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RULES AND REGULATIONS FOR GREYSTONE HOMEOWNERS ASSOCIATION, INC.

The undersigned John J. Dodds, III, attorney for Greystone Homeowners Association, Inc. ("Association"), does hereby certify that the attached two (2) pages constitute the Rules and Regulations of Association and 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 29th day of October, 2020, at Mount Pleasant, South Carolina.

A handwritten signature in black ink, appearing to read 'John J. Dodds, III', written over a horizontal line.

(Seal)

John J. Dodds, III

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

GREYSTONE HOMEOWNER'S ASSOCIATION

Policy Resolution No. 2007-01

RULES AND REGULATIONS

The following guidelines have been listed by the Board of Directors of the GREYSTONE Homeowners Association and are in part, directly or indirectly, to the Declaration of Covenants, Conditions and Restrictions for GREYSTONE. Violators of these Rules and Regulations are subject to assessments and penalties as part of the GREYSTONE HOA Governing Documents and Policy Resolution No. 2007-02 (Parking Policy and Procedures) and Policy Resolution No. 2007-03 (Due Process).

Section 1. GENERAL RULES

1. All trash must be placed directly inside the community dumpsters.
2. Littering of any kind is prohibited.
3. No household furnishings, equipment, lawn furniture, grills, lawn ornaments or personal property are allowed on Common Areas.
4. No children's play objects or bicycles shall remain on Common Areas overnight.
5. No plants may be placed in the ground in front of a home or in a common area without prior written approval from the Association. Please submit requests for approval to the Property Manager.
6. Owners must get prior written approval from the Homeowners Association for any additions or changes to the outside of their unit, ie: satellite dishes, etc... **Satellite dishes will not be approved for installation on roofs.**
7. Unsightly outdoor storage of personal property shall not be kept on porches, patios, or yards.
8. All holiday decorations must be removed 2 weeks after the holiday. Lights and decorations may not be placed on trees or bushes.
9. Loud or disturbing noises or vibrations are not allowed. (ie: noisy late-night parties, loud stereo systems in your residence or in your car.)
10. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats and other household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes.
11. Dog owners must keep dogs leashed and under control.
12. Pet owners must pick up animal waste. Mount Pleasant City Ordinance requires that pet owners collect and remove waste. Residents are encouraged to report offenders to the City of Mount Pleasant.
13. Owners Will be responsible for any repair or replacement costs due to damaged trees, bushes, or any other common property.
14. No external/HOA property modifications allowed without prior Board approval (includes plants, doors, wall décor, gates, etc.).

Section 2 RULES FOR PARKING

1. (1) parking space has been assigned to each unit. Assigned spaces will be as near as possible to the respective unit and will be marked with the unit number.
2. RVs, trailers, boats, camper, or any other such vehicle, trailer, tent, shed, vessel (containers) or temporary structure shall not be placed on the property.
3. No 'junk' vehicles or vehicles unable to operate under their own power shall be parked on the property.
4. **No recreational vehicle, commercial truck, commercial bus or other commercial vehicle of any kind shall be permitted to be kept or parked overnight upon any portion of the property within GREYSTONE HOA without prior WRITTEN approval from GREYSTONE HOA.**

For more information see Policy Resolution 2007-02, (Parking Policy).

Section 3 RULES FOR POOL

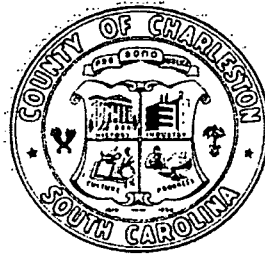
1. No bottles, glasses or other glass items are allowed.
2. No animals are allowed inside the fenced area,
3. Skateboards, rollerblades, bicycles are not allowed in the pool area.
4. No loud radios or other loud music or talking are allowed.
5. Food or drinks are allowed in the pool area, however, drinks must be in non-glass containers.
No food or drinks are allowed in the pool.
6. Pool area must be kept free of trash. Spills must be cleaned up immediately.
7. The pool gate must be closed at all times. Please do not allow non-residents into the pool area.
8. Children under the age of 14 are not allowed in the pool area unless accompanied by an adult.

NOTE: The operation of the pool is under the jurisdiction of DHEC. Violations of any of the above may result in DHEC closing the pool.

RULES ENFORCEMENT

Rules violations are to be reported to the Board of Directors or the Management Company. The complaint will be investigated as soon as possible. If the report of violation is accurate, written notice will be sent to the owner. The first notice of the violation will be regarded as a warning, unless otherwise stipulated in the Association rules. If after (7) days the violation is not cleared or is repeated, a Penalty & Enforcement Fee will be levied against the owner as follows until the violation is cleared. The fine for violations is \$10.00 per day (for violations of a continuing nature) and \$50 (for each occurrence of a violation). The daily fines will continue until the Association is notified **in** writing that the violation is corrected. Vehicles parked on the property in violation of the covenants are subject to the daily fine and/or will be towed at the vehicle owners expense.

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

Filed By:

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