



## Park Recreation Development RULES AND REGULATIONS

1. **LAND USE** -- No lot shall be used except for residential purposes, no structure shall be used by anyone, including the Owner, as a "sales model" or "sales office."
2. **UNSIGHTLY CONDITIONS** – It shall be the responsibility of the owner to prevent the development of any unclean, unsightly, or unkempt conditions of buildings or grounds on said property. Other examples include but are not limited to: unkempt or overgrown grass or shrubs on developed lots, trash or excessive building debris, garbage, and downed trees.
  - a. **Household Garbage, Recycling and Trash** – Roll carts, trash items, landscape debris and debris bags may not be placed curbside earlier than 24 hours before scheduled pickup. Exceptions to this rule include cleanups following storms and fallen trees. The HOA should be contacted immediately for any exceptions to be considered on a case-by-case basis. Prior to pick up, roll carts and debris should be garaged or hidden in a screened area out of view from the street. Roll carts should be retrieved from the street by nightfall of the day of pickup. No landscape debris or trash may be placed in the street or on common areas, in other HOA's or other resident's property. If the City has not picked up by Friday, 6:00 p.m., items must be moved from street view.
  - b. **Debris** – No debris, junk, wrecked, or inoperable vehicles or similar unsightly items shall be allowed to remain on any lot. Roll carts, equipment, woodpiles, storage piles, etc., shall be walled to conceal them from view of neighboring lots or streets.
  - c. **Dumping** – No trash, garbage, landscaping debris or personal items may be placed on the street, common areas, lots, in other HOA's or other resident's property, construction sites or in trash containers/dumpsters that belong to others. All debris and trash intended for pickup and disposal by North Charleston Sanitation Department must be placed upon the individual owner's property, not on the street where it presents a traffic hazard, nor on the property of others. Dumping in storm drains and in the wetlands, is prohibited and includes, but is not limited to, lawn debris, trash and pet waste, or pet waste bags
  - d. **Exterior Maintenance** – Property should be maintained in good repair. The general appearance should be maintained, which includes but is not limited to, condition of paint, siding, trim, windows, doors, screens, shutters, driveways, sidewalks, mailboxes, gutters, and brick.
3. **DISTURBANCES/NUISANCE** -- No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon to cause embarrassment, discomfort, annoyance, or nuisance to the neighborhood. Examples include but are not limited to excessive noise, music or barking dogs, dogs or cats running loose. There shall not be any plants or animals or device

- or thing of any sort whose normal activity or existence is in any way noxious, dangerous, unsightly, and unpleasant or of a nature as may diminish or destroy the enjoyment of any lot of the neighborhood by the owners thereof. There shall be no discharging of firearms of any type.
4. **SOLICITING** – No soliciting is allowed on the property by owners or by non-owners or their guests.
  5. **ANTENNAS, DISHES AND FLAGPOLES** -- No radio, television, satellite dishes, antennas or flagpoles shall be erected or placed on any Lot without the prior written approval of the Architectural Review Board.
  6. **ANIMALS** -- No animals, livestock, or poultry of any kind shall be raised, bred or maintained on any lot except household pets. The maximum number of household pets allowed shall be two. **No animals shall be allowed on the Properties unless on a leash and accompanied by a person of discretion. All owners are responsible for cleaning up after their pets (including waste).** Any animal creating a disturbance will also cause the owner to be in violation of rule #3 (disturbances) and the owner may be fined accordingly. All Local and State Leash Laws apply.
  7. **SIGNS** -- No signs or posters or advertisements of any kind shall be displayed on any Lot except one (1) sign of not more than three (3) square feet advertising the property for sale or rent.
  8. **HANGING GARMENTS** -- Hanging garments, rugs or similar objects from the windows or any of the facades of the Properties is prohibited.
  9. **TEMPORARY STRUCTURE** -- No structure of a temporary nature shall be erected or allowed on any Lot.
  10. **VEHICLES** -- No boats, trailers, campers, mobile homes, school buses, or commercial vehicles shall be permitted to be kept on the properties without the expressed written consent of the Association's Board of Directors. No vehicle of any kind which is inoperable for a period in excess of twenty-four (24) hours shall be permitted on the Properties.
  11. **PARKING** – There shall be no parking of vehicles of any kind on undeveloped lots, on the unpaved sections of road right-of-ways, on common areas, or on unpaved areas of developed lots. Except for unusual and short-term occasions, resident and their guests should not routinely park on the street.
  12. **ROADS AND SPEED LIMITS** --Roads are to be used for entrance and exit only and for safety reasons are not to be used for play areas or for other activities. Residents and their guests shall drive at a safe speed for conditions, not to exceed 20 miles per hour and observe all traffic signs within the community. The Association shall have the right to have unauthorized vehicles towed at owner's expense from streets, sidewalks, and common areas. Be advised that the North Charleston City Police have jurisdiction in the community and will prosecute to the fullest extent of the law.
  13. **MOTORCYCLES** -- The use or keeping motorcycles on the premises shall not be permitted without the express written consent of the Association's Board of Directors.
  14. **VEHICLE REGISTRATION** -- All vehicles will display a current Association decal or an Association visitor pass on the dashboard while on any common area Property within The Park at Rivers Edge. Decals cannot be transferred to another vehicle. Please return old decal(s) when applying for replacement decal(s). Decals that are not returned will have a \$25 charge placed on the property account. This includes when property is leased and tenants move.

15. **PROPERTY ADDITIONS / ALTERATIONS / MODIFICATIONS** -- No alteration to the exterior of a property or building is to be made without the express written approval of the Architectural Review Board. This applies but is not limited to pools, fountains, fences, screened porches or deck additions, paint color changes, exterior remodeling projects, gym sets, play houses, and other significant landscaping additions. The ARB will apply community standards, setback requirement, and aesthetic considerations before granting approval.
16. **TREE REMOVAL** – No trees measuring six inches (6”) or more in diameter at a distance of four (4’) feet above the ground may be removed without the prior approval of the ARB. Local laws may also apply.
17. **COMMON AREAS** -- Personal belongings will not be left in the common areas or common parking areas when not in use. Damage to the common area by a resident or guest will be repaired immediately. This includes fluid leakage from vehicles. If not repaired within 48 hours, the Association reserves the right to repair it and assess the property owner’s account for the cost and fine. Parking on the grass is strictly prohibited.  
No alterations of external appearance in any manner of any portion of the common area are to be made without the expressed written approval of the Board of Directors. Landscaping beds and mounded areas are to be protected from traffic. Residents are instructed not to walk or ride bicycles or other vehicles in landscaping beds or mounded areas. Pets are not permitted on landscaping beds or mounded areas at any time. Common grassy areas are not to be abused in any manner. Motor vehicles of any type or vehicles moved by a motor vehicle are not permitted on common areas at any time.
18. **PONDS** -- Fishing is for residents only. No boating, wading or swimming is allowed in any pond.
19. **FEEDING WILDLIFE** -- Feeding Canada Geese accidentally or intentionally is not allowed. A fine of \$100 will be applied to the property owner’s account.
20. **FINES AND PAYMENTS** -- Owners on record at the time of any violation will be subjected to a fine of \$25.00 per day per violation of any rule or regulation unless otherwise noted as per the Covenants and By-Laws or the rules and regulations of Park Recreational Development. Such fines will be an assessment to your property’s account. Legal action may be taken in cases of nonpayment.
21. **RESPONSIBILITIES OF OWNERS** -- Property owners shall be deemed responsible for the conduct of their household, tenants, agents, guests, and pets. The responsibility of the Owner shall not relieve any member of their household, tenants, agents, or guest from any liability to the Association or to the Owner for their own acts.
22. **ABSENTEE OWNERS** -- When leasing your property, you or your agent should present a copy of the Rules and Regulations to your tenants at the time of move-in. As the owner of record, if your tenant or their guests is in violation, you will be assessed the fine. When deemed necessary. The Owner of record will be notified by U.S. mail, e-mail or telephone of the infraction.
23. **PAST DUE ACCOUNTS** -- Any owner who is past due on their assessments will not be allowed use of the common amenities.

