



Sanctuary Cove Homeowners Association, Inc.
Rules and Regulations

Approved by the Board of Directors

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Version 2.0

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Overview

Upon the assumption of ownership of lots and property within the Sanctuary Cove community, owners automatically become members of Sanctuary Cove's 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 and its Board of Directors are also responsible for administration and enforcement of the Master Declaration of Covenants, Conditions and Restrictions, Rules and Regulations, and Architectural Design Guidelines.

Purpose of the Rules and Regulations

The purpose of Sanctuary Cove's Rules and Regulations is to familiarize Homeowners with the objectives, scope and application of the Master Declaration of Covenants, Conditions, and Restrictions 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 and explain the process used by the Board in enforcing the requirements of the governing documents. The Rules and Regulations serve as a valuable reference and will assist Homeowners in understanding parameters and standards under which the community operates and is maintained. Homeowners are encouraged to familiarize themselves with the community's governing documents.

Basis for and Objectives of the Protective Covenants

The legal documents for the Homeowners Association include the Declaration of Covenants, Conditions and Restrictions and the Rules and Regulations. The Covenants impose use restrictions and specify the process for obtaining approval for changes, improvements, or alterations to a Homeowner'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 the protective covenants 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.
- Maintain a clean, neat, and orderly appearance, and
- Enhance safety throughout the community.

Enforcement of the Covenants not only enhances the physical appearance of a community but also helps protect and preserve 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

The Architectural Review Board (ARB) is composed of at least three members of the Board. The ARB oversees the upkeep and maintenance of the community's common areas, makes recommendations to the Board for additions, deletions, and changes to the Architectural Review Guidelines, reviews and approves (or denies) ARB project applications submitted by Homeowners, reviews violations of the Guidelines, and makes recommendation to the Board for corrective action and violation enforcement. ARB members also participate in hearings when a Homeowner feels they are not in violation, wish to present mitigating or extenuating circumstances for the Board's consideration, or when a Homeowner feels they have received a violation notice unfairly or in error.

Alterations Requiring Review and Approval by the Architectural Review Board

The Association's Rules and Regulations do not fully address the community's architectural guidelines. Homeowners are encouraged to review the Architectural Design Guidelines for specific parameters regarding exterior modifications and improvements. Unless stated otherwise in the Guidelines, permanent or temporary changes to the exterior appearance of a building or lot are subject to review and approval by the Architectural Review Board. If there is doubt as to whether a proposed exterior change is exempt from ARB review and approval, Homeowners should seek clarification from the Architectural Review Board before proceeding with the improvement. At their sole expense, Homeowners may be required to remove any exterior improvement, to include but not limited to, fences installed without required county permits and/or ARB approval. Homeowners who start a project without the ARB's written approval to proceed will be issued a Cease and Desist Letter and fined in the amount of \$1,000.00.

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 IMC Charleston, Sanctuary Cove's Community Manager, to identify or address covenant violations shall not be deemed to set a precedence for others to remain in noncompliance with these rules and the protective covenants.

Violation Enforcement

The Association's Rules and Regulations set forth in the Covenants and Restrictions shall be vigorously enforced by the Association, its members, the Board of Directors, the Managing Agent, and committees of the Association. The Board of Directors may appoint a member of the Board to serve as a Violations Enforcement Officer to assist the Managing

Agent in performing periodic inspections of the community and recording 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 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.

Fining Policy for Non-Compliance

Pursuant to the Master Declaration of Covenants, Conditions and Restrictions, Article IX GENERAL PROVISIONS, Section 1 – Enforcement, the Association through its Board of Directors shall also have the authority and power to levy fines in amounts deemed reasonable by the Board for violations of the Association's Rules and Regulations, Architectural Design Guidelines, or other terms and provisions of the Declaration. Resolution #01-2022 - Violation Enforcement (2023), as approved and adopted by the Association's Board of Directors, establishes specific policy for the issue of courtesy and violation notices, imposition of a fine schedule, and other penalties for non-compliance with or the violation of any of the Master Declaration Covenants, Conditions and Restrictions or Rules and Regulations contained in the Declaration.

Violations by Tenants and Guests

A violation the Rules and Regulations by a lease or rental tenant, or guest of the Homeowner or a tenant, shall be treated as a violation by the Homeowner. The Homeowner shall receive a Violation Notice that specifies the rule violation committed by their tenant or a guest.

Vehicle Violations

Vehicles illegally parked on community streets may be cited by the Berkeley County Sheriff's Office or other law enforcement agency exercising jurisdiction over community streets. Homeowners who violate the Rules and Regulations listed within this document or within any other restrictive covenants of the Association shall be issued a courtesy notice without fine. Thereafter, and for continued non-compliance, the offending vehicle shall be subject to removal by towing. The Homeowner (or vehicle owner if the vehicle is owned by a tenant or guest) shall be responsible for cost of court appearances, fines, towing, and retrieving the towed vehicle.

Additional Remedies of the Association

In addition to fines and other restrictions, 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

If a Homeowner receives a Violation Notice and feels they or their tenant are not in violation as described, they must immediately contact the Managing Agent. If an agreement cannot be reached with the Community Manager, the Homeowner may request 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

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 an Association’s newsletter or via the Managing Agent’s community website.

Rules & Regulations

Amenity Center Rules

- The Amenity Center's swimming pool and cabana are for residents of Sanctuary Cove, their family members and invited guests.
- Use of the Amenity Center is at the risk of the individual. Sanctuary Cove's HOA assumes no responsibility or liability for accidents or injuries.
- In order to enter the Amenity Center, the Homeowner's account must be current and free of any delinquent assessments, fines, or other charges.
- A resident over the age of 18 years must accompany all guests.
- Please do not let anyone in the pool gate that is not with you as damage caused by those let into the Amenity Center will be the Homeowner's responsibility.
- Personal belongings and trash must be removed before exiting the Amenity Center.
- An emergency telephone is located in the cabana area.
- Smoking and vaping are prohibited anywhere within the Amenity Center.
- Running and rough play is not allowed in the pool and cabana areas.
- Pets and loud music are not allowed in the pool area.
- Violation of Amenity Center rules may result a household's loss of privileges to use the pool and cabana.
- Concealable weapons to include, but not limited to, guns and knives, are prohibited in the Amenity Center area.

Pool Rules

- WARNING – NO LIFEGUARD ON DUTY. NO DIVING – SHALLOW WATER.
- For safety reasons, unattended solo bathing is prohibited.
- Children under the age of 18 years shall not use the pool without a supervising 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.
- Horse play, spitting, spouting water, and nose blowing in the pool is prohibited.
- Denim jeans or cut-offs worn as bathing suits are not allowed in the pool.
- Glass container or articles are not allowed in the pool or on the pool apron.
- Food and/or drinks are not allowed in the pool.
- Food and drink containers and wrappers are not permitted within ten feet (10') of the edge of the pool..
- Chaise lounges must be returned to original locations before leaving the pool area.
- Swimming and lounging are not allowed during heavy rain or when thunder and lightning can be seen or heard.

Cabana Rules

- Each household is limited to four (4) cabana rentals per year.
- Reservation of the cabana does not afford exclusive use of the pool.
- Parties of more than six (6) people require that the cabana be reserved ahead of time. (See Sanctuary Cove Cabana Reservation form).

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 and Baths – These items are generally acceptable when installed in the backyard. Any other location will require approval of the ARB. If a bird house, feeder or bath begins to attract rodents, the item shall be promptly removed from the yard.

Clotheslines – Permanent or semi-permanent clotheslines or similar apparatus for exterior drying of clothes 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 and repair necessary.

Doghouses and 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 exterior 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 and 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.

Exterior Maintenance – 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.

Fences - Fences 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 and from his/her residence. Residents must abide by the laws and ordinances of the State of South Carolina and Berkeley County regarding fireworks.

Flags and Flagpoles – Free-standing flagpoles are prohibited except as approved by the Board in the case of new home marketing. Flags shall be regularly maintained and may not be tattered or faded. Flagpole staffs affixed to the home at the first-floor level and do not extend higher than the first-floor roofline do not require ARB approval. No more than two (2) flags shall be displayed at any one time.

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; damaged, dead, or dying plants should be replaced promptly. Silk or artificial plants are not permitted.

Fountains and Ponds - Fountains and ponds of any kind will not be allowed.

Generators – Installation of a stand-by generator requires ARB approval. For safety reasons, the fuel type for standby generators is limited to natural gas. Generator installation contractors are responsible for obtaining a natural gas connection permit and electrical connection permit, and for scheduling necessary Berkeley County inspections. Homeowners are responsible for ensuring that the installation contractor pulls permits before proceeding with the installation.

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 - 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 – Operation of a home business is permitted provided such business is undetectable from the street by sight, sound, odor, or noise. A home business

shall:

- Operate in its entirety within the dwelling unit and not have a separate entrance.
- Not display any external evidence of operation, i.e., signage or unique lighting.
- Not exclusively utilize more than 20% of the residence’s gross square floor footage or 300 square feet, whichever is less.
- Not use a garage for or in conjunction with a home business.
- Be incidental and secondary to the use of the dwelling as a residence.
- Acquire a business license if required by the City of Summerville, Berkeley County, or State of South Carolina.
- Meet zoning and business regulations of the city, county, and state.

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 of 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. the . See the "Landscape Standards" at the end of this document for additional information.

Lighting - Removal of lighting installed by the builder is prohibited without ARB approval. Installation of additional lighting 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.

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 a damaged post or box, 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

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- 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.
- **Commercial Vehicles** - Except as stated above, commercial vehicles must be parked in garages. Commercial vehicles are defined as vehicles with company logos, vehicles displaying roof racks or obvious additions used for a specific purpose. Vehicles with more than six (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 driveways.
- **Resident and Visitor Vehicles** – For safety reasons, resident and visitor vehicles should be parked in driveways or garages. Vehicles parked in an HOA - owned and landscaped areas are subject to towing at the owner’s expense. Parking on the street should be temporary and on the sidewalk side of the street only for deliveries or loading and unloading purposes. 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.
- **Roadway and Parking Jurisdiction** - Berkeley County’s Sheriff’s Office maintains jurisdiction over Sanctuary Cove’s streets and regularly enforces the parking laws of SC Code § 56-5-2530 (2012) which prohibit the following:
 - Parking within thirty (30) feet of a stop sign.
 - Parking within fifteen (15) feet of a fire hydrant.
 - Parking in front of a private driveway.
 - Parking alongside or opposite oncoming traffic.
 - Parking in any way that obstructs emergency, law enforcement or other traffic.
 - Stopping, standing, or parking a vehicle on the roadway side of any vehicle stopped or parked at the edge or curb of a street.
 - Parking on a sidewalk, within an intersection, in a crosswalk, or on any controlled-access highway.

Residents are urged to read and comply fully with the provisions of SC Code § 56-5-2530.

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 and 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 four (4) domesticated pets or 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 buildup of dirt, mildew, and mold.

Recreational Equipment - Exterior recreational equipment such as play yards, swing sets, slides, tree houses, trampolines, etc., may be installed as preapproved with ARB parameters. 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 - Motorcycles, minibikes, go-carts, golf carts, mopeds, motorized scooters, four-wheelers, lawn cutting equipment, maintenance equipment, 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. Boats may be parked temporarily in the resident's driveway for not more than 72 consecutive hours. Temporary boat parking shall not impede pedestrian traffic on sidewalks or vehicular traffic on roadways. Discharge from 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 and 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 and Antennas - Satellite dishes are limited to 36" 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 and 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 and Cameras - Security systems, including cameras, may be installed onto a Lot provided that such systems and 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" sign 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 and 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.

Sheds and Structures - No structure, shed, tent, shack, carport, garage, barn, or other out-building shall be erected 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) - The operation of boats, rafts or sailing craft on community waterways is expressly prohibited. All ponds, lakes and bodies of water are declared "No Swimming" areas. Due to slippery banks, muddy shores and the possible presence of dangerous animals such as alligators and snakes, parents are required to maintain constant supervision of their children and pets. The natural area of ponds should not be disturbed.

Weathervanes - Weathervanes are not permitted.

Wells - Irrigation wells are not 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 five (5) inches. During growing season, it is recommended that yards are maintained every seven (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.