



**Objective:** To preserve and enhance financial and aesthetic value as well as safety throughout our neighborhood for our owners, their families and guests.

*Following is a partial list of the key guidelines for which each member/owner of the Association shall be responsible in the maintenance, repair, and replacement of his/her Townhouse to keep it in good order and repair, and in a neat, clean, and attractive condition consistent with the Community Wide Standards and subject to acceptance of the Architectural Review Committee (as defined below). Many of the Guidelines below have been extracted from DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CAROLINA PARK TOWNHOMES (aka "Declaration") and can be found on the First Service Residential webpage for Carolina Park Townhomes. Each Owner's maintenance responsibilities shall include, but not necessarily be limited to the following:*

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#### **Architectural Review Committee (ARC)**

IMPROVEMENTS. No building, fence (separate application), wall, post, patio, deck, lighting, walk, driveway, banners, flags, flag poles, signs, antenna or other structure or planting or landscaping shall be commenced, erected or maintained upon any Lot, nor shall any exterior addition to or change or alteration therein, including, without limitation, any plantings or landscaping, be made until the plans and specifications showing the nature, kind, shape, height, materials, colors, and location of the same shall have been submitted to and approved in writing by the Architectural Review Committee (please refer to the separate document **Architectural Review Committee Request Form** for as to harmony of external design and location in relation to surrounding structures and topography. (The Architectural Review Committee is a subcommittee of the Architectural Control Committee, the latter of which is mandated by the townhome "Declaration")

#### **Business Use.** (Sections 7.1 and 7.20)

Residential townhomes may only be used for residential purposes of a single family and for ancillary business, home occupation, or home office uses. A business, home occupation, or home office shall be considered ancillary so long as (a) the existence or operation is not apparent by sight, sound, or smell; (b) the activity conforms to all zoning requirements; (c) the activity does not involve regular visitation by clients, customers, employees, suppliers, etc.; (d) the activity does not increase traffic or include frequent deliveries; (e) the activity conforms to the requirements of a customary home occupation as adopted by the Town of Mt. Pleasant and; (f) the activity is consistent with the residential character of the District and does not constitute a nuisance or offensive use, or threaten the safety of other residents in the District.

#### **Leasing of Units**

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Residential parcels may be leased for residential purposes only. The lease shall require that the tenant acknowledge receipt of a copy of the Governing Documents and shall also obligate the tenant to comply with this document. Furthermore, a maximum of 10% of all townhomes in the Community (i.e. 8 units) may be under lease at any one point in time. For further information, please refer to the separate document **Leasing Permit Procedure and Application** and the **Amendment to Declaration of Covenants... Carolina Park Townhomes** dated 28 January 2019.

#### ***Animals and Pets.*** (Section 7.6)

Raising, breeding, or keeping of animals, livestock, or poultry of any kind is restricted to the keeping of a reasonable number of dogs, cats, and other common household pets. Pets shall be kept on a leash and are not permitted to roam free. Owners of pets are responsible for actions of pets. Pet waste must be promptly removed and disposed of in proper receptacles. Pets deemed dangerous or an annoyance or nuisance shall be removed from the properties.

#### ***Common Space Adjoining Side and Rear Lots***

With approval of the ARC, common spaces adjoining side and rear lots may be improved upon or further maintained. For example, an owner whose lot backs up to a common pond or wetland area may propose landscaping improvements provided ARC approval is issued and said improvements are maintained by the owner.

#### ***Driveways***

Must be maintained, repaired and replaced, as necessary, which includes pressure washing any driveways or other paved portions of the Townhouses to remove stains or blemishes.

#### ***Exterior Colors & Material***

Does not require approval if repainting does not change the home's original colors. Any change in the material and/or color of a porch or patio must be approved by the ARC and is subject to the Carolina Park anti-monotony code. In the event of mold, mildew or other discoloration from the original color, the owner must have the surfaces pressure washed until the blemish is removed and uniformity of color is achieved.

#### ***Fences***

Please refer to the separate document, **Carolina Park Townhomes Fence Guidelines** for requirements. Once approved by the ARC and installed, the fence and gate must be well maintained and in good working order.

#### ***Fireworks & Firearms*** (Section 7.22)

The display or discharge of firearms or fireworks in the community is prohibited. The term "firearms" includes "B-B" guns, pellet guns, paintball guns, and other firearms of all types, regardless of the size.

#### ***Satellite Dishes*** (Section 7.10)

Satellite dishes are permissible; however, the satellite dish shall not exceed 18" in diameter, must not be visible from any street, and should if at all possible be attached to a residential structure (house or detached garage) to minimize the visual impact of the satellite dish. Prior to installation, the location of the satellite dish must be approved by the ARC.

#### ***Insurance***

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It is essential that each townhome owner read SECTION 5.3 INSURANCE ON TOWNHOUSES; DAMAGE TO TOWNHOUSES in the DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CAROLINA PARK TOWNHOMES and confer with a licensed insurance agent to properly assess and purchase insurance according to your individual needs. Be mindful that the FEMA determination of flood plains changes from time to time which may impact your decisions.

### ***Lighting***

Exterior lighting visible from the street is not permitted except for (a) approved lighting as originally installed; (b) pathway lighting; (c) seasonal decorative lights during the usual and common season; (d) any additional lighting approved by the ARC. All lighting shall be installed or aimed so that they do not present a disabling glare to drivers or create a nuisance onto a neighboring property and must be approved by the ARC. Pathway lighting is limited to two electric lighting units (solar cannot be used at this time), one on either side of the front walkway to the community sidewalk. Please contact the ARC via FirstService Residential for information on what light models have been approved for this use. Spotlights or floodlights attached to building walls or roof eaves are not permitted.

### ***Maintenance of Townhomes-Association's Responsibility*** (Article V, Section 5.2 (b) (ii))

The section "painting and/or staining the exterior of the Townhouses" is defined by all wood surfaces in the front of the townhome (excluding all porch floor surfaces, front, back, upper, and step surfaces on the front and side of the townhomes) and the external wood surfaces of the side porches for the end units only, outside of any enclosure materials added by a current or past homeowner.

### ***Noise*** (Sections 7.18 & 7.19)

No owner/tenant/guest shall make or permit any noise that will disturb or annoy other owners/tenants/guests in the community. No use or discharge of any radio, loudspeaker, horn, whistle, bell or other sounds devise shall be audible to Occupants of other townhomes, except alarm devices used exclusively for security purposes.

### ***Parking*** (Section 7.11)

The following vehicles are not permitted to be parked outside of the garage or in other areas visible from public right of ways in Carolina Park: construction vehicles or equipment, commercial vehicles, mobile homes, recreational vehicles, golf carts, boats and other water craft, trailers, stored vehicles or inoperative vehicles. The foregoing may be only parked in enclosed garages or approved areas. Automobiles, non-commercial trucks and vans shall be parked only in garages, driveways, or other appropriate spaces or areas designed for parking. Parking is not permitted on the grass.

Commercial vehicles are not allowed. Commercial vehicles are defined as the following: Semi-trucks, semi-trucks w/ trailers, wreckers or tow trucks, hydraulic or mechanical lift vehicles (excludes handicap lifts), cranes, trucks or vans with chemical storage for lawn or pest treatment, oversized trucks greater than 1 ton or has more than 4 wheels, vans and buses used for commercial purposes which seats 12 or more passengers, any vehicle visible from the street that is wrapped "bumper to bumper" and "side to side" advertising. A government vehicle is considered NOT commercial (county, sheriff, fire, rescue, marshal, etc.). (If you need to have a commercial vehicle parked in your driveway, please contact the HOA).

### ***Patio.*** (Section 7.24)

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Patios may be constructed of concrete with a brushed or rock salt finish, stone, brick pavers, stamped concrete, tabby, or other material approved by ARC. Towels, blankets, swimsuits or other clothing materials cannot be hung from patio or porch fixtures.

### ***Recreational Vehicles*** (Section 7.11)

ATV's, motorbikes or motorcycles are not permitted for use in the community either in developed or non-developed areas. Golf carts used by licensed drivers are permitted.

### ***Signs and Flags***

USA flags and one small security company sign are the only ones approved for 24/7 display. School sports flags and banners may be displayed one day before and on game day. Political signs cannot be displayed at any time. Only approved Carolina Park Real Estate signs are permitted.

### ***Sporting Equipment and Toys***

All must be stored out of site when not in active use. Movable basketball hoops are permitted provided they are located behind the front plane of the home and in close proximity to the garage. Goals are not permitted in the street at any time. Permanently installed goals are not permitted.

### ***Storage Containers***

Any external storage container (ex: moving POD) can be temporarily kept on an owner's driveway but only temporarily (approximately 1 week). It should not be unsightly in appearance but be consistent with the Community Wide Standards that are being maintained throughout the neighborhood. Care should be taken to avoid chipping or cracking the driveway due to placement, removal or overall weight. If damage is caused, it is the owner's responsibility for prompt repair.

### ***Trash Receptacles/ Recycling Bins***

Trash, garbage, recycling bins or other waste shall be kept in sanitary containers as provided by the vendor, and, except during pickup periods, must be kept inside the garage, behind the home, or in an enclosed or fenced area. Trash receptacles/recycling bins shall not be placed on the street until 6:00pm the day before the date of pickup. All empty containers must be removed from the curb by 9:00am the day following pickup.

### ***Walkways/ Paths***

The operation of motorized vehicles with the exception of wheelchairs on pedestrian ways, bike ways, and sidewalks is prohibited.

***Exterior air conditioner window units are not allowed.***

### ***Window Treatments***

All windows in the homes must have window treatments. The color of all window treatments visible from the outside must be white or of a natural color. Bed sheets, flags, towels, rugs, clothes, etc. shall not be used as window treatments.

### ***Storm Doors***

Approval not required if storm door trim is black or matches the trim of the house or color of the door. Only clear view storm doors are acceptable.

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### ***Yard Maintenance***

Any changes to the landscaping installed by the builder must be approved by the ARC per the ARC approval document. Owners of each residential lot shall be responsible for maintaining any lawn, structures or landscaping they installed whether inside or outside of any fenced area on their property.

No lawns, grass, weeds, or underbrush shall be allowed to grow to a height exceeding four (4") inches. All turf grass areas, plant materials, and trees shall be adequately watered and fertilized by the Owner. Dead trees and/or dead plant materials must be replaced with identical landscaping within a reasonable period of time by the Owner. If the Owner desires to replace dead grass or plant/tree with a different ornamentation, tree shrub, grass or decoration other than that which was there before, ARC must approve prior to doing so.

### ***Porches***

Porch surfaces must be maintained and painted/stained as necessary. Porches may have 1 hanging basket or 1 railing planter for each open section. Planters may be placed on the steps.

### ***Holiday & Event Decorations***

**Halloween:** Halloween décor is permitted in the front mulch beds and on porches Oct. 15 – Nov.2.

**December Holidays:** Holiday décor, including lights on shrubs, is permitted in the front mulch beds and on porches from Thanksgiving weekend thru January 10.

For all other holidays outside décor in the front of the townhome is restricted to display on the porch only. Yard Art is not permitted in the front mulch beds or grass areas. Yard Art is permitted in the rear and side mulch beds only and shall not interfere with lawn maintenance functions.

*All owners and their guests shall abide by all rules and regulations of the Association, and all zoning ordinances, building codes, and regulations of all government bodies of competent jurisdiction. The Board of Directors shall have the power to impose reasonable fines upon an owner, his guests, invitees, or lessee.*

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