

Linkside Villas Homeowners Association Rules and Regulations 2020

The following information was presented to owners in November, 2006. The information was updated in 2014, 2019, and again this year. It will be the intent of the Linkside Villas (LSV) Board of Directors (BOD) to review and update this document annually and distribute to current owners. Linkside's Declaration of Covenants, Conditions, and Restrictions and our By-Laws, as well as the Wild Dunes Community Association's (WDCA's) governing documents, are sources for most of the information below. LSV's governing documents can be accessed via our regime property management [PMS/Linkside webpage](http://www.charlestonpms.com) (www.charlestonpms.com). (If the LSV page doesn't appear immediately, click on Properties then Linkside Villas). The WDCA documents can be found on the [WDCA webpage](#), then select Governing Documents.

ARCHITECTURAL CHANGES

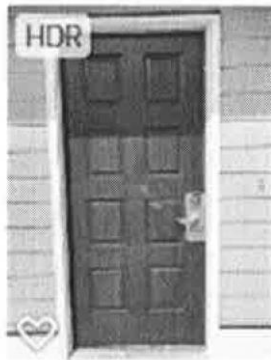
Anything that alters the exterior appearance of Linkside's buildings must be approved by the Board of Directors and Wild Dunes Community Association's Architectural Review Committee (WDCA ARC). All proposed changes should first be sent to the LSV BOD for approval; if approved the board will forward approval to WDCA ARC. WDCA ARC has final approval over all exterior changes to owners' property in Wild Dunes. The procedures for requesting architectural changes are provided on the [PMS/Linkside/Individual Unit Renovation Procedures website](#).

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, LP gas tank installation, 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 subject at the direction of the LSV BOD and/or WDCA ARC to redoing, replacing, or otherwise remedying non-compliant additions or changes (see [LSV Declaration of Covenants](#), Article VII and [WDCA Covenants and Restrictions](#), 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

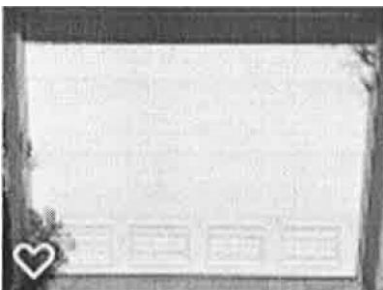
Front Doors: Fiberglass 6 or 8 raised panels (fiberglass for paint retention).



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 Units/Enclosures: 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. LSV'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 LSV BOD and WDCA 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.

Fireplaces/Chimneys: If you have a wood burning fireplace and use it, please have it professionally cleaned and inspected every other year. If you have a gas fireplace, or any other appliance that requires a supply tank, the tank must be hidden from view using approved screening such as an enclosure and/or landscaping. Plans for placement of the tank and details of screening must be approved by the LSV BOD and the WDCA ARC prior to installation.

Outside Appearance: LSV'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: Cutting or trimming any palm, tree or shrub is prohibited except by LSV's designated landscaping contractor or arborist who also will add new vegetation where needed. Owners may plant vegetation around their unit with permission of the LSV BOD. If owners have a landscape issue please call the regime property manager for assistance.

Marsh Protection: It is important to note that vegetation in the marsh and within the marsh critical line can only be trimmed by LSV's arborist in consort with the South Carolina Department of Health and Environmental Control (SCDHEC). LSV owners are subject to heavy fines from the state for trimming or removing vegetation within the marsh critical line.

Noise: The 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 SC law. Owners are responsible for any damage done by their guests or renters.

Golf Carts: Driving golf carts between buildings is prohibited so as to preserve grass and landscape vegetation. Golf carts must adhere to the WDCA policy regarding golf carts described under [Rules of the Road](#) on the WDCA website.

Grills: Gas or charcoal grills are not permitted 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 CONTACTS

Dawn Lord, LSV Regime Property Manager: 843-881-5459; dawn@charlestonpms.com

Property Management Emergency Number after hours: 843-863-6700; [charlestonpms.com](#)

Wild Dunes Security: 843-886-2128

Wild Dunes Community Association and ARC: 843-886-8847; [wilddunesowners.org](#)

Linkside
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Larry Leonhardt	540-538-6415	President
Michael Muzzy	516-220-6580	Vice President; LSV ARC Committee
John Baiardi	973-454-5425	Treasurer
Michael Driscoll	843-991-3676	LSV ARC Committee
Teri Pesapane	314-267-5362	LSV ARC Committee Chairperson

Villas Board
Directors: