

Linkside Villas Homeowners Association Rules and Regulations 2019

The following information was presented to owners in November, 2006. The information was updated in 2014, and again this year. Linkside's Declaration of Covenants, Conditions, and Restrictions and our By-Laws, as well as the Wild Dunes Community Association's governing documents, are sources for most of the information below. Linkside's governing documents can be accessed via [PMS/Linkside Webpage](#). Click on Properties then Linkside Villas and an index will appear. The Community Association documents can be found at [WDCA Governing Documents Webpage](#).

ARCHITECTURAL CHANGES

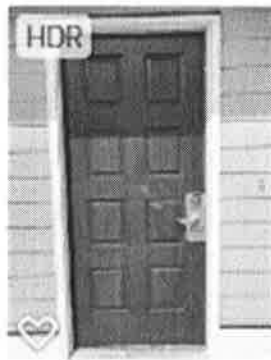
Anything that alters the exterior appearance of Linkside's buildings must be approved by the Board of Directors and Wild Dunes Community Association's Architectural Review Committee (ARC). All proposed changes should first be sent to the board for approval; if approved the board will forward approval to ARC. ARC has final approval over all exterior changes to owners' property in Wild Dunes.

Architectural changes include: front doors, storm doors, garage doors, windows, window configurations, rear stairways, the addition of hurricane shutters, closing in an upper or lower porch, roofline changes, and replacement of the heat pump/air conditioning unit in the outside HVAC enclosure, and exterior lighting. Owners who fail to gain approval for any of the above will be required to redo or replace non-compliant additions or changes (see Declaration of Covenants, Article VII).

For any interior alterations that could potentially affect the structural integrity of the building, a structural engineer should be engaged and a report filed with property management of the findings.

ARCHITECTURAL REQUIREMENTS:

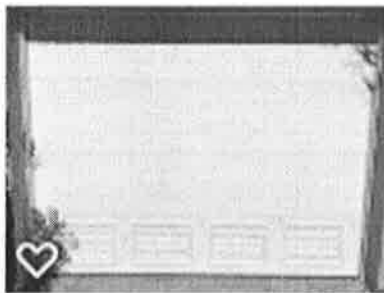
Front Doors: Fiberglass 6 or 8 raised panels (fiberglass for paint retention).



Storm Doors: All storm doors and sliding glass doors must be white. All front storm doors are required to have one plain continuous pane of glass.



Garage Doors: Garage door replacement should be coordinated with Property Management Services. The garage door must have vents to meet the water in/out insurance requirement. The door must be an Overhead Door and wind resistant.



All replacement front doors and garage doors will be painted at Regime expense.

HVAC replacement: Exterior air conditioner units must not be visible above the HVAC enclosure. Because we sit well above sea level owners can usually lower the platform the unit sits on to accommodate taller units. Linkside's property manager has the information you will need before purchase and installation of exterior units.

Windows, Sliding Glass and French Doors: All windows and glass doors must be Andersen Impact resistant.

Side or Back Stairs, Window Configurations, Roofline Changes, Upper Decks: Architectural drawings are required for all of these projects and must be approved by Linkside's board and ARC.

OTHER CONSIDERATIONS:

Balconies, Screened Porches and Areas behind units: These areas are not to be used for storage of any kind. In the event of a tropical storm or hurricane, please secure your porch furniture or bring it inside to minimize damage.

Chimneys: If you have a wood burning fireplace and use it please have it professionally cleaned and inspected every other year.

Golf Carts Etc.: Linkside's governing documents require all golf carts, beach chairs etc. to be stowed in the garage and not left outside overnight. Beach towels should not be draped over porch railings at any time.

Landscaping: Please do not cut or trim any palm, tree or shrub. The marsh critical line can only be trimmed by Linkside's arborist. If owners have a landscape issue please call our property manager for assistance.

Noise: Isle of Palms Noise Ordinance requires quiet between 10:00 p.m. and 10:00 a.m. Sunday through Thursday, and 10:00 a.m. through 11:00 p.m. Friday and Saturday.

Common Areas, Pool, Tennis Courts: Pool rules are posted on the pool house. So as not to disturb others, please use earbuds when inside the pool area and listening to music. Please do not stand or allow children to stand on the chaise lounges or the chairs. Pets are not allowed in the pool area per S.C law. Owners are responsible for any damage done by their guests or renters.

Grills: Please do not use gas or charcoal grill on any balconies or inside screened porches.

Pets: As a matter of common courtesy please pick up after your dog and do not leave your dog unattended on screened porches for extended periods. All dogs living at Linkside must be on a leash at all times. Beach off-leash hours may be found on the city's web site: [IOP Dog Leash Ordinance Webpage](#).

Parking: Linkside has two overflow parking areas, as well as the area between the trash enclosure and unit 1. If possible, park in your driveway, and when you are away from Linkside for several days, please park in your garage or driveway. Parking is not allowed on grassy areas.

Dumpsters: If you require a dumpster please note that it can only sit in your driveway. Dumpsters can't be placed anywhere on Linkside common property.

Important Numbers:

Dawn Lord, Linkside's Property Manager: 843 881 5459; dawn@charlestonpms.com

Property Management Emergency Number after hours: 843 863 6700

Wild Dunes Security: 843 886 2128

Wild Dunes Community Association and ARC: 843 886 8847

Thank you for your cooperation.

Linkside Villas Board of Directors

Larry Leonhardt 540 538 6415

Nancy Windler 843 737 2466

Ray Klauss 610 715 1034

John Baiardi 973 454 5425

Michael Driscoll 843 991 3676