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THE RULES AND REGULATIONS OF DEERFIELD HALL HOMEOWNERS ASSOCIATION, INC.

Deerfield Hall Homeowners Association, Inc., pursuant to Section 27-30-130 of the South Carolina Code of Laws, does hereby record the Rules and Regulations of Deerfield Hall Homeowners Association, Inc.

The Rules and Regulations are comprised of the following attached documents:

1. Section 1 – Various Rules – Effective July 1, 2015
2. Section 2 – Rules pertaining to late payment of annual assessment and failure to correct a policy violation – Effective September 1, 2015
3. Section 3 – Rules pertaining to installation of solar panels – Effective October 16, 2017
4. Section 4 – Rules pertaining to parking – Effective August 1, 2018

DEERFIELD HALL HOMEOWNERS ASSOCIATION, INC.

By: M. Todd Solomon
M. Todd Solomon, President

Witnessed By: Horace D. Kinsey
Horace D. Kinsey, Association Manager

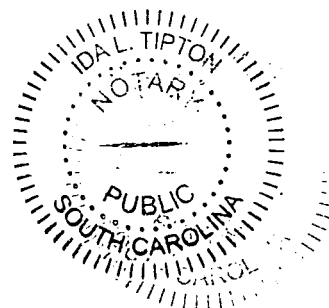
South Carolina, Charleston County

I Ida L. Tipton, Notary Public for the State of South Carolina, do hereby certify that M. Todd Solomon, acting as President of and on behalf of Deerfield Hall Homeowners Association, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 7th day of January 2019.

Ida L. Tipton
Signature of Notary Public

My commission expires: 7/6/2020



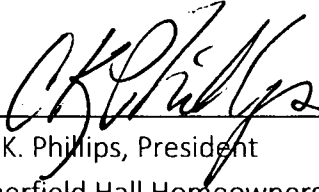
DEERFIELD HALL HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

It is the responsibility of each homeowner to keep Deerfield Hall a clean and safe neighborhood. With this in mind, the rules and regulations outlined below have been established.

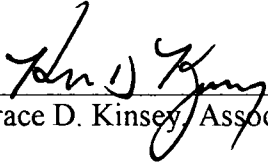
1. Each owner shall maintain the exterior of his/her building. This includes maintenance for buildings in need of painting or pressure washing, i.e. fading, peeling, mold or mildew. Any torn or missing screens are to be replaced; rotted or missing siding replaced; damaged or broken windows replaced; and missing shingles or shakes replaced.
2. Landscaping features on his/her lot are to be kept in a neat and orderly condition, including, but not limited to trimming shrubbery, mowing lawns, weed control, removal of litter, limbs and all other debris from lawns.
3. No inoperable or unlicensed cars, trucks, or other vehicles shall be parked or stored on lots other than in a closed garage or screened from view from adjacent lots by fencing or landscaping. No inoperable or unlicensed cars, trucks, or other vehicles shall be parked on Deerfield Hall streets.
4. It is against the law to ride ATV's on the streets of the neighborhood. Homeowners can call 843-743-7200 (Central Dispatch) and have a deputy respond to calls regarding anyone riding on the streets illegally. If you know who the violators are, you can pass the information to the call taker who will advise the responding deputy. You may also call the Property Management Company (843-869-4300) to report violations.
5. Garbage cans, refuse disposal containers and recycle containers shall be kept in a clean and sanitary condition at the rear of the dwelling.
6. Pets will not be permitted to interfere with the rights, comforts or convenience of other owners. Dogs are required to be on a leash at all times except that lot and homeowners may have pets off leash within their property boundaries. No pet owner shall permit a pet to relieve itself on any other owner's property or common areas. In the event that situation does occur the pet's owner is responsible for cleanup.

7. Any change or addition to the exterior of any residence must be approved by the Architectural Review Board. This includes building of fences. Contact the Property Management Company (843-869-4300) to request information on applying for approval.



C. K. Phillips, President
Deerfield Hall Homeowners Association

Witnessed By:



Horace D. Kinsey Association Manager

DEERFIELD HALL HOMEOWNERS ASSOCIATION

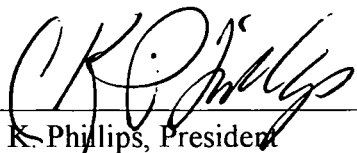
RULES AND REGULATIONS

Late payment fees.

Annual assessments are due at the end of the first month of the assessment period (January). A reminder will be sent out at the end of the second month of the period (February) to any owner who has not paid the assessment. A ten (\$10) dollar late payment fee will be assessed at that time to cover the cost of the reminder. All balances remaining due at the end of the third month of the period (March) will be charged a late fee of 1.5% per month.

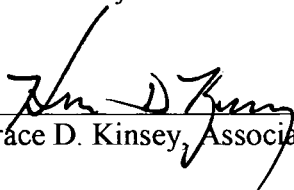
Failure to correct a violation of a Deerfield Hall policy as outlined in the covenants, by-laws or rules and regulations.

Upon receipt of a written notice that a violation of a policy exists, the Homeowner will have a set amount of time to correct the violation. If the violation is not corrected within that time, a fine of ten dollars (\$10.00) per day payable to the Deerfield Hall Homeowners Association will be assessed until the violation is corrected. The assessed fine will become payable along with the semi-annual home-owner assessment and will be subject to the same late fees as outlined in the payment policy in effect at that time.



C. K. Phillips, President
Deerfield Hall Homeowners Association

Witnessed By:



Horace D. Kinsey, Association Manager

DEERFIELD HALL HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

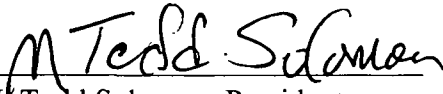
ADOPTED OCTOBER 16, 2017

INSTALLATION OF SOLAR PANELS

Owners wishing to install solar panels on their roofs must first apply to the Deerfield Hall Architectural Review Board for approval the same as with any other alteration or addition to the appearance of their home. Approval by the ARB will be based on the following criteria:

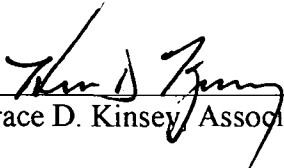
- Solar panels are to be placed on the rear-facing portion of the roof.
- No solar panels may be placed on the front-facing portion of the roof that may be visible from the street.

For homes with no rear-facing roof portions, the ARB may make special exceptions on a case-by-case basis. Such exceptions may prohibit the placement of solar panels on the section of roof nearest to and most visible from the street.



M. Todd Solomon, President
Deerfield Hall Homeowners Association

Witnessed By:



Horace D. Kinsey, Association Manager


DEERFIELD HALL HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

ADOPTED JULY 16, 2018

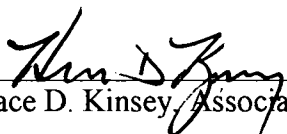
Parking

Parking is not allowed on any grass area if the vehicle is visible from the road. This does not apply to vehicles parked behind homes if the back yard has a privacy fence.



M. Todd Solomon, President
Deerfield Hall Homeowners Association

Witnessed By:



Horace D. Kinsey, Association Manager

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