and Restrictions, which will be used to maintain the aesthetic appearance and environmental quality of the community.

The Rules and Regulations provide specific standards and guidelines that have been adopted by the Board of Directors of the Homeowners Association. It also explains the process used by the Board in enforcing the requirements of the Governing Documents. The Rules and Regulations will serve as a valuable reference source and will assist homeowners in understanding the specific maintenance requirements for their home. All homeowners are encouraged to familiarize themselves with its contents and to retain the resource for future use.

Basis for and Objectives of the Protective Covenants

The legal documents for the Homeowners Association include the Declaration of Covenants and Restrictions. The Covenants impose use restrictions and specify the process for obtaining approval for changes, improvements, or alterations to an owner's lot. Legally, these covenants are a part of the deed for each home and are binding upon all initial homeowners and their successors in ownership, irrespective of whether these owners are familiar with such covenants. The primary purpose of this document is to establish guidelines for the entire community. The promulgation and enforcement of rules and regulations is intended to achieve the following objectives:

- Maintain consistency with the overall design concept for the community;
- Promote harmonious architectural and environmental design qualities and features;
- Promote and enhance the visual and aesthetic appearance of the community; and
- Maintain a clean, neat, and orderly appearance.

The enforcement of the Covenants not only enhances the physical appearance of a community but also protects and preserves property values. Homeowners who reside in association communities that enforce protective covenants are protected from actions of neighbors that can detract from the physical appearance of the community and, in some cases, diminish property values.

Role of the Board and Architectural Review Board

All homeowners are automatically members of the Homeowners Association. The Association is a not-for-profit corporation that owns and is responsible for the upkeep and maintenance of all common properties within the community.

The Association is also responsible for the administration and enforcement of all covenants and restrictions. The Declaration of Covenants and Restrictions for the Homeowners Association provides the scope and authority of the Architectural Review Board (ARB). The members of the ARB are appointed by the Board of Directors (BOD) of the Homeowners Association.

As part of its responsibilities, the Architectural Review Board will make recommendations to the Board of Directors with respect to the necessary rules and regulations for the community. The BOD will also be responsible for reviewing possible violations of the Association's Design Guidelines and protective covenants.

Alterations Requiring Review and Approval by the ARB

Any changes, permanent or temporary, to the exterior appearance of a building or lot are subject to review and approval by the Architectural Review Board. The review process is not limited to major additions or alterations, such as adding a room, deck, or patio. The Rules and Regulations do not fully address architectural guidelines. Homeowners are encouraged to review the Architectural Guidelines for specific parameters regarding exterior modifications/improvements.

If there is any doubt as to whether a proposed exterior change is exempt from ARB review and approval, homeowners should first seek clarification from the Architectural Review Board before proceeding with the improvement.

Owners may be required to remove any exterior improvement (at their expense) which did not receive ARB approval.

Exceptions

Pursuant to Article VIII Use of Property, Section 1. Protective Covenants, Items (d) – The association may issue variances from any covenant or requirement expressed or implied by this Article or set forth in any restrictive covenants or rules and regulations promulgated to this Declaration or any supplementary declaration. The Board and ARB shall ensure fair and equal treatment. Failure of the Board or Management to identify or address covenants violations shall not be deemed to set a precedence for others to remain in noncompliance with these rules and the protective covenants.

Enforcement & Fining Policy

All Association Rules and Regulations and all rules set forth in the Community Covenants and Restrictions shall be vigorously enforced by the Association, its members, the Board of Directors, and the Managing Agent, and all committees of the Association. The managing agent will do periodic inspections of the community and record violations to be reviewed by the Board of Directors. Homeowners shall be notified in writing of the alleged violation and said violation must be corrected immediately and within the time allotted in the violation notice unless additional time is granted. Violations must be corrected and maintained to avoid additional violations for an offense of the same type. Immediate correction of any violation does not relieve the owner of a fine incurred. If the homeowner fails to comply in the allotted time the following penalties will be enforced.

Fines for non-compliance

Pursuant to Article IX Section 1 – The Association through its Board of Directors shall also have the authority and power to levy fines in amounts as reasonable determined by the association for the failure to comply with rules and regulations of the Association or other term and provisions of the Declaration. Unpaid fines are collectible in the same manner as unpaid monthly assessments and may result in a lien on an owner's unit.

Chain of Events (and corresponding Fines)

First Offense: Written letter of warning. Notice to homeowner giving nature of alleged violation.

Second Offense: additional written letter and \$100.00 fine for same violation, to be added as additional HOA fees.

Third Offense: additional written letter and \$175.00 fine for same violation, to be added as additional HOA fees.

Vehicle violations: Vehicles violating the regulations listed within this document or within any other restrictive covenants of the association shall be granted a one-time 48-hour notice of violation. Thereafter, the vehicle shall be subject to removal by towing for continued non-compliance. The vehicle owner shall be responsible for all costs of towing and retrieving the vehicle.

Additional Remedies of the Association

In addition to the chain of event and fines listed above, the Association shall have the following remedies for non-compliance:

Suspension of access to recreational facilities for 60 days (Article IV. Section 5.d) – “The right of the association to suspend the right of a member or anyone in his household to use the recreational facilities for a period not to exceed sixty (60) days for any infraction of the Declaration.”

Association maintenance on behalf of non-compliant homeowner (Article VIII Section 2) – In the event an owner of any lot shall fail to maintain said lot... the association in accordance with the rules and regulations...and with approval of the Board of Directors, shall have the right to enter upon said Lot to correct drainage and to repair, maintain and restore the Lot and the exterior of the buildings...erected thereon. All costs related to such correction, repair, or restoration shall become a special maintenance assessment upon such Lot.

Challenge and Request for Hearing

After receiving the first violation, if a Homeowner feels they are not in violation as described, they must contact the HOA immediately. If an agreement cannot be met at that time, the Homeowner may request the opportunity to be heard at the next scheduled meeting of the Board after which the Board will determine if the Homeowner was in violation as described in the rules and regulations. In the event any person entitled to a hearing fails to appear, he or she will be presumed to have acknowledgement of the violation and will be subject to all penalties.

Additional Provisions

A violation by a rental tenant or guest shall be treated as a violation by the homeowner. The owner shall receive the letters cited above which shall outline a complaint for a rule's violation committed by their resident. Rules and Regulations may be amended, repealed, and adopted from time to time by the Board of Directors. Proposed amendments may be published, but are not required to be published, in the Association's newsletter or community website.

Rules & Regulations

Amenity Rules – Pool & Cabana

- WARNING – NO LIFEGUARD ON DUTY.
- No diving.
- Unattended solo bathing is prohibited.
- Children under the age of 18 shall not use pool without an adult in attendance.
- Children, three years old and younger, as well as any child not potty trained, must wear snug fitting plastic pants or a water-resistant swim diaper.
- No glass articles allowed in or around pool.
- No smoking in or around the pool area.
- Please leave the pool area clean, remove all personal belongings and trash before exiting the pool area.
- When entering the pool area if you notice any damage please call your HOA manager immediately.
- No food or drinks are allowed in the pool.
- No food, drink, or wrappers shall be permitted within ten feet (10') of the swimming pool.
- No running or rough play allowed.
- No swimming allowed during heavy rain or when thunder and lightning can be seen or heard.
- The swimming pool and cabana are for the residents of Sanctuary Cove and their guests. A resident must accompany all guests.
- Each household is limited to 6 people in the amenity area.
- If you plan to have more than 6 people in the amenity area, the cabana must be reserved ahead of time (see Sanctuary Cove Cabana Reservation form). Reservation of the cabana does not afford exclusive use of the pool.
- Each household is limited to 4 cabana rentals per year.
- Gates must be closed after entering and exiting the swimming pool area. Do not let anyone in the pool gate that is not with you. Damage caused by those you let into the area will be your responsibility.
- Emergency telephone is located at poolside.
- Please return all furniture to its original location before leaving the pool area.
- No pets allowed in the pool area.
- No loud music.
- No spitting, spouting of water or blowing nose in the pool.
- No denim jeans or cut-offs are allowed in the pool.
- Any violations of the rules will result in loss of privileges for the pool and HOA property to guests and the household that violates.
- Use of the amenity area is at the risk of the individual; the Sanctuary Cove Homeowner's Association assumes no responsibility or liability for accidents or injuries.

Basketball Hoops & Backboards - Only temporary portable basketball hoops are acceptable but must be placed in such a manner that they do not block sidewalks or streets when in use. Temporary portable basketball hoops must be removed and stored from sight after use and must only be used on the homeowner's property.

Birdhouses/feeders/baths – These items are generally acceptable when installed in the backyard. Any other location will require approval of the ARB. If said house/feeder/bath begins to attract rodents the item shall be removed promptly.

Clotheslines - Clotheslines are not permitted. Fences shall not be used as clotheslines. Clothing, sheets, towels, etc. shall not be hung from any portion of the home or other improvements.

Decks, Patios, Covered Patios - All decks, patios, and covered patios shall be regularly maintained to preserve the aesthetic appeal of the element. This includes regular pressure cleaning, sealing and/or painting, and any other maintenance necessary.

Doghouses/Kennels - Doghouses and Kennels require ARB approval. Doghouses are restricted to (16) square feet and must be in a fenced backyard. Doghouses must be installed at ground level and must not be visible above the fence or from any public or private street. Dogs may not be tethered unattended.

Doors - All doors of the home shall be regularly maintained to ensure functionality and to preserve the aesthetic appeal of the element. This may include cleaning, painting, and repair of door materials, as necessary.

Drainage/Grading - A change in any drainage pattern must be approved by the ARB. Any modification impeding the flow of water is prohibited. Each owner shall maintain the grading upon his or her lot and shall ensure drainage does not negatively impact neighboring lots or common areas.

Electrical Service Requirements (Berkeley County)

- (A) The lot owner, lessor, and/or his heirs, successors, and assigns, agree to pay Berkeley Electric Cooperative, Inc., or any successor electric utility company regulated by South Carolina Public Service Commission, a monthly charge, plus applicable State of South Carolina Sales Tax, for operation and maintenance of street lighting system.

(B) The lot owner, lessor, and/or his heirs, successors, and assigns, shall contact Berkeley Electric Cooperative, Inc., or their successors, three (3) days prior to any digging or excavation work on said property, including swimming pool installations, trenching, or any type of digging. Upon notification by the lot owner, lessor, and/or his heirs, successors and assigns, a field survey will be conducted by Berkeley Electric Cooperative, Inc. personnel to ensure that there are not conflicts with the Cooperative's safety requirements. Any excavation in violation of Berkeley electric cooperative's safety requirements is expressly prohibited.

Fences - Fences that have received approval of the ARB shall be regularly maintained to preserve the structure and appearance of the fence. This may include sealing, painting, and replacement of broken or dilapidated boards/panels. Fences shall not be permitted to lean/sag, and any portion of the fence which becomes unsecured must be taken down immediately.

Firearms and Fireworks - The display or discharge of firearms (including B-B guns, pellet guns, or other guns) is forbidden unless the display or use is by law enforcement or a resident is legally transporting firearms to his/her home. Residents must abide by Berkeley County laws and ordinances regarding fireworks.

Flags/Flagpoles - Flagpoles that are freestanding are prohibited except as approved by the Board in the case of new home marketing. Flagpoles attached to the front of the house shall not exceed 6 ft. Flags shall be regularly maintained and may not be tattered or faded.

Flowerboxes on Windows - Window flower boxes that are the same base color of the house or trim color are permitted. All others need approval from the ARB. Flowerboxes must be regularly maintained to preserve the aesthetic appeal; damages, dead, or dying plants should be replaced promptly. Silk or artificial plants are not permitted.

Fountains/Ponds - Fountains and ponds of any kind will not be allowed unless approval is received from the ARB. Approved items must be maintained in appearance and functionality.

Gutters - Gutters must be a color that is cohesive with the home. Gutters shall be regularly maintained to ensure proper functionality and to preserve appearance. This may include cleaning, unclogging, and/or painting/replacement of damaged gutters.

Holiday Decorations - All holiday decorations/lighting shall be considered temporary and may not be installed prior to (30) thirty days before the holiday and must be removed within fifteen (15) days after the particular holiday or celebration. Consideration of neighbors should be exercised when decorating for any occasion. Decorations may not include any audio that can be heard beyond the limits of the lot.

Home Based Businesses - Home business occupations are permitted provided such businesses are undetectable from the street by sight, sound, odor, or noise. The following must also apply.

- The use shall operate in its entirety within the dwelling unit.
- The use shall not have a separate entrance.
- The operator shall not display any external evidence of the operation of the home business.
- The use shall not exclusively utilize more than 20% of the gross square floor area or 300 square feet, whichever is less. A garage shall not be utilized for, or in conjunction with a home business.
- The home business shall clearly be incidental and secondary to the use of the dwelling or of the neighborhood by excessive noise, lights, traffic, or other disturbances.
- A business license must be acquired if it is required by the city/county and the business must meet zoning and business regulations.

House Numbers - House numbers as installed by the builder shall be maintained. No alternatives are allowed without ARB approval. Maintenance of house numbers may be necessary including replacement is missing or dilapidated numbers.

Landscaping, Tree Removal, Vegetable Gardens - Eighty percent of the lot area, exclusive of the portion occupied by the house and original driveway, shall be covered with live vegetation cover. Gravel, mulch, and similar materials shall not be considered live vegetation. No artificial plants, flowers or rubber mulch shall be part of the landscaping. Each owner shall use his or her best efforts to keep and maintain attractive, healthy, live, and growing conditions, all grass, shrubs, trees etc. See the "Landscape Standards" at the end of this document.

Lighting - Removal of existing lighting installed by the builder is prohibited without approval from the ARB. Additional lighting installed must be approved by the ARB. All exterior lighting installed on the lot shall either be indirect or shall be of such controlled focus and intensity that it will not unreasonably disturb the neighbors or neighboring lots. Fixtures shall be regularly maintained, and burnt-out bulbs shall be replaced promptly.

Maintenance (exterior) - to the extent that exterior maintenance is not provided for in the Declaration, each owner shall keep all Lots owned by him, and all improvements therein or thereon, in good order and repair and free of debris, including but not limited to the seeding, watering, and mowing of lawns, pruning and cutting of all trees and shrubs, and the painting or other appropriate external care of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management.

Mailboxes - Mailboxes must remain in the original standard of the builder. Mailboxes shall be regularly maintained to ensure functionality and preserve appearance. In the case of severe fading, rust, or damaged post - the mailbox must be replaced.

Master Association Covenants - In addition to the Covenants and Rules and Regulations of Sanctuary Cove, each owner shall also be subject to the protective covenants set forth by the Cane Bay Master Association.

Nuisances - No nuisance shall be permitted to exist or operate upon any Lot to be detrimental to any other Lot in the vicinity thereof or to its occupants. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. The common areas and each Lot shall be kept free and clear of rubbish, debris, and other unsightly materials, objects, or decorations.

Parking Rules

Home Construction - Vehicles owned and operated by contractors, subcontractors, vendors, and suppliers performing construction related activities on any lot and vehicles delivering materials to any lot shall be restricted to parking on the side of the street that is not designated for public sidewalks. Vehicles shall not be parked in a manner that will block access into a driveway or prevent the delivery of mail to an on the street mailbox.

Resident Vehicles - Vehicles, except as stated above, must be parked in driveways or garages. No vehicles may be parked in landscaped areas. Parking on the street should be temporary and on the sidewalk side only (for deliveries or loading and unloading purposes only) and is not permitted overnight between 1:00am 6:00am. Vehicles cannot be maintained, repaired, serviced, rebuilt or dismantled on any lot except within the confines of the garage. This does not prevent a vehicle from being washed or waxed in the driveway of any lot. Commercial vehicles, except as stated in the paragraph above, must be parked in garage areas and are defined as vehicles with company logos, vehicles displaying roof racks or obvious additions used for a specific purpose. Vehicles with more than 6 tires are prohibited except for delivery or maintenance vehicles requiring short trips within the Community. Derelict abandoned and non-operating vehicles are not permitted to be parked or stored in the driveway.

Painted Surfaces - ARB approval is required for repainting of any house, or feature on the house (such as doors, shutters, columns, trim, etc.), that is painted differently than the original color. Vinyl siding can be replaced but never painted. Painted elements shall be regularly maintained to preserve appearance. Paint that is faded, chipped or peeling must be repaired promptly.

Patio Furniture - Homeowners are permitted to place patio type furniture at the front of the home without prior approval of the ARB. Any such furniture shall be harmonious as to the color and design of the dwelling, shall be of a scale that does not overwhelm the front of the home, and shall be maintained in excellent condition. Items such as storage chests are expressly prohibited, and the front porch shall not serve as storage area for any type of personal property, furniture, or recreational equipment.

Pets/Animals- No non-domesticated animals, livestock or poultry of any kind shall be raised, bred, boarded, or kept on any site. No owner or occupant may keep, breed, or maintain any pet for any commercial purpose. No animal of any kind shall be permitted to remain on the property that is found by the ARB to make an unreasonable amount of noise or odor. Each owner shall be financially responsible and liable for any damage caused by their pet. All local ordinances concerning pets must be always obeyed. No pets are allowed in any amenity area. All cats or dogs over 3 months must be vaccinated for rabies yearly. All pet owners must clean up promptly after their pet(s) and dispose of the waste in suitable containers. All pets shall be always leashed and shall not be allowed to roam free in the neighborhood. Pets may not be tethered unattended. Each household is limited to 4 pets or to the number of pets designated by local ordinances, whichever is less.

Pools (in-ground, above-ground, temporary) - ARB approval is required before a permanent, in-ground, or above ground, pool is installed. Small temporary pools shall be permitted. All pools require a fenced yard which shall be constructed either before the pool is installed or at the time the pool is installed. Pool's must be constructed within the setbacks for an in-ground pool as prescribed by Berkeley County and shall not encroach on any access and/or drainage easement. All pools must be properly maintained to ensure clean and safe conditions; maintenance may include regular water treatments, cleaning, and winterization, as necessary.

Pressure Cleaning – All exterior elements including, but not limited to, vinyl siding, sidewalks, driveways, pathways, gutters, fences, etc. shall be regularly maintained to prevent/remove the build up of dirt, mildew, and mold.

Recreational Equipment - All exterior recreational equipment including play yards (swing sets, slides, tree houses, trampolines, etc.) must have the ARB approval. The maximum height of the equipment shall not exceed 10 feet, apart from the community amenity area. The preferred location for placement of recreational equipment on any lot shall be behind the house and not visible from the street which fronts the house. The homeowner must have a fence prior to equipment being installed. No equipment installed for children's recreational use shall be installed or placed outside of the fenced area nor within the front or side yard of any lot or in any easement or common area adjacent to a lot unless approved by the ARB. All recreational equipment shall be regularly maintained to preserve the appearance of the items. Dilapidated equipment must be promptly removed.

Recreational Vehicles - such as motorcycles, minibikes, go-carts, golf carts, mopeds, motorized scooters, 4 wheelers, lawn cutting equipment, maintenance equipment, boats, commercial vehicles, towed trailer units, motor homes (occupied or unoccupied) or any other type or recreational equipment, shall be parked or stored in a garage except on a temporary basis not to exceed 48 hours. Discharge from any engines, motors, drive trains, and holding tanks shall not be allowed into the street, storm drain, or sanitary sewer storm drain.

Residential Structures- No residential out structures are permitted, and all expansions/additions must be approved by the ARB. It is the responsibility of the homeowner, or their contractor, to obtain a building permit from the appropriate municipality prior to any building.

Roof Vents & Shingles - All roof vents shall be painted a color to match the color of the roof. Roof shingles, if replaced, must be the same color and style as the shingles replaced unless otherwise approved by the ARB.

Satellite Dishes & Antennas - Satellite dishes are limited to 18" in diameter and one dish per home site. They are encouraged to be placed on the back of home if possible or on a pole in the back yard. Satellite dishes that are no longer in use must be removed from the home promptly.

Screened Porches & Sunrooms - All screened porches and sunrooms shall require approval from the ARB. All screened porches and sunrooms shall be regularly maintained to preserve the aesthetic appeal of the element. This includes regular pressure cleaning and any other necessary repairs and maintenance.

Security Systems/Cameras- systems, including cameras, may be installed onto a Lot provided that such systems/cameras do not impede upon surrounding lots. Items like flood lights may not cause undue nuisance to neighboring lots.

Shutters - Exterior shutters on windows need ARB approval. Shutters must match or accent the house trim color and be consistent with other homes in the community. Shutters must be maintained and shall be replaced if damaged or faded.

Siding - Any replacement siding requires ARB approval. All siding must be vinyl and should be regularly maintained to preserve appearance. Siding that is missing, broken, or faded shall be replaced promptly. Pressure cleaning of all siding services at least every 3 years is strongly recommended.

Signs - Residents are permitted to display one (1) "For Sale" or "Open House" signs no larger than six (6) square feet. "For Rent" or "For Lease" signs are not permitted. Builder lot signs are permitted. Political signs may be placed in your yard as part of your first amendment right. However, to protect the aesthetic harmony of the neighborhood, only one (1) political sign not more than six (6) square feet is permitted to be placed in the front yard (as defined above) two (2) weeks prior to the election date. The sign must be removed within three (3) days after the election. Except for security alarm systems, all other commercial and advertising signs, including signs of contractors performing work at residence, are prohibited. Placement of signs and notices on fences, trees and other objects are prohibited. The Board of Directors reserves the right to periodically place signs in the common space for the benefit of the community. Such signs include but are not limited to informational signs and warning signs.

Spas/Jacuzzis - Spas must be approved by the ARB. The equipment must be in such a way that it is not immediately visible to adjacent property owners, i.e., hidden by fence, shrubs, etc. Spas must be maintained in good operating condition.

Structures (Sheds, carports, etc.) - No structure, shed, tent, shack, carport, garage, barn, or other outbuilding shall be erected by the Owner or Occupant, other than the Declarant, on any portion of the Property, at any time, either temporarily or permanently, without the prior written approval of the ARB. Any such structure permitted by the ARB shall be maintained in similar fashion to the main dwelling of the Lot. Maintenance includes, but is not limited to, repairs, pressure cleaning, updating, and or replacement of elements as necessary. Dilapidated structures must be removed.

Trash containers, recycling bins, and enclosures - No refuse, garbage, trash, lumber, grass, shrub, tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse, or debris of any kind shall be kept, stored, or allowed to accumulate on any site except within an enclosed structure or appropriately screened from view. All trash receptacles to be emptied and/or yard waste to be removed must be placed at curb and removed from curb within 24 hours. Items placed out for collection must be secured such that animals cannot get into trash or such that litter is caused. Trash and recycle containers shall be stored and placed so that they are not visible from the street.

Vandalism - Any vandal destroying improvements located upon Common Area within the community will be fully prosecuted to the extent allowed by law. Owners are responsible for any vandalism committed by their family members, invitees and guests and shall be subject to cost for repairs and a fine equal to the cost of repairs to reimburse the association. In addition, if a reward is paid for information leading to an arrest, that reward must also be reimbursed. Owners will lose all rights to the use of common areas for a duration set by the HOA board not to exceed (1) year.

Water Systems and Gas Tanks - Water filtrations systems and gas tanks must have ARB approval. A vegetative buffer, low shadowbox fence or lattice buffer shall be placed around the filtration system and gas tanks, so they are not visible from the street.

Waterways (Ponds, Lakes, and Bodies of Water) - All boats, rafts or sailing craft are expressly prohibited. All ponds, lakes and bodies of water are declared "no swimming" areas. Due to slippery banks and muddy shores, parents are required to maintain constant supervision of their children. The natural area of ponds should not be disturbed.

Weathervanes - ARB approval is required for any weathervane.

Wells- No wells are permitted. This does not prevent the Association from keeping a well for landscape purposes.

Windows - ARB approval is required for the replacement of all windows not originally installed by the builder. Nothing may be placed in the window, which could be viewed from the exterior, such as window HVAC units or fans.

Window Screens – All screens on the structure must be maintained in good condition. Screens that become faded or torn must be replaced promptly.

Window Treatments - No tinted, mirrored, brightly colored or other such window treatment may be installed which cause attention to themselves by virtue of these features. White lined draperies are strongly encouraged. Windows may not be covered by items like towels, sheets, or other items not designed for the purpose.

Wood Storage - Storage of fireplace logs must be in the backyard. Stored firewood must be neatly stacked, below the fence line, and not visible from any public or private street. Wood storage must not be in an area to block any existing drainage pattern on the lot.

Landscape Standards

- All yards visible from the street shall have sod from the home to the street curb, unless otherwise approved by the ARB.
- All unpaved areas of the yard must have sod, except planting beds which are required to contain plants installed by the builder or other plants approved by the ARB. All planting beds should be free of weeds and contain a natural, non-synthetic type and color of mulch, pine straw, or other ground cover such as rocks approved by the ARB. Grass is not considered an acceptable ground cover for flower beds.
- The grass shall be edged in all areas that meet concrete walkways, sidewalks, curbs, and flower beds.
- Lawn grass and weeds therein should be a uniform height of no more than approximately 5 inches. During growing season, it is recommended that yards are maintained every 7 days to ensure this goal is accomplished.
- Landscape plants shall be maintained in the planting beds at the front of the property installed by the builder.
- Homeowners must keep all doorway and window areas trimmed and free of trees, shrubs, or any other vegetation as to not obstruct any egress to doorways or view from windows on the property to the street. No more than 25% of window areas may be obstructed by vegetation of any kind.
- House address numbers must always remain visible from the street and may not be obstructed from view by any trees, shrubs, vegetation, or structure.
- Sidewalks, driveways, and pathways must be clear of any plant growth.
- Plant and tree pruning should consist of the removal of dead, dying, diseased, and obstructive limbs. When pruning plants and trees, care should be taken to trim and shape them in a manner that is typical of their species.
- It is recommended that Homeowners treat yards and planting beds with a weed and feed to prevent overgrowth and help control weeds.