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REGISTER OF DEEDS

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*** EXAMINED AND CHARGED AS FOLLOWS ***

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Margaret Bailey

Margaret Bailey - Register of Deeds

28-
**WESCOTT PLANTATION MASTER ASSOCIATION
HOMEOWNERS ASSOCIATION, INC.'S
DRB GUIDELINES
Revised January 2016**

This document defines and updates the Wescott Plantation Master Association Homeowners Association ("WPMASHOA") Development Review Board Rules and Regulations ("DRB Rules and Regs") that accompany our covenants and restrictions in our Declaration of Master Covenants, Conditions and Restriction for Wescott Plantation recorded in Book 2439 at Page 80 ("Declaration") in the Dorchester County Register of Deeds Office. A comprehensive review of the DRB Rules and Regs has been conducted and this document represents a complete update to those DRB Rules and Regs written several years ago. It is important to note that adherence to these DRB Rules and Regs is required. Non-compliance may result in penalties and/or fines.

****Requests will only be reviewed if you are paid in full with your assessments even if you are on a payment plan****

What is the Development Review Board (DRB)?

The DRB consists of not less than three and not more than five persons appointed by the WPMASHOA Board of Directors ("Board") from time to time. The DRB is a team comprised of neighbor volunteers who review the requests for improvements and changes ("Request"), visit the site and determine whether the plan meets the community covenants and standards. Our community volunteers who serve on the DRB Committee are reasonable and helpful when reviewing project details. While not all Requests are approved, the vast majority are approved in an efficient manner. The DRB will follow-up after completion of each approved project to ensure that the homeowner has complied with the approved plan. Thanks for your advanced cooperation!

When is an DRB Request and Approval Necessary?

Wescott Plantation is a covenant community, which means that if you want to undertake a home improvement and upgraded maintenance project, such as, without limitation, a new roof, painting the exterior, making major landscaping changes (including removing a tree alive or dead), building an addition or making any other change to the exterior of your home, you will need to submit a Request to the Developmental Review Board and receive approval.

When is an DRB Request NOT Necessary?

In general, if your improvement does not change the exterior (for example, paint the same color or re-roof using the same type and color of roof shingle), you most likely do not need to submit a Request. However, if you are considering outside exterior maintenance or home improvement, call or email the management company to see whether a Request is required

How do I file a DRB Request?

The forms are available online at the Association's webpage. Forms can also be requested from

Return to:
Simons & Dean
147 Wappoo Creek Drive, Suite 604
Charleston, SC 29412

the management company. This is a temporary work approval. After the work is completed the DRB will follow up on the request and inspect the approved project to ensure it is completed in accordance with the reviewed application. There is no cost to submit the Request and usually the DRB review can be completed quickly once all required information is received from the owner. Approval is granted in writing by the DRB. No owner shall begin work prior to receipt of approval in writing. Changes to approved Requests need to be resubmitted to the DRB for review and approval.

Pursuant to the Declaration, Article II, Section 2.2.4, the DRB has forty-five (45) days to review any Request. As of 2009, DRB reviews Requests once a month. Changes to approved Requests need to be resubmitted to the DRB for review and approval.

PLEASE NOTE: The City of North Charleston requires a permit for erection of sheds, fencing, removal of live or dead trees bigger than 6 inches around at chest height, and installation of in-ground pools (ALL IN-GROUND POOLS MUST HAVE FENCES AROUND THEM), and a copy of the approval letter for the DRB Request.

This list is not exclusive, and the homeowner is solely responsible for obtaining any and all approvals, permits, licenses, etc. as may be required from any and all applicable governmental authorities for any work to be undertaken or undertaken by the homeowner, regardless of the DRB's requirements.

Fine Imposed for Failure to Submit DRB Request

The DRB process is specified in the Declaration, at Article II, Sections 2.2.3 through 2.2.7. When homeowners fail to comply with the rules, regulations, use restrictions and covenants, the Board has the right to impose fines or other sanctions. The Board and/or the DRB shall assess fines for homeowners who do not submit DRB Requests.

The fine for beginning work without the required DRB Request and/or approval is \$30.00 PER DAY, even if the work is ultimately approved. If a project is completed without prior approval, the homeowner risks the potential for a fine or additional fines and/or the requirement to remove or replace the project at the homeowner's expense if it is not approved. PLEASE NOTE: The City of North Charleston and any other applicable governmental authorities can also impose fines for failure to procure the proper permit, approval, license, etc.

The WPMASHOA is NOT responsible for Wescott Boulevard or any streets in our HOA section. Homeowners are encouraged to contact the City of North Charleston through your Council Person, and attending Planning Commission, Finance, Safety, and Council Meetings. All meetings are posted on the City of North Charleston website (www.northcharleston.org). **The yearly Master Association dues do not include any funds going to the maintenance of Wescott Boulevard or The Golf Club at Wescott Plantation ("Golf Course"). YOUR TAX DOLLARS SUPPORT THESE AREAS.**

The Gates and The Courtyards Subsections

The Gates and The Courtyards have additional and separate covenants and restrictions for their neighborhoods which include their own Architectural Committee and Architectural Control Authority (ACA), respectively. As of November, 2013, the WPMahoa DRB reviews all The Gates DRB Requests at the request of The Gates Board of Directors. The Courtyards ACA reviews their Requests in accordance with their covenants and restrictions which are also subject to the WPMahoa governing documents.

WESCOTT PLANTATION MASTER
ASSOCIATION HOMEOWNERS ASSOCIATION,
INC.'S
DRB GUIDELINES

1. DRB RELATED:

- a. THE DRB WILL NOT REVIEW ANY NON-OWNER APPLICATIONS.
- b. PURSUANT TO ARTICLE II, SECTION 2.2.4, NO IMPROVEMENT SHALL BE COMMENCED, ERECTED OR MAINTAINED ON ANY PARCEL OR ANY COMMON AREA, NOR SHALL ANY EXTERIOR ADDITION TO OR ALTERATION THEREOF BE MADE, UNTIL THE PLANS AND SPECIFICATIONS SHOWING THE NATURE, KIND, SHAPE, HEIGHT, MATERIALS AND LOCATION OF THE SAME SHALL HAVE BEEN SUBMITTED AND APPROVED BY THE DRB. THIS SHALL INCLUDE, WITHOUT LIMITATION, ANY CHANGES TO OUTSIDE OF HOME ARE REQUIRED TO BE REVIEWED BY THE DRB. THIS INCLUDES FENCING, ENCLOSING SCREEN PORCHES, ADDITIONS OF ANY TYPE, SHEDS, REMOVAL OF TREES AND LANDSCAPING CHANGES.
- c. AS OF 2009, SHEDS ARE NOT ALLOWED ON GOLF COURSE LOTS.
- d. UPON DRB WRITTEN APPROVAL, SHEDS ARE ALLOWED DIRECTLY BEHIND HOMES-AND SIDING COLOR/ROOF SHINGLES OF SHED MUST MATCH HOUSE COLOR SIDING/ROOF SHINGLES. A PERMIT FROM THE CITY OF NORTH CHARLESTON IS ALSO REQUIRED.

FENCES ARE ALLOWED UPON WRITTEN APPROVAL OF THE DRB. AS OF 2013, MUST HAVE PERMIT FROM CITY OF NORTH CHARLESTON.

2. BOATS-

Pursuant to Article III, Section 3.1.12, "... boats and boat trailers, in each case owned by the Unit Owners, may be stored in driveways, subject to the rules promulgated by the Board which may, if the Board so elects, limit the size and number of such boats and boat trailers and require screening of the same from other Units. --"

Additional rules and regulations for boats and trailers:

- a. The boat and/or trailer is not permitted to block or obstruct sidewalk or street;
- b. Boats must only have one (1) outboard motor;
- c. Boat and/or trailer height must not surpass the height of the garage or bottom of the second story window;

Only one boat and/or trailer per household and which must be parked in the driveway or garage at all times. Boat length must not exceed twenty-four (24') feet and not to interfere with parking of vehicles in the driveway.

**This shall exclude the 60 lots built by Beazer Homes Corp. on Harroway Road and Anders Way which by Supplemental Declaration of Conditions, Covenants and Restrictions, recorded in Dorchester County Register of Deeds in Book 2672, at Page 130, do NOT allow boats in driveways of these homes and must be hidden at all times.

The Gates and The Courtyards Association's separate covenants and restrictions specifically do NOT allow boats to be kept in driveways.

3. DRIVEWAYS/WALKWAYS/PATIOS

The homeowner must apply to the DRB for approval to build an extended driveway, or a walkway extension, or a patio extension, and include a sample of the exact stone/tile/paver to be used. The extension will be six (6') to eight (8') depending on lot and position.

4. LIGHTING, FLAGS/BANNERS, EXTERIOR DECORATIVE OBJECTS, FLOWERS, ETC.

1. Except as provided below, a DRB Request must be submitted for all exterior lights or lighting fixtures not included as part of the original structures. A DRB Request is not required if lights meet the following criteria:

1. light fixture does not exceed twelve (12") inches in height;
2. the number of lights does not exceed ten (10); and
3. All lights are low voltage (maximum 12 volts), white or clear, non-glare type and located to cause minimal visual impact on adjacent properties and streets.

Flags/Banners

1. A maximum of two (2) flags, maximum size 3X5 feet, may be displayed. Residents may attach only one (1) flag holder to the house without a DRB Request. The flag holder may be designed to hold one (1) flagpole or two (2) flagpoles. Pole length for both type holders is maximum of 6 feet. A DRB Request is required to attach two (2), single flag holders to the house. The size of the house and location of two (2) single flag holders will be considered by the DRB.

2. A DRB Request is required to install one (1) freestanding flag pole, maximum twenty (20) feet in height, and will be considered based on pole location and size of lot. A second flag may also be flown on the freestanding flag pole. Maximum flag size for both is 3X5 feet. If a freestanding flagpole is installed, no flags can be flown attached to the house.

3. The United States flag, the State of South Carolina, an official flag of any branch of the United States Armed Forces, or a flag from another country, may be displayed. Faded or frayed flags must be removed or replaced. The United States Flag Code is to fly the flag between sunrise and sunset, unless the flag is directly illuminated at night.

4. Decorative/seasonal flags, school flags, and sports theme flags are also permitted to be flown if they are tasteful, unobtrusive and are no larger than 3x5 feet.

5. Flags and banners that carry a political message, advertise a business or service, or are offensive or obscene are prohibited. The judgement as to whether a flag/banner is offensive/obscene is in the sole discretion of the HOA Board.

6. Small decorative garden ground-mount banners are permitted provided they are in good condition (i.e. not frayed or faded), and limited to one (1) in front of the house.

7. Exterior decorative objects will be evaluated on criteria such as location, proportion, color and appropriateness to surrounding environment.

5. PLAY EQUIPMENT, PLAY HOUSES AND TREE HOUSES

1. All apparatus and equipment such as, but not limited to, swings, slides, and trampolines ("Play Equipment") must be placed in the rear yard, between the rear corners of the house, out of sight of the street and with minimal visual impact on adjacent properties.

2. Play Equipment on Golf Course Lots must be screened from view with dense natural landscaping of a minimum of thirty-six (36") inches in height.

3. Play Equipment that is not portable may not be placed in the thirty (30') foot natural setback from the rear property line.

4. All Play Equipment must be neutral in color, exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.). Metal Play Equipment will generally be required to be painted in earthtones to blend into the surrounding environment.

5. Any Play Equipment that is of such a size and weight that it is easily portable must be stored out of sight when not in use.

6. When Play Equipment is in disrepair, it must be removed or repaired.

7. A baseball backstop or similar item must comply with fence rules and regulations.

Play/Tree Houses

1. A DRB Request must be submitted for approval for all playhouses and tree houses.
2. Tree house or playhouse must not be larger than fifty (50) square feet or more than five (5') feet tall at the roof peak.
3. Tree house or playhouse must be in rear yard, between the rear sidelines of the house with minimal visual impact on adjacent properties.
4. If rear yard is fenced, a tree house or playhouse must be within the fenced area and between the rear sidelines of the house.
5. Tree houses or playhouses are not allowed in the thirty (30') foot setback on Golf Course Lots.
6. Tree house or playhouses on Golf Course Lots must be screened from view with dense natural landscaping of a minimum of thirty-six (36") inches in height.

6. BASKETBALL GOALS

1. Permanent basketball goals are not allowed.
2. Portable basketball goals do not require prior DRB approval but must conform to the all of the following guidelines:
 - a. Backboard and post are a neutral color.
 - b. Portable goals must be stored when not in use.
 - c. Portable basketballs goals cannot be placed or used within ten (10) feet of streets or sidewalks.
 - d. Consideration must be given to neighbors as it relates to noise.
 - e. Basketball hoops must be kept in good repair.
 - f. Use must not infringe on neighbors' enjoyment of their property nor be positioned to place the neighbors or their property at risk.
 - g. City of North Charleston ordinance: Sec. 17-133. Obstruction of roadways is prohibited.

7. PRIVATE POOLS

Pursuant to Article III, Section 3.1.20 of the WPMAHOA's Declaration ONLY in-ground pools are allowed in our neighborhood.

1. A DRB Request is not required to be submitted for children's portable wading pools (those that can be emptied at night) that do not exceed eighteen (18") inches in depth and whose surface area does not exceed thirty-six (36) square feet. A fine of \$30.00 a day will be assessed to homeowners who have pools in yards overnight and exceed the dimensions previously stated.

2. A DRB Request must be submitted for all in-ground pools. The DRB Request must address the following information/requirements:

- a. Appearance, height, and detailing of all retaining walls must be consistent with the architectural character of the house. Some terracing may be acceptable.
- b. Privacy fencing for lots with pools or spas shall be a maximum six (6') feet.
- c. Glaring light sources that can be seen from neighboring lots may not be used.
- d. Landscaping enhancement of the pool area and screening with landscaping.
- e. The City of North Charleston REQUIRES a permit for pools.

3. Neither swimming pools nor copings or pool decks will be allowed to project into rear yard buffer area.

8. HOT TUBS, SPAS

1. A DRB Request must be submitted before any exterior hot tub or spa can be installed.

2. Definitions:

- a. Hot Tub or Non-Portable Spa: A structure intended for recreational bathing that contains over twenty-four (24") inches of water. ("Hot Tub")
- b. Portable Spa: A non-permanent structure intended for recreational bathing in which all controls, water-heating and water circulation equipment are an integral part of the product. (also, "Hot Tub")

3. Building Codes: Installation of Hot Tubs must conform to and comply with all codes, rules and regulations for any and all applicable governmental authorities. DRB approval of a Hot Tub Request does not absolve the applicant from acquiring all appropriate electrical and building code permits. These remain the responsibility of the applicant.

4. Placement:

- a. All Hot Tubs and related equipment must be located between the rear sight lines/rear corners of the house.
- b. All free standing Hot Tubs (i.e., not tied to a permanent in-ground swimming pool structure) must be installed on a porch, deck or patio connected to the house, or be placed immediately next to (within three (3') feet of) an adjoining edge of a porch, patio, deck or house.

- c. Hot Tubs not installed on a porch, deck, or patio must be installed on either a separate concrete pad or pre-fabricated spa pads to ensure a firm, level base to support the unit.
 - d. A walkway plan must be included on the DRB Request for Hot Tubs not installed on a porch, deck or patio connected to the existing house structure.
5. Screening and Fencing:
- a. Hot Tubs, regardless of installation location, must be adequately screened from all adjacent properties (neighbors and/or Golf Course). The screening/ fencing plan must accompany the DRB Request. Screening must be non-deciduous in nature and must be a minimum thirty-six (36") inches in height at the time of installation.
 - b. All Hot Tubs shall be enclosed by a barrier of a type that is not readily accessible by children and conforms to all current versions of local, state and federal regulations and codes for Hot Tubs.

9. WESCOTT PLANTATION POOL:

- 1. ONE (1) POOL KEY per house is permitted.
- 2. The WPMACHOA yearly dues MUST be paid in full prior to pool opening. Pool Key will NOT be issued or activated for homeowners whose dues are delinquent or who are on a payment plan.
- 3. Proper attire is required to swim in the pool.
- 4. DHEC requires NO GLASS of any kind inside the fence on the pool deck or in the pool. This is clearly marked upon entering the pool. This is a state law.
- 5. The pool rules, how to obtain a pool key, Cabana rental, and other information is available on the Association's website.
- 6. ANY infraction of the rules above may result in pool key being turned off and not allowed at the pool area.
- 7. No smoking, loud music, rough play, etc. in the pool or pool area.

10. FENCES

- 1. A DRB Request must be submitted for all fencing and/or fencing additions, replacements, or changes.

2. Chain link fences are prohibited. White vinyl fences are prohibited.
3. Fences are not allowed unless approved by the DRB. Fences must be metal, natural wood or an approved stain to blend in with the surroundings. Minimum fence height is four (4') feet and maximum fence height is limited to six (6') feet, if approved. "Solid wall" privacy fences are discouraged.
4. Golf Course Lots: Fences on lots contiguous with Golf Course are discouraged, in order to provide a clear, unobstructed view of the course. When requested and approved, fences on lots contiguous with Golf Course have additional requirements. For all lots that directly adjoin the Golf Course, the rear yard setback shall include a thirty (30') foot buffer area in which no cutting of trees, development or grading activity may occur without approval. The Wescott Golf Club requires black metal wrought iron or look of wrought iron fences, with a maximum height of four (4') feet.
5. Corner Lots: While not specifically prohibited, fences (and other potential obstructions or impediment such as trees, shrubs, etc.) on corner lots should not restrict pedestrian or vehicular traffic in terms of visibility or safety.
6. All DRB fencing requests must include the following information:
 - a. Picture or drawing of the fence type: Fence types should generally be privacy, split rail, black wrought iron or picket designs. In addition, if a fence is adjacent to neighbors' fences, they need to adjoin fence to eliminate strip(s) between fences. Type and materials must be approved by the DRB.
 - b. Color: The color must be approved by the DRB.
 - c. Site Plan: A site plan denoting the location of the fence must accompany the DRB Request. Fences must not be located closer to any bordering through or side street than the rear edge of the home closest to said street. Fencing begins at rear of house (not to extend more than 15 feet forward from rear corners).
 - d. Crossbeam: Crossbeam structure shall not be visible from any street (must face inside toward the yard).
 - e. Gate Size: The size for a single gate shall be four (4') feet and for a double gate shall be eight (8') feet in width. Single and double gating should not be prominent and should always blend in with existing fencing.

11. OUTDOOR STRUCTURES

1. Detached structures. No shed, outbuilding, or pool house shall be placed/erected on a Golf Course lot. No structure detached from the house shall be placed, erected, allowed, or maintained upon any Lot without prior written consent of the DRB. All detached structures

must be consistent in design materials and color with the primary dwelling on the lot. A shed or any other structure must not be any larger than 10 feet X 10 feet x 10 feet at the peak. Sheds must have hinged doors (no roll-up garage door). A North Charleston building permit is required showing attachment of accessory structures to a concrete slab OR use of tie-down kits.

2. Gazebos/Patio Covers/Pergolas. Gazebos and patio covers are permitted as long as they comply with the requirements for outdoor structures and approved by the DRB. A picture or drawing should be submitted as part of the DRB Request that would detail the site plan, size and material required to build.

3. Open burning is prohibited by the City of North Charleston except under regulated conditions. Recreational fires must be contained in a device designed for that purpose and have City restrictions. See North Charleston Ordinance section 8.5

4. Permanent Fire Pits/Outdoor Kitchens and Built-in Barbeques are permitted as long as they are approved by the DRB. A picture or drawing should be submitted as part of the DRB Application, that details the site plan, size and material to be used. Firewood and/or charcoal must be stored properly.

12. EXTERIOR LANDSCAPING AND EXTERIOR MAINTENANCE

1. Dorchester County has issued a new ordinance that restricts homeowners from infringing on easements located on their properties. Homeowners are not permitted, without an encroachment permit from Dorchester County and the City of North Charleston, to build in an easement, plant trees, build a fence, shed or any other structure etc. The purpose of the easement is to allow Dorchester County and North Charleston employees access to properties to maintain/repair utilities, water drains, etc. Please refer to the property's plat to determine where the easement is on the property.
2. A DRB request is **not** required to be submitted for the planting of ornamental trees and shrubbery."
3. DRB Requests must include a description of the types and sizes of trees and shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings.
4. Landscaping should relate to the existing terrain and natural features of the lot. The amount and character of the landscaping must conform to the precedent set in the surrounding community.
5. All mulched landscape beds must be covered with natural pine straw, chopped pine bark mulch, wood shavings or stone, with the DRB approval.

6. A DRB Request must be submitted for use of hardscape, i.e., retaining wall, stained bricks, paver patio, etc.
7. Each homeowner shall keep his lot and all improvements thereon in good order and repair including, but not limited to, seeding, watering, mowing, the pruning and cutting of all trees and shrubbery and the painting or other appropriate external care of all buildings and improvements. Lawn is edged to maintain a clean, straight line along all pavement areas and free of weeds from driveway, curb cracks and bedding. This should be done in a manner and with such frequency as is consistent with good property management and the precedent set in the surrounding community.
8. Outdoor storage of garden tools and hoses must be screened from view and kept behind shrubs. Any tools or items stored under a back deck or porch must also be screened from view.
9. Each owner is responsible for removal of debris, clippings, etc., from the property. All planting areas should be properly maintained at all times, and, after the first frost, all affected material should be removed.
10. At the end of the growing season, all dead plants should be removed. It is suggested that the bare earth be covered with pine straw, mulch or similar cover to prevent soil erosion.
11. The exterior of all homes must be free of mold and mildew.
12. All shutters must not be worn or faded. If color scheme is changed, a DRB Request must be submitted and approved.
13. No owner shall do or permit any work, construct any Improvements, place landscaping or suffer the existence of any condition whatsoever which shall alter or interfere with the drainage pattern of the Property, except to the extent such alteration and drainage patterns is approved by the DRB board.
14. Front doors and entry area decorations must be tasteful and in keeping with the style and colors of the house. Plants and flowers in pots must always be neat and healthy.

13. FIREWOOD

1. Firewood piles are to be maintained in good order and must be located within the sidelines of the house and in the rear yard in order to preserve the open space vistas.

2. Woodpile coverings are permitted only if the cover is an earthtone color and the woodpile is screened from the view of street. For example, a tarp-covered woodpile may be located under a deck with shrubs planted around it.

14. DECKS

1. A DRB Request must be submitted for all decks. The DRB Request must include:
 - a A site plan denoting location, dimensions, materials and color;
 - b The deck may not extend past the sides of the home;
 - c Materials must be pressure-treated wood or composite.
 - d Color must be natural or painted to match exterior color of home.
2. The following, without limitation, will be reviewed: location, size, conformity with design of the house, relationship to neighboring dwellings, and proposed use.
3. Owners are advised that a building permit may be required for a deck.

15. EXTERIOR BUILDING ALTERATIONS

1. Owners are advised that a building permit may be required for exterior building alterations.
2. If the applicable governmental authorities make any changes to the plans as approved by the DRB, the owner must submit such changes for approval prior to commencing construction.
3. A DRB Request must be submitted for all exterior building alterations. Building alterations include, but are not limited to, construction of driveways, garages, carports, porches and room additions to the home. Repainting requires prior written approval only if the color is changed.
4. The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character.
5. A paint color change requires the following information:
 - a. Paint sample or picture of paint color used in or approved for this community.
 - b. Area of home to be repainted.
 - c. Photograph of your home and homes on either side.
6. Window and Vinyl Panel Tinting

- a. Windows facing the street may be tinted.
 - b. Windows/vinyl on porches and sunrooms may be tinted upon approval of the DRB.
 - c. Mirrored finishes or other reflective finishes are not allowed.
 - d. DRB Requests for replacement windows or new additions must specify the type, materials and finish of any new window installation.
7. A DRB Request must be submitted for all tennis courts. Lighted courts are prohibited.
8. A DRB Request must be submitted to replace a roof. In order to be consistent with all components of the home, a physical sample of the shingle style, texture, brand name, and color must be submitted with the DRB Request for review.
9. A DRB Request is required for all permanent dog houses. All dog houses must be located where they will have minimum visual impact on adjacent properties.

16. VEHICLES AND PARKING

Per Article III, Section 3.1.12, the Board has the right to define vehicle types and associated restrictions with respect to operation and parking. These restrictions are necessary to maintain the aesthetic appearance of the community and to ensure public safety.

1. All vehicles will be parked in their garages or in the driveways serving their Parcel lot, or appropriate spaces or designated areas in which parking may be allowed.
2. All vehicles parked in open view must be operable, licensed, and in good repair. Storing vehicles in open view is prohibited.
3. Overnight street parking of any vehicle is prohibited.
4. No vehicle may block pedestrian sidewalk.
5. The parking of vehicles on streets for long periods of time (more than four (4) hours) during the day or night, except for social gatherings, is prohibited. Homeowners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede traffic or access to other driveways. All vehicles must face the correct way of traffic.
6. No vehicle may be parked on any yard or any portion of the Lot other than the driveway or garage.
7. No vehicle may be parked on any Common Area at any time.

8. Commercial vehicles of any type and/or vehicles with lettering, logos, ladders, tool or material racks are prohibited, except while work is being performed. Magnets may cover the lettering if the same color of the vehicle.
9. All Owner-owned commercial vehicles, tractors, campers, motor homes, trailers, motor cycles, golf carts or other similar vehicles must be stored wholly within the garage with the garage door shut or outside the neighborhood. Provided, however, these vehicles may be parked temporarily in a driveway with the prior written permission of the Board for not more than twenty- four (24) hours to be able to load, unload and clean, or to prepare for trips and outings. If a longer time is needed, the Owner may request an extension.
10. Construction dumpsters and temporary storage containers can remain in the driveway for no longer than two weeks with permission from the Board or the DRB. After two weeks, approval must be obtained from the Board or the DRB.

17. GOLF CARTS, GO-CARTS, ALL-TERRAIN VEHICLES, AND OTHER UNLICENSED/UNREGISTERED VEHICLES

1. Golf carts must be registered with any and all applicable governmental authorities and the registration sticker must be displayed. Driving and drivers must conform to state traffic regulations. Golf carts can be operated in the community:

Please see SECTION 56-2-105 (State Regulations) Golf cart permit and the operation of a golf cart.

- a. On secondary roads only (within the neighborhood, but not on the highway),
 - b. Only by licensed drivers (a learner's permit is not sufficient and underage drivers are not allowed).
 - c. During daylight hours only.
2. All types of unlicensed/unregistered vehicles are not allowed on community streets. Unlicensed/unregistered vehicles include go-carts, all-terrain vehicles, etc.

18. GOLF COURSE LOTS

1. All Golf Course Lots must screen play areas, gardens, dog houses, and fencing from view from the Golf Course with dense natural landscaping of a minimum of thirty-six (36") inches in height.

2. All Golf Course Lots must retain a thirty (30') foot natural setback from rear property line for a buffer area. This space cannot be used for patios, storage, parking, or structures of any kind. No trees may be cut in this area. Only cutting of underbrush may be permitted.

3. Exterior storage of household or automotive goods may be stored on rear porches or decks of homes, but on Golf Course Lots such storage is prohibited.

4. All lots directly adjacent to Golf Course will require submission and approval of an DRB Request for a rear yard landscaping plan. Specifically, the plan shall include appropriate screening for underneath of decks, heating and air conditioning appurtenances and utility meters or as may be deemed necessary by the DRB.

19. MAILBOXES

1. Mailboxes and posts are to be kept in good condition at all times with maintenance and painting performed as needed.
2. Mailbox and posts materials and paint color are to be consistent with the original plans of the builder in each individual section of the Wescott Master Association.
3. Each mailbox or post is to show clearly the number of the house address as required by the United States Postal Service. Numbers must be a minimum of two (2") inches in height and on the side of the box from which the carrier approaches. It is recommended that the house number be displayed on both sides to aid in identification from both directions of the residence.
4. Names may be included on mailboxes if desired by the homeowner. No other permanent mailbox decorations are allowed. Small, temporary holiday decorations such as holiday wreaths or flags are allowed but must be removed following the holiday.
5. Safety for the mail carrier should be of the utmost concern to all homeowners. Shrubs and flowers planted at the post are to be trimmed and kept free from the mailbox itself.

20. ANIMALS AND PETS

Reference the Code of Ordinances of City of North Charleston, Chapter 4 SEC. 4-20. In addition to the limitations set forth in Article III, Use Restriction and Rules, Section 3.1.6, the following conditions apply:

1. Dogs must not be allowed to bark for long periods of time. Barking dogs are subject

to the general noise rules below.

2. The owner or caretaker must remove animal waste from Lots to avoid noxious smells and health hazards. During walks, pet waste must be removed immediately from Common Areas and other Lots. Complaints should be directed to the City of North Charleston code enforcement.
3. Complaints should be directed to City of North Charleston Animal Control authorities for appropriate action and/or fines according to existing ordinances. The management company should be notified also to track complaints.
4. No animals, livestock or poultry of any kind may be raised, bred, kept or permitted on an Owner's Parcel, with the exception of dogs, cats, birds, or other usual common household pets; provided, however those pets are not permitted to roam free unless in a fenced-in backyard.

21. NUISANCE

In addition to the limitations set forth in Article III, Section 3.1.7, the following conditions apply:

1. Offensive Activities

- a. No noxious offensive or illegal activities shall be carried on upon any Parcel, nor shall anything be done thereon which is or may become an annoyance or nuisance to the Owners of other Parcels. The pursuit of hobbies or other activities, including specifically without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices which might tend to cause disorderly, unsightly, or unkempt conditions shall not be pursued or undertaken on any part of the property.

2. Noise

- a. Limit the volume of music and the sounds from activities to reasonable hours (usually not before 8 AM or after 10 PM).
- b. Work Hours: Scheduled contractor work hours in Wescott Plantation are designed to accommodate the neighborhood residents, the homeowner contracting the work and the contractor. If contracted/scheduled work is being performed on the exterior of a residence or in the resident's yard, the acceptable work hours will be Monday through Saturday from 7:00 AM until 7:00PM. Interior contractor work can be performed Monday through Sunday from 7:00AM until 9:00 PM. In the case of an immediate household emergency (i.e., water leak, gas leak, HVAC failure, etc.), the emergency work hours can be accommodated to prevent further household damage or safety issues.

3. Burning: Outdoor burning of trash or yard waste is not allowed.

22. YARD SALES

Individual yard or garage sales are not permitted but the entire community shall have an annual garage sale set by the Board. Moving sales may be permitted with Board approval.

23. TREE REMOVAL

Trimming Landscape Trees:

1. Trimming of landscape trees to maintain health, shape, and appearance is consider routine maintenance and does not require approval.

Work Requiring DRB Approval and City Tree Permit:

1. Per our CC&R, para 2.2.4 (g), DRB approval is required to remove any tree more than 6 inches in Diameter at Breast Height (DBH). Homeowners must remove any tree that dies or becomes a hazard. The tree(s) in question must be on the homeowner's property at the bottom of the tree trunk, and is to be removed at the homeowner's expense.

Permit Procedure:

Important: No work can begin until a North Charleston Building Department Tree Permit is issued. The City of North Charleston strictly regulates removal and trimming of protected trees. Heavy fines are imposed for not obtaining prior approval.

North Charleston Ordinance Section 6-16, definitions:

note: DBH=Diameter at Breast Height

Protected trees include "significant trees," replacement/mitigation trees, and "grand trees" (see [sub]section 6-16(f)). Pine trees less than twenty (20) inches DBH are not considered protected trees under this section.

Sub-section 6-16(f) definitions:

Significant tree = DBH greater than 8 inches.

Grand tree = DBH greater than 24 inches.

1. Homeowner must submit a completed Wescott Plantation DRB Request and have a DRB Approval Letter before the tree service company or owner can apply for a City Tree Permit.

2. The DRB will schedule a site visit and assess the need. Homeowner should mark the affected tree(s). The DRB may require the decision of a certified arborist regarding the health and safety issues of the tree(s) in question.

3. If a tree service company has surveyed a diseased/damaged tree, their assessment in writing is required. If there has not been a tree service assessment, or the tree is healthy but the owner wants

to remove or trim it, DRB and City approvals are still needed.

4. Homeowners doing the trimming or removal may initiate the permit process by using the North Charleston Building Permit form found online. Follow the instructions and add "tree removal" or "tree trimming" on the "Other" line. Tree Service Company's must obtain their own permit from the City.

<http://www.northcharleston.org/Business/Construction-and-Development/Permits/Tree-Removal-Permit.aspx>

5. Contact the City Zoning Department at 843-740-2582 for tree inspection for trimming. The City may schedule a site visit to review the Tree Permit request with the owner.

24. SOLAR PANELS AND SATELLITE DEVICES

1. Solar and Satellite device installations will be reviewed on an individual basis by the DRB.

- a. Golf Course lots may require Wescott Golf Club review for visual impact.
- b. No trees may be removed or trimmed to improve satellite reception or solar efficiency without a separate DRB approval and any required Tree Permit from the City.

2. Photovoltaic (PV) and Solar Water Heating (SWH) system requirement are listed below:

- a. A DRB Approval letter, and required Building and Electrical Permits from North Charleston must be obtained before work begins. A City Building Dept Final Inspection is required.
- b. Contractors installation drawing showing the planned configuration and location of the array on the roof must be submitted for DRB approval. Array must be continuous, without gaps, except as needed around roof vent pipes or flues, or if necessary to continue the array on an adjoining roof. Roof condition and remaining shingle life should be verified before array installation.
- c. SWH Panels should have SRCC rating (Solar Rating Certification Corporation) to assure high quality standards. PV panels and inverters shall have UL/CSA listing. Both system types shall comply with the National Electric Code (NEC) and International Fire, Building and Residential Codes. Wind load for the array shall be compliant for our area.

d. Contractor should be licensed for solar installations by the manufacturer and meet federal, state, and local regulations and licensing requirements.

(3") e. Standoff arrays must be installed on the rear facing roof with no more than a three inch rise in elevation from the roof to the bottom of the array. Integrated PV arrays on the rear roof are also permitted. Other locations will be considered, but no ground mounted arrays on the front roof facing the street will be allowed.

or f. Array must be flat (no tilting or tracking) with non-reflective surfaces, no ridges, curves or exposed piping. Exposed wiring must be inside rigid or flexible metal conduit.

g. Array must not extend beyond the vertical sidewall of the house or rise above the front ridge line. If the roof overhang is minimal, additional distance between roof edge and solar

device may be required.

h. The color of the panels should blend with the roofing material as much as possible, with black being the default color.

i. The homeowner of an approved installation shall properly maintain such system to ensure it does not deteriorate or create a visual or aesthetic nuisance as determined by the HOA Board of Directors. The HOA reserves the right to enforce compliance which may include fines and/or removal of the system, or restoring the array to its original state of compliance.

j. Systems may be leased or owned by the homeowner. If a third party lease, a copy of leasing documents showing compliance to community guidelines.

3. PV systems

a. PV systems contain high electrical energy and diligence must be taken in selecting equipment and contractor.

b. Inverters and disconnects shall be installed near the existing utility meter and in the same plane. A representative picture of the equipment installation is needed for DRB approval.

c. 10kW DC is the maximum total size PV array permitted across all roofs. None permitted on front roof facing street.

4. Satellite Dishes

a. Satellite dish preferred location is on the rear roof of the house not protruding above the ridge line. Dish reflector size should not exceed 3 feet in diameter.

b. Cabling should be concealed from the dish to point of entry on the house.

c. Unused satellite dishes should be removed, leaving the roof mounting brackets in place.

25. MISCELLANEOUS

1. **Wind Turbines/Wind Mills.** Wind turbines/wind mills are not allowed.

2. **Yard Art.** Artwork, sculpture and other decorative yard fixtures will not be allowed except approval of the DRB.

3. **Trash Cans.** Garbage cans, recycle bins and other receptacles must be screened from view. Garbage cans may only be on the curb from twelve (12) hours before to twenty-four (24) hours after trash collection.

4. **Signs.** No advertising signs, "for sale" signs, "for rent" signs, or billboards shall be erected on any Parcel or displayed to the public on any Parcel. An Owner may place a small brochure box in the front yard for purposes of providing information related to the sale or rental of any property.

WESCOTT COMMONS RULES AND REGULATIONS

1. FENCES:

Fences shall be four (4) foot natural wood (unpainted), scalloped edge picket fencing, placed no more than forty (40) feet off the home side of the sidewalk on Ballantine Road along property lines to either, the end of the garage or rear lot line. Style is called "Sunrise" Picket Pattern. Solar lighting caps are allowed but not required. This is the only fencing allowed in Wescott Commons. The fence may be extended towards Ballantine Road to enclose the A/C condenser, but by no more than two (2) feet from the A/C unit.

2. MAILBOXES AND HOUSE NUMBERS:

The same rules regarding mailboxes as defined in the WPMA HOA's Declaration and the DRB Guidelines shall apply. It is the owner's responsibility to maintain the mailbox and post, and they MUST be replaced with the same size and style of mailbox, color and post. Each garage must have the house numbers affixed to the garage, facing the rear drive. Numbers must be no smaller than 3-7/8 inches tall and black in color on contrasting surface. This is important for emergency responders and guests to easily find your home when using the rear driveway.

3. YARD ART:

Article II, 2.2.4(d) of the WPMAHOA's Declaration shall apply to Wescott Commons.

4. BACKYARDS:

No trampolines, swings, play sets, or basketball hoops will be allowed.

5: PARKING:

Resident parking on Ballantine Road is prohibited. Boats, campers, RV's and trailers will not be allowed. See Article III, 3.1.12 of the WPMA HOA Declaration, Policy Resolution #3. The aforementioned Rules and Regulations provide additional and specific guidelines. Violations are subject to a daily fine.

Owners are to park only in their garage or on their own driveway (if provided), or parallel park on the gravel parking spaces immediately behind their property. Do not park so as to block another residents access into or out of their garage. Guests can only use the gravel parking spaces for the corresponding resident, or the parking area designated for guests near 4966 Ballantine. Handicapped parking is only to be used by vehicles having DMV handicap placards/plates.

6. SEASONAL PLANTINGS, ENTRANCEWAY:

WPMahoa will be responsible for the Common Area(s) once turned over by the developer. This will include irrigation, electricity, lights, and plantings at the sign for Wescott Commons once installed by the developer.

7. **STREET LIGHTS:**

The WPMahoa will notify SCE&G of maintenance issues regarding the street lights on the Private Road behind the homes in this neighborhood.

8. **LAWN MAINTENANCE AND LANDSCAPING INDIVIDUAL HOMES**

Pursuant to Article III, 3.1.10 of the WPMahoa's Declaration and as may be set forth in the foregoing Rules and Regulations; lawn maintenance is done by the individual Owner(s). Pursuant to Article II, 2.2.4 of the WPMahoa's Declaration and as may be set forth in the foregoing Rules and Regulations, landscaping additions, changes, etc. require a DRB Request to be submitted and approved. Fines may be assessed for failure to comply with these Rules and Regulations or the Declaration.

9. **PRIVATE ROAD:**

The Wescott Common owners are responsible for the private road behind their homes, including, without limitation, maintenance, pot holes, and painting of the lines which funds will be used out of the Wescott Common reserved fund.

10. **APPLICABILITY OF WPMahoa RULES AND REGULATIONS:**

All WPMahoa Rules and Regulations apply to Wescott Commons in addition to the above items 1 thru 9.

I, the undersigned, do hereby certify that the DRB Guidelines, revised in 2016, for Wescott Plantation and Wescott Plantation Master Association, Inc., were duly adopted by the Board of Directors thereof, and execute the DRB Guidelines this 31 day of January, 2019.

FILED/RECORDED
February 28, 2019
DORCHESTER COUNTY
REGISTER OF DEEDS

WESCOTT PLANTATION
and
WESCOTT PLANTATION
MASTER ASSOCIATION, INC.

Eleanor F Morrow

Printed Name: Eleanor F Morrow

Its: President