



BP0884192

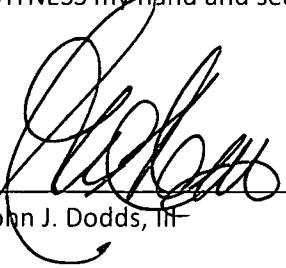
PGS:

4

RULES REGARDING MOTOR VEHICLES AND RECREATIONAL ITEMS, TRASH RECEPTACLES AND PETS, GRILLING, SOCIALIZING, AND ENTERTAINING, AND WILDLIFE, LANDSCAPING, AND DWELLINGS OF TOWNHOMES OF KENSINGTON AT PARK WEST ASSOCIATION, INC.

The undersigned John J. Dodds, III, attorney for Townhomes of Kensington At Park West Association, Inc. ("Association"), does hereby certify that the attached two (2) pages constitute the current Rules of Association as to Motor Vehicles and Recreational Items, Trash Receptacles and Pets, Grilling, Socializing and Entertaining, and Wildlife, Landscaping, and Dwellings, are being recorded in the Register's Office for Charleston County, South Carolina in accordance with the requirements of Section 27-30-130, Code of Laws of South Carolina, 1976, as amended.

WITNESS my hand and seal this 18th day of May, 2020, at Mount Pleasant, South Carolina.


_____(Seal)
John J. Dodds, III

CISA & DODDS, LLP
858 LOW COUNTRY BLVD
SUITE 101
MOUNT PLEASANT, SC 29464

Townhomes of Kensington at Park West Community Rules

In an effort to maintain harmonious enjoyment and consistency in our community, the board has adopted the following rules.

Motor Vehicles and Recreational Items

1. Motorcycles, boats, trailers, and recreational vehicles are prohibited from being stored anywhere on property, except in a garage.
2. Work trucks, company logoed trucks and trucks over 1 ½ tons are prohibited.
3. Disabled vehicles may not be stored in our community and are subject to immediate towing.
4. Extensive mechanical repair work on motor vehicles is prohibited (ex: motor repair and transmission work or anything which requires the vehicle)
5. Parking on ANY grass is strictly prohibited.
6. Overnight street parking is strictly prohibited.
7. Street parking may never block or obstruct traffic.
8. Bikes, trikes, scooters, razors, basketball hoops and other toys must be stored on back porches or garage out of street view.

Trash Receptacles and Pets

1. Receptacles for trash, recycle and yard debris may be placed out for pick up AFTER 5PM the day before pick up and MUST be removed by 7PM the day of pick up.
2. Please PICK UP after your pet and use receptacles provided.
3. Pets must always be on a leash and in your control.
4. Vicious breeds (pit bulls, Doberman pinchers, etc.) are prohibited.
5. Any documented dog bite will require immediate removal of animal from this community.

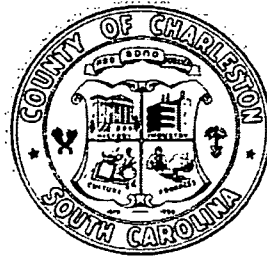
Grilling, Socializing, and Entertaining

1. Grilling on decks is **STRICTLY PROHIBITED** . Grills must be 10FT from Structures when grilling.
2. Deep frying of turkey or other large items over open flame must be 10 ft. from structure and on grass, not concrete.
3. Portable fire pits or open flame devices when in use must be 10Ft from structure and not on concrete. When not in use stored on the back Deck or garage when not in use.
4. Quiet time Townhomes of Kensington at Park West community is: Sunday-Thursday 10PM and Friday, Saturday 11PM.
5. Homeowners are responsible for any and all actions, behavior and violations of their guest or tenants.

Wildlife, Landscaping, and Dwellings

1. Feeding of wildlife is strictly prohibited.
2. Defacing mailboxes, marquees or damaging or altering it in any way is strictly prohibited.
3. Altering common area landscaping, fixtures or property is not allowed by tenants or homeowners.
4. No alterations, additions or changes may be made to the exterior of any dwelling or landscape which disrupts the harmony of the community. Any such changes like lighting, storm doors, and window or garage door treatments must be approved with an architectural review request.

RECORDER'S PAGE



NOTE: This page **MUST** remain with the original document

Filed By:

CISA & DODDS
 858 LOWCOUNTRY BLVD.
 SUITE 101
 MT. PLEASANT SC 29464 (COURIER)

RECORDED		
Date:	May 20, 2020	
Time:	8:26:24 AM	
<u>Book</u>	<u>Page</u>	<u>DocType</u>
0884	192	Misc
Michael Miller, Register Charleston County, SC		

MAKER:

TOWNHOMES OF ETC

RECIPIENT:

N/A

Original Book:

Original Page:

of Pages:
 # of Sats:
 # of References:

Note:

Recording Fee	\$ 25.00
Extra Reference Cost	\$ -
Extra Pages	\$ -
Postage	\$ -

TOTAL \$ 25.00

DRAWER
CLERK



0884
Book



192
Page



05/20/2020
Recorded Date



4
Pgs



Original Book



Original Page



D
Doc Type



08:26:24
Recorded Time