

**FREQUENTLY REFERENCED RESTRICTIONS AND
REGULATIONS FROM THE
HANDBOOK FOR HOMEOWNERS**

NEIGHBORHOOD RESTRICTIONS AND EASEMENTS

**CHARLESTON NATIONAL COUNTRY CLUB SUBDIVISION
CHARLESTON NATIONAL COMMUNITY ASSOCIATION, INC.
MOUNT PLEASANT, SOUTH CAROLINA**

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1. Outbuildings, Temporary and Mobile Structures, and Vehicles

No structure of a temporary nature, unless approved in writing by the Architectural Review Committee, shall be erected or allowed to remain on any Lot, and no trailer, camper, motor home, bus, truck, shack, tent, garage, barn, or other structure of a similar nature shall be used as a residence, either temporarily or permanently, without prior written approval of the Board of Directors; provided this paragraph shall not be construed to prevent a Developer and those engaged in construction from using sheds, trailers, or other temporary structures during construction.

2. Temporary Household Goods Containers

-- A temporary portable household goods container or temporary portable storage container shall not be kept on a Lot without prior written approval of the Architectural Review Committee.

-- It may be kept in a driveway for up to two weeks unless approved for more than a two-week period by the ARC.

-- A copy of the approved ARC approved request form shall be displayed prominently on the side or end of the container facing the street.

-- The storage container must fit in the driveway and shall not be left on the street overnight.

--If a household goods container is required for reasons other than a household move, such as interior or exterior construction or repair, prior permission will be granted automatically if a completed home improvement request form is submitted in advance to the ARC. Requests should include the purpose and a timeline as to when the container will arrive and when it will be removed. The ARC shall consider such a request as automatically approved for a two-week period.

-- If a property owner or renter either orders a household goods container without an ARC permit or exceeds the allowed time limit, the owner can expect to receive a violation letter from Management explaining this policy

--If the owner receives a second violation notice or notice that two-week permit has expired and the container remains in place, the owner will be subject to a fine based on the Association Covenants.

3. Outbuildings and Similar Permanent Structures including Sheds.

A small one-story accessory building may be approved so long as its location complies with the setback requirements of the Town of Mount Pleasant and does not obstruct any views, and exterior design and construction are comparable with the main dwelling. Any such structure must be approved by the ARC and is required to have similar siding, roofing, and color as the house. Homeowners are encouraged to do an addition to the side or back of the house rather than build a stand-alone structure. All detached structures are to be in the rear of the main dwelling and must not encroach upon the property of an adjacent owner. No accessory outbuilding shall be permitted in Harleston Green.

4. Terraces and Eaves. For the purpose of determining compliance or non-compliance with the building line requirements as set forth elsewhere in this Article II, terraces, stoops, wing-walls, and steps extending beyond the outside wall of a structure shall not be considered as part of the structure.

5. Walls and Fences. No fences or other structures are allowed in drainage easements. All walls and fences must be approved by the Architectural Review Committee in accordance with guidelines on file with the ARC. Fences shall be located to the rear of the dwelling, not enclose the entire rear yard unless approved by the ARC and shall relate architecturally to the main

dwelling. Approval may be granted for a limited portion of the fence to be somewhat forward of the rear of the dwelling for a specific purpose such as the enclosure of HVAC equipment located at the side and near the rear of the dwelling. Fences shall be of the same or complementary materials as the main dwelling unless other materials such as wrought iron are approved by the ARC. No chain link fences shall be allowed. The construction side of all fences shall face the interior of the Lot. Fences shall not exceed six (6) feet in height excepting those fences in Harleston Green as immediately follows. In Harleston Green, fences on even numbered Lots 4000 through 4076 shall not exceed four (4) feet in height, rear Lot line fences on uneven numbered Lots 4009-4061 shall not exceed six (6) feet in height, and side Lot fences on uneven numbered Lots 4009-4061 shall not exceed four (4) feet in height. All fences shall conform to the guidelines. Fences shall not be placed across easements to prevent access unless approved by the ARC and as established in Article II, Section C. 1. Fences located in an easement area shall include a gate to allow access. In Harleston Green and in The Links, Egret's Pointe, no fences shall be allowed in easements. No fences are to be constructed on a golf course fairway Lot unless otherwise approved by the ARC. A minimum setback of thirty (30) feet from the rear property line of a golf course Lot shall be required for any fences approved by the ARC. In reviewing requests for fences on golf course lots, the ARC shall consider aesthetic appearance in relation to the overall topography and landscaping plan of the golf course. If approval is expected to be granted by the ARC, the Charleston National Golf Club shall be notified by the Board of Directors as a matter of courtesy.

6. Antennas, Dishes, Towers, and Communication Apparatus.

No antenna, tower, dish, rod, wire, array, or communication apparatus for the transmission and/or reception of electromagnetic waves shall be placed on the exterior of a Residence or erected on a Lot outside of a Residence without the prior approval of the Architectural Review Committee.

No free-standing transmission or receiving towers shall be permitted. The installation of satellite

dishes for the purpose of receiving television programming is allowed provided that where possible the dish is placed beyond the midline of the Residence, obscured from view by a, roofline, or screened in accordance with ARC guidelines and provided all installations are approved in advance by the ARC. In the event that any portion of this restriction is deemed to contravene any governmental regulation pertaining to satellite dishes, then the governmental regulation shall apply, and the remaining portion of this restriction shall be applicable.

7. Underground Utility Service, Above Ground Fuel Tanks, and Aesthetic Screening.

Fuel tanks installed above ground shall be screened from view of neighboring Lots and streets. Such screening, whether through natural plantings or fencing materials, shall be approved in advance by the Architectural Review Committee. Underground fuel tanks in the condominium neighborhood shall be in accordance with The Retreat Master Deed and Regulations.

8. Window Air Conditioners.

No window air conditioners or air conditioners installed within an exterior wall shall be allowed unless approved by the Architectural Review Committee. No window air conditioners that face a street shall be approved by the ARC.

9. Driveways and Garage Entrances.

All new driveways or replacements on Lots and entrances to new garages shall be surfaced with a permanent hard-surface material such as, but not limited to, concrete, tabby, or brick and as approved by the Architectural Review Committee. All new driveways must be approved by the ARC. Any alterations to existing driveways must be approved by the ARC.

10. Obstructions to View at Intersections.

The lower branches of trees or other vegetation shall not be permitted to obstruct the view or street signs at intersections so as to interfere with traffic flow or to create a safety hazard.

11. Aesthetics, Natural Growth, and Screening.

All clearing and landscaping of a Lot shall be subject to the requirements as set forth in the

Declaration of Covenants, Conditions, Restrictions, and Easements and must be approved by the Architectural Review Committee. No structures, impervious surfaces, and/or manicured lawns are allowed in natural buffers. Only selected clearing of vegetation up to three (3) inches in diameter is allowed. The Department of Health and Environment Control (DHEC), Office of Coastal Resource Management (OCRM) shall have jurisdiction in these areas. Any and all refuse containers, yard equipment, fireplace wood piles, etc. shall be screened from view by neighboring Lots, streets, waterfront, or open areas by natural plantings or manmade materials and must be approved in advance by the ARC. Screening shall be of sufficient size to adequately hide the object(s) required to be screened. Whenever possible, Owners are encouraged to consider the style and placement of play sets and any other playground equipment so as not to be intrusive from the street. Screening of such play items from surrounding Lots is encouraged.

12. Garbage, Junk and Trash Disposal, Recycle Collection, and Unsightly Materials.

a. Garbage and Recycle Receptacles - All Owners, their families, guests, tenants, and occupants of Residences shall use designated receptacles for the storage of garbage or recyclable material and shall keep these receptacles out of public view from the street until the evening before the week's first scheduled collection, at which time the receptacle shall be placed at curbside, not in the street. All empty garbage and trash receptacles shall be removed from curbside by the evening of the scheduled collection day. All receptacles or other equipment for the storage or disposal of trash shall be kept in a clean, sanitary, and satisfactory condition.

b. Yard Debris and Other Trash Items - All trash, including but not limited to, grass clippings, cuttings, branches, tree trunks, household junk, etc., whether in bags or containers or loose, shall be kept in an obscure place as much as possible out of sight from the street until no earlier than the Saturday before and shall not be in the street or in Common Area. Repeated placement of refuse at curbside before the allotted time will result in notice by the

Board and imposition of fines. All items not picked up on the scheduled collection day must be removed within 24 hours of scheduled pickup. No Lot shall be used or maintained as a dumping ground for rubbish of any kind whatsoever. No trash, including but not limited to, grass clippings and other yard debris shall be placed in or blown onto streets, lagoons, storm drains, or Common Area.

c. **Unightly Material (lawn furniture, barbecue grills, play sets, etc.)** - Barbecue grills, picnic tables, lawn furniture are not to be kept or stored on any Lot to be in view from the street. Bicycles and children's toys are to be stored out of sight overnight and are not to be left unused and in view for extended periods of time. No litter or other materials of any unsightly nature, not natural to a well-kept and attractive neighborhood, will be retained or allowed to remain on any Lot.

13. **Signs.**

No signs may be placed on any other owner's lot or in common areas, or in rights of way, unless approved by the regulations.

a. **For Sale or For Rent Signs** - All signs for sale or rental of a property or home shall be consistent according to requirements that have been established by the Board of Directors.

1. The overall size of the sign shall be 27" wide and 46" high. The notice sections shall be 24" wide and 18" and 6" high respectively and shall include the Charleston National Logo in the top section.

2. Lettering shall be in white.

3. The background shall be in Charleston National Forest Green.

4. The Charleston National logo shall be in full color.

5. The sign shall be double sided thereby permitting installation so that both sides are visible from the street.

6. Only one (1) “For Sale” for “For Rent” sign per lot. One (1) addition “for Sale” or “For Rent” sign in the rear yard of a lot may be approved by the ARC.

This policy also applies to homeowners who are selling or renting a property or home independent of a real estate agent (“for sale by owner” and FSBO signs). The Victory Pointe Property Owners Association covenants do not allow real estate signs within the gated area. Signage for the Retreat and Legacy condominium neighborhoods is subject to this policy.

b. Open House Signs - Open House signs are permitted only on the property being sold and at the main entrances to Charleston National, neighborhood entries, and at street intersections as needed. Signs are not permitted to be placed on another homeowner’s property. Signs must be removed at the end of event but no later than 5 p.m. The Open House should be held on weekends whenever possible.

c. Advertising Signs – No advertising signs (roofers, painter, or contractors, etc.) shall be displayed on any lot, lawn, mailbox, door, etc.

d. Garage Sale Signs – Garage sale signs are permitted on the Owner’s Lot having the sale and at the main entrances to Charleston National, neighborhood entrances, and at street intersections as needed. Signs must be removed at the end of the event, but no later than 5 PM.

e. Builders and Construction Signs - All signs during construction, either during the initial building period or thereafter and including builder job signs, shall be subject to approval by the Architectural Review Committee and shall follow the requirements as stated herein and all guidelines established by the ARC. Grading and building permits must be attached to a post in a manner protected from the elements; in no event may building permits or any other signage or documentation be attached to trees.

f. Political Signs – Political signs which are erected for the purpose of advertising a candidate for public office, or stating a position on a public issue on which an election or referendum is pending with respect to a particular campaign shall adhere to the Mount Pleasant

Town Code and shall be of quality design, pleasing in appearance, and appropriate in size and materials. Political signs shall not be placed in Common Area or in rights of way and shall be allowed to be displayed for a reasonable time in advance of an election, referendum, or hearing and a reasonable time after an election, referendum, or hearing. Excessive political signs shall be frowned upon.

g. Community Association Monuments and Signs - Community Association monuments and signs used to identify the subdivision and Community Association notices and information are allowed in the Common Area.

14. Mailboxes and Street Address Numbers

a. Mailboxes - All mailboxes, supports, and all other parts of receptacles for the receipt of mail or similarly delivered materials, shall be of the same design, approved by the U. S. Postal Service, and as specified by the Architectural Review Committee.

The structure shall consist of the following:

- One (1) post painted Charleston National Forest Green
- Two (2) post arms painted Charleston National Forest Green
- One (1) bracket
- Two (2) Charleston National emblems
- One (1) mailbox in classic black
- Three-inch white numbers for address placed on both sides
- One-inch white lettering for street name placed on both side

Mailboxes, supports, and emblems shall be complete and maintained in good condition and repaired and replaced in a timely manner. Information on obtaining correct letters, numbering, and medallions can be found on cnhoa.org. Except for mailboxes, no other types of receptacle for receipt or storage of newspapers or other delivered material shall be erected or kept on any Lot between the street and the applicable building setback line for that Lot.

b. Street Address Numbers - Residences shall display the street address numbers as required by Mount Pleasant Town Code. Numbers shall be no less than three (3) inches high, made of a durable and clearly visible material, and in a contrasting color from the building and shall be conspicuously placed immediately above or at the side of the proper door so that the numbers can be seen plainly from the street line unless the Residence is set back more than fifty (50) feet from the street line, in which case the number must be placed near the walk, driveway, or common entrance so as to be easily discernible from the street line. Numbers may be displayed on the garage in this situation. New numbers on the front of the home must be approved by the ARC.

15. Vehicle Parking.

- Vehicles shall be parked in garages or driveways overnight.
- No vehicle shall be parked overnight on a street between twelve o'clock (12:00) midnight and five o'clock (5:00) a.m.
- A maximum of three (3) cars shall be parked upon the driveway, driveway permitting, except that in Harleston Green a maximum of two cars per driveway, space permitting, shall be allowed.
- No vehicle shall be parked in a driveway in such a manner that the vehicle extends into the street or over a public sidewalk.
- No vehicle shall be parked on lawns or in Common Area at any time.
- Care shall be taken to avoid parking in a driveway in a manner that causes the wheels of the vehicle to be parked on lawns or in Common Area.
- No vehicle shall be parked for display purposes only. No vehicle shall be parked on any roadway for the principal purpose of displaying it for sale and no vehicle shall be parked on any street or in any parking space for the primary purpose of advertising.

-- No vehicle shall be stopped or parked on a sidewalk or in such a manner as to block passage on a sidewalk.

16. Lawn Maintenance and Landscape Businesses, and Other Contract Businesses.

Owners and Residents are responsible to assure that the provisions immediately above in paragraph 21 of Article II are observed when contract lawn and landscape businesses and individuals and all other contract businesses perform work on Lots. Exceptions shall apply to allow for pedestrian and road traffic safety. Reasonable allowances shall apply for new construction. Unimproved lots are subject to the maintenance requirements, including cutting of grass and removal of debris, as written in the Town of Mount Pleasant Clean Lot Ordinance, and as written in the policies in this Handbook.

17. Trailers, Trucks, School Buses, Boats, and Boat Trailers.

No house trailers or mobile homes, campers or habitable motor vehicles of any kind, school buses, all-terrain vehicles, trucks or commercial vehicles over one (1) ton capacity or trailers of any kind, boats or watercraft or boat trailers shall be kept, stored, or parked on any street or on any Lot for an extended period of time during the day, nor shall any of the above be kept, stored, or parked overnight either on any street or on any Lot, except within enclosed garages, or screened from the street(s) and neighboring Residences as approved by the Architectural Review Committee. Boats shall be permitted in a driveway or on a street for a period of time sufficient for packing, unloading, or cleaning before and after use. No boat shall be parked on a street at any time if such action is a danger to pedestrian and road traffic safety.

18. Basketball Goals.

No basketball goal shall be attached to the front or either side of a Residence nor shall a goal backboard be located or allowed to remain at or near the curb or in the street at any time, including overnight. Whenever possible, when not in use, basketball backboards shall be stored near the house or garage.

19. Clotheslines

No clothes lines shall be permitted outside.

20. Flagpoles

Flagpoles are permitted as approved in advance by the Architectural Review Committee.

21. Pools

In-ground pools only are permitted as approved in advance by the Architectural Review Committee. No above-ground pools shall be approved. A thirty (30) foot easement from the property line is required for those lots adjacent to the golf course. An ARC request must be submitted and approved prior to the beginning of any work. A permit from the Town of Mount Pleasant for the construction of the pool including any and all materials and infrastructure for operation of the pool must accompany the ARC request. Pools must follow the Town of Mount Pleasant Building Code, Residential Pool Enclosures and Safety Devices, Sections 3109.4.1 through 3109.4.3, including requirements for four (4) foot high fencing, gates, and self-latching locking devices.

22. Metal Roofs

Metal roofs may be approved by the ARC for houses in any and all neighborhoods in Charleston National. The Restrictions and Easements for Charter Oaks, Westchester Phase V, require that roofing be metal only. Metal roofs must be of high quality such as that which includes a standing metal seam or a 5V Crimp. The color of the roof must be approved by the ARC. An ARC request for the exterior work must be submitted and approved prior to the beginning of any work, including removal of the existing roofing and installation of any new roofing.

23. Pre-Manufactured Chimneys

Pre-manufactured chimneys that are part of a wood or gas burning device installed under the roof of a home may be approved by the ARC. The chimney must be a minimum of three (3)

feet above the point of penetration through the roof and taller than the nearest point of roof within ten (10) feet. Chimneys greater than four (4) feet tall must be enclosed so they appear as part of the house. Any chimney visible from the front of the house must be enclosed so it appears as part of the house. The request for the exterior work must be submitted and approved prior to any type of installation begins.

24. Pre-Manufactured Construction

Pre-manufactured, modular construction may be approved by the ARC. The structure including any dwelling or accessory building, must conform to all building requirements in the original recorded Restrictions and Easements and in the policies in this Handbook.

25. Solar Panels

Solar panels may be approved by the ARC. Installation on the back side of the roof of the house roof will be considered preferable unless such location would not be effective for the intended purpose. Additional environmental “Green” improvements and additions will be considered and may be approved by the ARC.

26. Paint Color

No change in paint color of any part of the dwelling, including house siding, window and door trim, doors, and shutters shall take place without prior ARC approval. The request must be accompanied by a board no smaller than twelve by twelve (12 x 12) inches that has been painted with the paint color being requested for approval. A separate painted board is required for each paint color being requested.

27. Pets and Livestock.

No wild animals, livestock, poultry, wild birds, reptiles, or amphibians shall be raised, bred, or kept on any Lot. Dogs, cats, fish, birds, or other household pets, in reasonable numbers, which are customarily kept as pets are allowed on Lots if they are not kept, bred, or maintained for any commercial purposes. All animals on property must not constitute a nuisance or annoyance to

neighbors or cause unsanitary conditions. Such household pets, including but not limited to dogs and cats, shall be maintained upon the Owner's or Resident's Lot and shall not be allowed to go upon another Owner's Lot. It shall be considered a nuisance and against the ordinance of The Town of Mount Pleasant if such pet is can be upon the streets unless under a leash or carried by the Owner. All waste material shall be removed immediately. Exception is allowed for Owners or Residents participating in the Charleston County and Town of Mount Pleasant spay/neuter/release program for feral and roaming cats. Non-Owner Residents may not keep any pet on a Lot without prior approval of the Owner of the Lot.

28. Wildlife

No Owner or Resident or guest of an Owner or Resident shall harass, feed, entice, or harm an alligator either on land or in a lagoon as mandated by law. No wildlife of any kind whatsoever shall in any way be harassed or harmed.

29. Offensive Activities.

No noxious, offensive, or illegal activities shall be carried on upon any Lot, nor shall anything be done thereon which is on may become an annoyance, nuisance, embarrassment, or discomfort to the Owners of other Lots subject to the Declaration of Covenants, Conditions, Restrictions, and Easements and as required by Mount Pleasant Town Code. Burning trash, leaves, garage, or construction refuse is prohibited on Lots. A dog barking for an extended time or objectionable noise from contractors or stereos shall be considered an annoyance and nuisance.

30. Limited Business Use

No business use of any kind shall be permitted on any Lot or Unit except as follows. The occupation, profession, or trade must be a secondary use of the dwelling, the primary use of such dwelling serving for residential purposes. The occupation, profession, or trade must be carried on wholly within the dwelling. No merchandise or article shall be displayed for advertising purposes or displayed in such a way as to be visible from outside the dwelling. No merchandise or article

shall be stored other than inside the dwelling. There shall be no alteration of the residential character of the dwelling. No person, not resident of the premises, shall be employed unless such employees, or consultants, etc. work elsewhere than at the dwelling. No traffic shall be generated by such home occupation, profession, or trade in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation, profession, or trade shall be met off the street and other than in a front, side, or back yard. The occupation, profession, or trade shall generate no noise, vibration, glare, heat, smoke, odor, or dust perceptible to adjacent Lots or Units. The occupation, profession, or trade shall be licensed, if required by the Town of Mount Pleasant, and shall meet any and all requirements of the Customary Home Occupation zoning code of the Town.

31. Owner Responsibility and Obligation for Maintenance and Repair

Each Owner of a Lot shall maintain in good condition the Residence and all improvements upon the Lot. The exterior, including but not limited to roofs, siding, trim, doors, windows, exterior lights, decks, patio areas, pools, screening, shutters, sidewalks, and driveways shall be maintained in good condition and repair. The Owner of a Lot shall maintain the landscaping by mowing, watering, trimming, weeding, mulching, and applying fertilizers and weed, insect, and disease control as needed to maintain an attractive appearance. All dead or diseased sod, shrubs, trees, and flowers shall be promptly removed and replaced. Fences, mailboxes, and any other landscaping elements are to be painted, stained and maintained, and no excessive rust deposits on driveways or curbs are to remain. A non-resident Owner is responsible for the appearance, maintenance, and repair of the Residence and Lot as cited in this Article. Maintenance of the townhouse style single family attached Condominium dwellings is subject to the Master Deeds of the Retreat and Legacy Horizontal Property Regimes.

ARTICLE III

APPLICATION OF PAYMENTS POLICY

A. Any and all payments received from an owner will be credited in the following order of priority:

1. Charges for legal fees, court cost and other costs of collection or enforcement.
2. All interest accrued.
3. Fines, penalties and fees levied by the Association.
4. The oldest principal assessment then owed including but not limited to any regular assessments, special assessments, specific assessments, or transfer fee, as applicable