

Courtyards at Wescott

HOMEOWNERS' ASSOCIATION

**RULES, REGULATIONS and
ARCHITECTURAL GUIDELINES**

May 2021

These Rules, Regulations and Architectural Guidelines are intended to help keep our community a desirable and safe place to live as well as protecting each owner's property and property value. By complying with these requirements and working together we can ensure our community remains an attractive and pleasant place to live, offering maximum protection of home values.

All property in the Courtyards at Wescott is subject to these rules, regulations and guidelines. The Architectural Control Authority (ACA) shall have the authority to evaluate, approve or disapprove all construction, maintenance, placement, replacement, reconstruction, improvement, alteration or changes to any Structure. The ACA also has the authority to create, amend, revise, eliminate and repeal Architectural Guidelines and Regulations without notice to the Owners.

General

- The Homeowners' Association (HOA) is responsible for the replacement or repair of damaged, destroyed, missing or removed mailboxes or posts and all associated costs.
- Yard, garage, rumble, estate and/or like sales are not permitted without the prior written approval of the Board.
- The burning of any trash or yard debris is prohibited
- The discharge of firearms on the properties is prohibited. Firearms include without limitation, devices that make excessive noise or that eject a projectile of more than 15 feet. This includes BB guns, pellet guns, slingshots, firecrackers and firearms of all types.
- Household Pets (including cats) may not roam free and dogs should always be restrained on a leash and held by a responsible owner when off their property. All pet messes must be picked up and disposed of properly. No commercial pet breeding or similar pet care enterprises are permitted on any property.

Dwelling Structure

- House numbers must be 4 inches in height on every front door and be visible from the street.
- Storm doors must be full view (full glass) style.
- The installation and/or use of window or through-wall air-conditioning units or window fan units are prohibited.
- Window treatments must be white as viewed from the front of the house (for example, no unlined colored curtains or brown mini blinds), and kept in good repair.

- Any tinting of windows must be non-reflective and in good condition. If there is any bubbling or deterioration, it must be removed or replaced.
- Replacement of windows, roofs or siding must be with like items in the original color and texture.
- The color of a dwelling's exterior doors and shutters must be the same. A list of approved colors is available from the management company.
- Garage doors are to remain closed at all times when access is not required, with the exception of periods when continued access is required for completion of a project or activity. The doors must remain in good condition without any damage or dents visible from the street. Garage screens are allowed, but must not be visible when the garage door is closed.
- Permanent awnings, canopies and/or tarps must be approved in writing by the ACA prior to installation or erection.

Property / Landscaping / Decorations

- Newspapers, mail, flyers, telephone books and like materials must be removed from driveways and front yards within 24 hours of delivery or placement.
- Garbage cans, recycling bins and other receptacles must be stored behind the fence, dwelling or in the garage. Trash cans are allowed to be out the evening before pick up and must be put away the evening of pickup.
- No advertising or political signs, for rent or for sale signs are allowed on any lot or dwelling. A "For Sale" pamphlet information box may be placed in the garden bed closest to the dwelling.
- Holiday decorations are allowed during the month of the holiday only, with the exception being Christmas. Christmas decorations may be displayed from November 25th to January 15th.
- Yard art will be kept at a maximum of 4 pieces and must enhance the landscaping, not overpower or replace it. The height limitation is 12 inches. No objects are permitted on the fences, gates or fronts of any dwelling. Exterior decorative objects will be evaluated on criteria such as location, proportion, color, and appropriateness to the surrounding environment.
- Security system sign may be placed in a garden bed at the front of the house. Additionally, a security system sticker may be placed in a window on the front of the house. The sticker can be no larger than 6 x 6 inches. If the Board determines that a sign or sticker is inappropriate, the owner will be required to relocate or remove it.
- Low voltage landscape or other garden-type lighting is not permitted in the front or side yards or garden beds forward of the fence enclosure. For those dwellings without enclosed fencing, the lighting cannot be visible from the street.

- Sports / play equipment can be used on driveway areas but cannot be placed or used within 10 feet of streets. All outside equipment and toys must be stored out of sight when not in use. Anything stored or in use in the back of the house is not regulated if out of view from the street.
- Backyard play sets, trampolines, awnings, gazebos, storage units, sheds or other accessory structures shall not be installed, erected, constructed, placed, used or stored on any property without prior written approval from the ACA and the applicable permit, if any, from the City of North Charleston. Sheds must not exceed 6 feet in height. Pergolas are not permitted.
- Temporary or summer awnings and/or portable umbrellas shall be displayed in the back yard only and are limited to one (1) per Lot. Awnings larger than 8 feet x 10 feet require written approval from the ACA.
- Driveways are to be maintained in the original, as installed condition and remain stain free.
- Fencing and gates shall be 6 feet in height. The fencing and/or gates shall be either shadowbox style or of black aluminum material; provided, however, all fencing bordering the Golf Course must be of black aluminum material. Gates shall be rounded. Fencing and/or gates not made of black aluminum shall not be painted or stained, and be maintained with a clear sealer only.
- The Association, by its landscape company, shall trim the bushes and shrubs in the front of each dwelling twice yearly. In the interim, owners and/or residents shall maintain such bushes and shrubs in a tidy manner. The HOA will not be responsible for trimming or maintaining any trees that exceed 10 feet in height in the front yard of a residence.
- Permanent plantings or decorations are not permitted around the mailboxes or the posts; however, seasonal or temporary decorations are allowed.
- Any landscaping changes to a front or side yard must be approved in writing by the ACA.
- The wooded buffer area between the HOA's right-of-way and the Wescott Golf Course is owned by the City of North Charleston. The alteration of any landscaping, including but not limited to the removal of any trees, brush, bushes or shrubs, may only be performed and authorized by the City of North Charleston.
- All improvements (new patio, deck, pavers, storage shed, play structure, etc.) require that a detailed plan be submitted to the ACA and written approval granted prior to commencing.

Flags / Banners

- One (1) flagpole attached to the residence 6 feet in length is permitted. One small, decorative garden banner is also permitted.

- All flags and banners must be no larger than 3 feet x 5 feet, and must be maintained in good condition. Deteriorated flags or banners must be removed or replaced.
- The United States flag, the flag of 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.
- Decorative / seasonal flags, school flags, and sports themed flags are also permitted on the flagpole or banner if they are tasteful and unobtrusive
- 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 Board.

Vehicles / Parking

- All vehicles must be parked in the garage or in the driveway serving their parcel lot.
- All vehicles parked in open view must be operable, licensed, and in good repair. Minor maintenance and repairs such as oil changes, belt replacement or general cleaning that do not make the vehicle inoperative for more than 4 hours are allowed. Storing vehicles in open view is prohibited.
- The parking of vehicles on streets for long periods of time (longer than 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.
- Overnight street parking of any vehicle is prohibited.
- No vehicle may be parked on any yard or any portion of the lot other than the driveway or garage.
- No vehicle may be parked on any common area at any time.
- The community parking spaces located at the corner of Carnoustie Court and Ayscough Road are for the short- term parking only for Courtyards residents and their guests. Parking is for a maximum of 48 hours. If longer parking is needed, a permit may be requested from the HOA's management company. Vehicles parked for longer than 48 hours without a permit will be towed at the owner's expense.
- Commercial vehicles with lettering or logos are permitted, provided the lettering or logo is tasteful and unobtrusive, and the vehicle is maintained with a neat and clean appearance. Commercial vehicles with ladders, tool / material racks, or dump truck beds are prohibited.

- Any vehicle cover must be designed for the specific vehicle for which it is being used, must be neutral color and maintained in good condition.
- Tractors, campers, 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. However, these vehicles may be parked temporarily in a driveway with the prior written permission of the Board, for not more than 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.
- Construction dumpsters and temporary storage containers can remain in the driveway for no longer than 2 weeks without permission from the Board. After 2 weeks, approval must be obtained from the Board.

Solar Panels / Satellite Antennas

Solar and Satellite device installations will be reviewed on an individual basis by the ACA. Golf Course lots may require Wescott Golf Club review for visual impact. No trees may be removed to improve satellite reception or solar efficiency without ACA approval and required tree removal permits from the City of North Charleston. In addition, the application for solar panels has to meet the current Wescott Plantation Master Association Architectural Guidelines.

Satellite Dishes / Antennas:

- Residents should place satellite dishes or antennas so they are unobtrusive or screened from view whenever possible. Consult the ACA before installing.

The Photovoltaic (PV) and Solar Water Heating (SWH) system requirements:

- ACA approval and required building and electrical permits from North Charleston must be obtained before work begins. A city building permit final inspection is required.
- Contractor's installation drawing showing the planned configuration and location of the array on the roof must be submitted for CAB approval. Array must be continuous, without gaps, except as needed around roof vents, 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.
- 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.
- Contractor should be licensed for solar installations by the manufacturer and meet federal state, and local regulations and licensing requirements.

- Standoff arrays must be installed on the rear facing roof with no more than a 3 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 or on the front roof facing the street will be allowed.
- 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. 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 the roof edge and solar device may be required.
- The color of the panels should blend with the roofing material as much as possible, with black being the default color.
- 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.
- Systems may be leased or owned by the homeowner. If a third-party lease, a copy of leasing documents showing compliance to community guidelines must be provided.
- No system of more than 10 kWh will be authorized.
- PV Systems contain high electrical energy and diligence must be taken in selecting equipment and contractor. 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 ACA approval.

NOTE: Wescott Master Architectural Guidelines take precedence over all of the Courtyards Rules and Regulations and Architectural Guidelines. Residents are responsible for making sure they are in compliance.