

Preserve at Charleston Park Board Adopted Rules and Regulations

The following rules have been adopted by the Board of Directors of the Preserve at Charleston Park for the benefit of the residents as authorized by the restrictive covenants Articles 5, Article 6 and 7 Maintenance and Use restrictions and Rules. Violations are subject to the following fine schedule:

1 st Notice of violation: Association member/resident receives a violation letter with ten (10) business days of notice to comply (or thirty (30) days for pressure washing and construction related violations). No fine is levied. Violation can be appealed.
2 nd Notice with fine: Association member/resident will receive second letter violation with a fine of \$50.00 levied with ten (10) business days to comply. Violation can be appealed.
3 rd Notice with fine: Association member/resident will receive third letter violation with a fine of \$75 levied with ten (10) business days to comply. Appeal of violation and fine is forfeited.
4 th Notice with fine: Association member/resident will receive fourth letter violation with a fine of \$100.00 levied and ten (10) business days to comply. Appeal of violation and fine is forfeited.
5 th Notice with fine: Association member/resident will receive fifth letter violation with a fine of \$150.00 levied with ten (10) business days to comply. Appeal of violation and fine is forfeited.
Legal Notice with fine: Association member/resident will receive a final letter and an additional fine of \$200 and will be turned over to attorneys for appropriate legal action.
Signs: Fine of \$150.00 per day for display of any sign in violation of this enforcement policy which is not removed within twenty-four hours after written demand is delivered via email or United States Postal Service to the Owner at the Lot per the Governing Documents. In addition to the fine of \$150.00 per day, regular notifications will commence as listed above to include legal action.
Action without ARB Approval: This schedule would be for all violations except for the removal of a tree without ARB approval. Fine would be \$200.00 per each modification done without ARB approval. After the initial \$200.00 fine, regular notifications will commence as listed above to include legal action. Appeal of violation and fine is forfeited.
Tree Removal without ARB Approval: This schedule would be for removal of a tree without ARB approval. Fine would be \$500.00 per tree and replacement of approved species of tree. Letter schedule and legal action would be the same as above but no further fines. Tree removals require a county permit. If owner cannot produce permit for tree removal, HOA will contact county to request information.

Owner's Responsibilities (Article 5.2-page10)

1. Lawn mowing on a regular basis, tree and shrub pruning, and keeping lawn alive and weed free on a regular basis is required.
2. Keeping improvements and exterior lighting in good repair and working order is required, including keeping driveways in good repair and exterior of home damage free.
3. Regular painting and pressure washing is required.

Garbage/Trash (Article 5.7-page 12):

1. Garbage buggies may be placed roadside the evening prior to pick-up day. They must be returned to proper storage the evening of pickup.
2. Garbage buggies must be properly screened from sight from the street.
3. Same rules apply for recycle bins

Architectural Standards (Article 6.3-page 14):

4. All exterior changes must be submitted to the ACC for approval in advance through management (see Architectural Guidelines for rules on vegetation, play equipment and other exterior items –Article 7.20-page 20)

Signage (Article 7.3 Signs-page 16)

5. Signage, with the exception of for sale and rent signs (to be placed in a window; lawn signs are prohibited), is not allowed in the community with the exceptions of the birth of a child sign (allowed for 2 weeks) and the community “Yard of the Month” sign.

Parking (Article 7.4-page 17)

6. Parking is only allowed in your garage or driveway
7. Motor homes, boats, trailers, motorcycles, minibikes, scooters, go-carts, golf carts, trucks, campers, buses, canoes, kayaks and jet skis are prohibited in the community unless in an enclosed garage.
8. No vehicle may be left upon any portion of the community, except in a garage, that is unlicensed or inoperable.
9. Commercial vehicles- A commercial vehicle is any vehicle which bears writing, logos or ladders which would not be primarily used for transporting ones family AND will not fit into the garage of your residence.
10. Garages- Garage doors shall be kept closed at all times except for ingress and egress. Garages shall be used for parking of vehicles and shall not be used primarily for storage or other purposes.

Pets (Article 7.6):

11. Owners must pickup after their pets and pets must be leashed when off your property.
12. Pets must not be a nuisance and disturb the peace and quiet.

Satellite Dishes/Antennae (Article 7.9-page 19):

13. Satellite dishes must be installed in the rear of the house and be one meter or less in diameter A single standard size flag that is a seasonal, sports, US or SC state flag may be flown and must be kept in good repair (Article 7.9-page 19).

Window Treatments (Article 7.26-page 21):

14. The side of all window treatments seen from the outside must be white or off white with the exception of stained wood blinds or shutters.

Yard Sales (Article 7.28-page 21):

15. Garage and yard sales are not allowed-The community sponsors two yard sales per year for residents to participate in.