



Carolina Park Community Association Partial Summary of Homeowner Guidelines

Below is a partial summary reflecting the most commonly asked questions. Please refer to the Master Declaration of Covenants, Conditions and Restrictions for Carolina Park as well as the Carolina Park Residential Design Guidelines for complete information. Documents may also be found online at <http://carolinapark.com/buyers-documents>.

Design Review Board

The Design Review Board (DRB) reviews applications and information submitted for all new improvements and alterations to existing improvements at Carolina Park. Homeowners can enhance their homes and yards, with respect to any applicable easements and setbacks, to improve the usefulness and pleasure of their property. However, prior to most modifications, homeowners are required to obtain approval from the DRB. If necessary, a permit from the Town of Mt. Pleasant may also be required. It is the homeowner's responsibility to verify all building regulations regarding your project.

Plans for any exterior alteration must be submitted to the DRB for approval prior to commencement of construction or placement. Applications must be submitted with a site plan showing the footprint of the home and property lines to scale, in relation to the proposed modification(s). Proposed modification(s) must be sketched on the plot plan. All prior improvements must be included on the plot plan (added sunroom, patio, other landscaping beds, swing set, etc.). Samples including color selection, style, and product type must be included. It is acceptable for this information to be from websites or brochures. Applications and pertinent information should be submitted to:

Carolina Park DRB Administrator
1550 Banning Street
Mt. Pleasant, SC 29466
OR
Email: hoa@carolinapark.com

If in doubt, it is your responsibility to submit a DRB application for any change, improvements, additions, or deletions to your property.

Other Guidelines and Restrictions

Animals and Pets

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.

Basketball Hoops

Basketball hoops, temporary or permanent, are permitted provided they are located behind the rear plane of the home and out of view. For homes with front entry garages, basketball goals are permitted only when in use and must be placed behind the home or in the garage overnight. Goals are not permitted in the street at any time.

Business Use

Residential Parcels 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.

Common Space Adjoining Side and Rear Lots

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

Exterior Air Conditioners

Window units are not allowed.

Exterior Colors

Does not require approval if repainting does not change the home's original colors. Any change in the exterior veneer material type or color requires approval and is subject to the community's anti-monotony code.

Fences and Screens

All fences and gates must be approved in writing by the DRB. All DRB submissions must show the exact location of the proposed fence on the site plan. Such site plan must show house and outbuilding locations on the lot along with the location of patios, driveways, and paved walks. Site plan must also show the location of any existing fences on the common perimeter of any neighboring lots and proposed landscaping improvements, if any. Clear and complete drawings as well as a photograph of the proposed fence design (including gate design), height and finish must be included in the DRB submission.

The DRB allows wooden or metal picket fences that are 4 feet tall. All wooden fences must be painted Sherwin Williams Historic Charleston Green DCR099 or Wrought Iron Gate DCR107 on both sides and finished faces of fences must face out from the home site. Metal fences must be standard powder coated aluminum in black. Charleston Green and black are required as darker colors are less maintenance and since they are considered traditional low-country colors. The design of any gate to be installed must be of the same design, material and color as fence.

Wooden pickets must be spaced at least 1 ½" apart but not more than 2 ¾" apart.

Fences are permitted in the rear yard only and may not extend beyond the main body of the house. The DRB may allow exceptions depending upon the location of the trash receptacles, HVAC units, service yard(s), and/or as otherwise dictated based upon the shape of the lot.

On non-corner interior lots, fences must be placed either on the property line or within 5 feet of the property line. On corner lots, fencing adjacent to the street must be placed on the property line or within 5 feet of the property line and screened by evergreen plants, a minimum of 18" from grade.

All fences must comply with the Town of Mt. Pleasant's requirements for easements, wetlands, and buffer areas. Fences may be placed in easements at the owner's risk and are subject to removal by the authority granting the easement. Owner is responsible for obtaining applicable permitting.

No vinyl fencing, chain link fencing, or rough cut lumber fencing is permitted within the Community.

Fences should be constructed by a qualified builder and must be completed within 2 weeks.

Leasing

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.

Lighting

Exterior lighting visible from the street is not permitted except for (a) approved lighting as originally installed; (b) one approved decorative post light; (c) pathway lighting; (d) street lights; (e) seasonal decorative lights during the usual and common season; (f) any additional lighting approved by the DRB. 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. Spotlights or floodlights attached to building walls or roof eaves are permitted in rear yards only and should not be used to light the yard on a continuous basis during the evening or overnight hours.

Mailboxes

Community mail kiosks are a requirement of the U.S. Postal Service for this development; therefore, private mailboxes are not allowed. Developer shall provide community mailboxes throughout the development and the U.S. Postal Service assigns one incoming mail unit per lot.

Noise

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 device shall be audible to Occupants of other Parcels, except alarm devices used exclusively for security purposes.

Parking

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 and 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, marshall, etc.).

Patios and Decks

Patios and decks are permitted on the non-street facing elevation (rear elevation) of the home. Decks may be constructed of wood or recycled vinyl (such as “Trex” or an equal) and must be a minimum of twenty-four inches (24”) above the finish grade of the lot. Patios may be constructed of concrete with a brushed or rock salt finish, stone, brick pavers, stamped concrete, tabby, or other material approved by DRB.

Pools and Spas

The installation of pools and/or spas on residential lots will be reviewed by the DRB on an individual basis. The pool, spa, and related equipment enclosures must relate in its placement, materials, and detailing to the architectural elements of the house and its landscape to achieve a feeling of compatibility with the surrounding environment and to minimize impact on adjacent properties. The location of any permitted pool shall be limited within the setbacks of the residential lot.

No above ground pools shall be permitted within the Community.

Recreational Equipment

Swing sets and similar outdoor play areas, structures, and equipment shall be located in the rear yard in a manner that will have a minimum impact on adjacent properties and are screened from public view. Recreational equipment must be approved by the DRB prior to installation. Recreational equipment includes playhouses, swing sets, trampolines, and dog houses. Swing sets must be wooden.

Recreational Vehicles

ATV's, motorbikes, etc. are not permitted for use in the community either in developed or non-developed areas.

Satellite Dishes

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 DRB.

Sheds & Exterior Buildings

Sheds and other exterior buildings may be permitted but must receive written approval from the DRB prior to construction or installation. Structures must be appropriate to the style of the architecture of the main house and materials such as siding, window and door casings, and shingles must match. Appropriate landscaping must be included. Pre-fabricated sheds are not acceptable. The site plan, showing the proposed location of the shed, must be included with submittal. Sheds may be no larger than 100 square feet.

Storm Doors

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

Trash Receptacles/ Recycling Bins

Trash, garbage, or other waste shall be kept in sanitary containers and, except during pickup periods, must be kept inside the garage 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, sidewalks and nature trails is prohibited.

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.

Yard Maintenance

Owners of each residential lot shall be responsible for maintaining their yard and landscape, including the area within the road right-of-way between the curb and the boundary of the lot commensurate with the standards set forth by the Developer for the Community. 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 within a reasonable period of time by the Owner.

Owners of each residential property are responsible for watering, fertilizing and caring for the street tree(s) in front of their home. Dead street trees must be replaced by the homeowner. Replacement street trees must conform to the size and species of tree set forth by the Town of Mt. Pleasant.

No trees that are more than six (6) inches in diameter at a point of two (2) feet above the ground shall be removed without prior written consent of the DRB. However, any trees, regardless of their diameter, that are located within 10 feet of a drainage area, a sidewalk or residence, or any diseased or dead trees needing to be removed to promote the growth of other trees or for safety reasons may be removed without the consent of the DRB.

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.

All future phases of new construction, community improvements, and homes under construction are off-limits to residents. Safety is our primary concern and residents and visitors are not permitted in any area under construction.

The Town of Mt. Pleasant has no obligation to repair, replace, or compensate the property owner for fencing or other structures located within drainage easements which are damaged or destroyed during the course of its activities pertaining to the maintenance of the drainage system. The property owner shall be responsible for any damages resulting from installation of fences or other structures located in drainage easements.