

## RULES AND REGULATIONS

Revised January 16, 2017

1. **DISTURBANCES** – All residents have the right to the peaceful possession of their home. Residents, guests and agents shall exercise extreme care to avoid unnecessary noise of any type from musical instruments, radios, televisions, music players of all types, vehicles, etc. that may disturb other residents. No resident shall create or permit excessive smoke or offensive odors. There shall not be maintained any plants, animals, devices, or things of any sort whose normal activity or existence is in anyway noxious, dangerous, unsightly or unpleasant.
2. **PETS AND ANIMALS** – No resident shall breed and/or raise any animals, livestock or poultry of any kind. All owners are responsible for cleaning up after their pets (including droppings). All animals (including cats) must be on a leash or in a carrier and accompanied by a person of discretion whenever they are outside as outlined in our Covenants and by the City of Charleston pet leash law. Any animal creating a disturbance will also cause the owner to be in violation of rule #1 (disturbances) and the owner will be fined accordingly.
3. **SIGNS** – No advertising signs or billboards shall be erected on any lot.
4. **LOT USAGE** – All Lots shall be used for residential purposes only.
5. **PARKING** – There is no parking on the grass of any lot. Street parking that impedes the natural flow of traffic is also prohibited. Vehicles should be parked in the garage or on the driveway.
6. **MOTORCYCLES** – Motorcycles must be kept in a garage or otherwise screened from view from neighboring lots and must only be used for ingress and egress to the residence. Motorcycles must conform to South Carolina Motor Vehicle Code.
7. **RECREATION OR COMMERCIAL VEHICLES** – Boats and boat trailers may be kept if stored in garages or rear yards with sufficient efforts taken to screen their visibility from the street. No trailers, campers, mobile homes, motor homes, school buses, etc. shall be permitted to be kept overnight on the property. Commercial vehicles must be kept inside the enclosed garages at all times. The term commercial vehicles as used herein shall include but is not limited to step vans, industrial vehicles, those vehicles having three (3) or more axles, and vehicles which are primarily used in transporting commercial goods or bulk cargo. This section shall not be construed so as to prohibit on-site storage of personal type utility and cargo trailers not to exceed nine (9) feet in overall height, which must be kept within fenced in rear yards. Any other trailers shall be subject to Board review on a case by case basis.
8. **INOPERABLE VEHICLES** – Vehicles must be properly tagged and operational. No debris, junk, wrecked or vehicle on blocks shall be allowed to remain on the property.
9. **TRASH CANS** – Trash cans and recycling bins may be placed at the curb after 6pm the day before pickup and must be removed from the curb by the day after pickup and stored in the side or rear of the home. Sufficient efforts must be made to screen trash cans and recycling bins from view. Yard waste and bulk items may be placed at the curb the day before the scheduled pickup. It is the homeowner's responsibility to ensure that any yard waste and/or bulk items that are not collected during the scheduled pickup are immediately disposed of at an off-site location.
10. **IMPROVEMENTS, CHANGES, AND ALTERATIONS** – No improvements, changes, or alterations are to be made without the express written approval of the Architectural Control Committee (ACC). This prohibition includes, but is not limited to erecting or placing of flagpoles, radio or television towers or antennas, machines or air conditioning units or similar objects. See Article V of your covenants for further details. Any Owner(s) found to be in violation of architectural restrictions shall immediately be subject to a fine of \$25. Such Owner(s) shall be sent a notice stating the nature of the violation, the fine levied and due, and the corrective action required. Failure to carry out corrective action within 30 days of the notice date shall result in further enforcement action, including a fine of \$25 per day in addition to any other remedies available.

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11. **WINDOW AIR CONDITIONING UNITS** – Window air conditioning units or similar objects outside a residence or which protrude through a wall, roof, or window, must be approved in writing by the Architectural Control Committee (ACC) prior to installation. Window air conditioners are discouraged. Units shall be in good mechanical condition and solidly attached to building, with no rust apparent.
12. **FENCES** – Prior to construction, all fences must be approved in writing by the Architectural Control Committee (ACC). Permitted fence heights range between 4 and 6 feet. However, fences on lots adjoining ponds must be 4 feet in height with an open picket style. All fences must be constructed of natural wood; chain link material is not permitted. Fences must not be painted or stained; however, clear sealer is permitted. Fences must be located no closer to the street than half of the living space. Notwithstanding the above, the ACC reserves the right to withhold approval based on purely aesthetic concerns, existing improvements, topography, etc.
13. **SHEDS, SWINGSETS, TRAMPOLINES, POOLS, AND OTHER LARGE ITEMS** – All of the above require prior approval by the Architectural Control Committee (ACC) in writing. None will be approved if the lot is not already fenced.
14. **BASKETBALL GOALS** – Basketball goals are allowed in the neighborhood, however, they should not be kept on or near the street. When not in use, please store them far enough away that they cannot fall into the street or onto neighboring property in the event of high winds.
15. **PERSONAL BELONGINGS** – Personal belongings such as garden hoses, bicycles, toys, skateboards, ramps, tools, equipment, grills, etc. are to be screened from view unless they are attended at all times.
16. **EXTERIOR MAINTENANCE** – Each owner is responsible for the exterior maintenance of his dwelling and lot. This includes painting, replacement and care of roofs, gutters, downspouts, screens, shutters, siding, and exterior building surfaces. Pressure washing must be done as needed. Houses and mailboxes should be legibly numbered. Window treatments must be neutral in color and kept in good, clean condition.
17. **YARD MAINTENANCE** – Lawns must be maintained appropriately for the growing season. Lawns and beds should be weed-free. Lawns should be edged at sidewalks, driveways, walkways, and the curb. Owners are responsible for maintaining their entire lot, including both sides of the sidewalk and any easements. Expansion joints in driveways, sidewalks, and curbing must be free of any vegetation.
18. **ROADS AND SPEED LIMITS** – Residents and their guests shall drive at a safe speed for conditions, not to exceed 20 miles per hour and observe all traffic signs within the community. Be advised that the Police have jurisdiction in our community.
19. **DAMAGE TO THE COMMON AREAS** – If any common areas are damaged, the responsible person(s) have forty-eight (48) hours to make repairs. Otherwise, the Association will have the Area repaired and the cost billed to the responsible Owner. The cost will become an assessment and be treated as such for collection purposes. Any Owner, guest, or tenant littering on common areas will be deemed in violation of this paragraph and subject to a non-compliance fine of \$25 per occurrence. Fine(s) levied by the Association shall be independent of, and in addition to, any fine(s) imposed by the City of Charleston and/or other governmental agencies.
20. **FINES AND PAYMENTS** – Owners on record at the time of any violation will be subjected to a fine of \$25 per day, per violation of any rule or regulation. Such fines will be an assessment to your Unit and will be included in your monthly regime statement. Legal action may be taken in cases of non-payment.
21. **ABSENTEE OWNERS** – When renting your Unit, you or your agent should present a copy of the Rules & Regulations to your tenants at the time of signing the Lease Addendum. If you do not have a copy of the Rules & Regulations or the Lease Addendum, you may contact your management company (Spectrum Properties). As the Owner of record, if your tenant is in violation, you will be assessed the fine. When deemed necessary, the Owner of record will be notified, via U.S. Mail, of the infraction.
22. **MOTORIZED VEHICLE RESTRICTIONS** – Motorized vehicles, including but not limited to mini-bikes, dirt bikes, 4-wheelers, all-terrain vehicles, golf carts, and automobiles, shall not be operated or parked on HOA common property without the consent of the Board of Directors.

I certify that the foregoing revised Rules and Regulations constitutes the original revised Rules and Regulations of Sienna at Grand Oaks Homeowners Association, Inc., as duly adopted at a meeting of the Board of Directors, held on the 16<sup>th</sup> day of January, 2017 and have executed the revised Rules and Regulations this 28<sup>th</sup> day of December, 2018.

SIENNA AT GRAND OAKS  
HOMEOWNERS ASSOCIATION, INC.



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By: Julian Porter  
Its: President

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