

**Paradise Island
Community Guidelines
January 2016**

These are a condensed version of the ARB guidelines and the Covenants and Restrictions of Paradise Island to assist you with questions about your community. You can find all of the ARB guidelines, including the forms necessary to submit for initial construction and modifications to your home including pools, landscaping and, docks on our website charlestonpms.com. The Covenants and Restrictions are also located on the web site. Just click on your property name (Paradise Island) to review the menu of items available.

EXTERIOR APPEARANCE AND ARCHITECTURAL REVIEW RELATED ITEMS

All exterior changes must be approved by the Architectural Review Board (ARB). ARB Guidelines and applications for new construction and changes are available at www.charlestonpms.com or contact Sherry Martin at sherry@charlestonpms.com.

DOCKS: May be constructed on a lot only in accordance with the Dock Corridor Master Plan on file with the Office of the Coastal Resource Management of the State of South Carolina. Docks must be approved by the ARB.

Roof structures on docks are prohibited. The Board is looking into options for the owners to review at the annual meeting.

Dock lighting must be submitted to the ARB for approval. Information about the type of dock lighting approved is included with the ARB guidelines. You must still submit to ARB prior to installation for written approval. The ARB reserves the right to limit the amount of dock lights.

Shade structures on docks must be temporary and may not be left out for an extended period of time.

FENCES: Fences must be approved by the ARB. Fences shall be maintained in good condition.

LANDSCAPE/LOT MAINTENANCE: It is the owner's responsibility to prevent the development of any unclean, unsightly or unkempt conditions to the landscaping or structures on the property. Property must be kept free of weeds, under brush, and dead plants. Regular mowing, mulch and pruning is required. Owners are responsible for the removal of all landscaping debris from their yard or lot. Please do not place debris on vacant lots or neighboring road shoulders.

If your lot is vacant, you need to make sure it is not overgrown and unsightly.

TRASH CANS: Trash cans must be stored out of street view, except on pickup day.

SIGNS: No signs or advertising of any kind allowed without the approval of the ARB. Political signs are permitted in the yard 30 days prior to the election and must be removed the day after election. The neighborhood has an approved For Sale sign. Realtors and owners are asked to comply with the signs standards

WELLS: Drinking wells and septic tanks are not allowed in the development. Wells are permitted for irrigation.

Page 2
Paradise Island
Community Guidelines
January 2016

MAILBOXES: Must be uniform and approved in writing by the ARB prior to installation. Currently, the mailbox design is provided by Mahony Signs (884-9053).

PODS: PODS are allowed on properties for a brief period of time only.

MOTOR VEHICLES, TRAILERS, BOATS, ETC.:

MOTOR VEHICLES, BOATS AND TRAILER: Owners may not park boats, other watercraft or boat trailers in their driveways. Boats may be parked in garages or underneath the homes, out of sight. No trailers, motor homes, tractors, trucks (other than pickup trucks), commercial vehicles of any type or any other related forms of transport device may be parked on property except if screened from street view.

- \$75 fine per occurrence if boat is not removed or properly screened within the time frame described in the violation notice.
- There is a boat storage facility on-site, available to owners for a yearly fee.
- No parking in common areas.
- No restoring /repairing of any vehicle will be permitted, except within an enclosed garage or workshop.

COMMUNITY DOCK

- The Community Dock is for the enjoyments of owner's and their guests.
- No overnight docking/mooring of any type of watercraft is permitted at the Community Dock.
- Boat trailers and vehicles must display the proper decal in order to park at Community Dock.
- Please ensure the gate is locked after entering or exiting the parking area.
- Overnight parking is not permitted inside the Community Dock area.
- Boat Wash is only for boats and trailers. Please make sure you clean up the area after use.
- No Marina Contractors can dock their equipment at the Community Dock. Their equipment must be moored at the owner's lots during their dock construction.

PETS

- Owners are responsible for their pets. No domestic fowl or farm animals are permitted. No horses shall be kept or stabled on any of the lots. A reasonable number of recognized domestic pets are allowed.
- No structure for the care, housing or confinement of any pet is allowed on any part of the common areas.
- Pets need to be leashed at all times when walked or exercised in any common area. All pet waste must be picked up immediately and disposed of in the proper waste receptacle.

NUISANCES, NOISE, ETC.:

- No rubbish or debris of any kind can be dumped, placed or permitted to accumulate on any portion of the development.
- No wading/swimming in the ponds within the development.

This condensed set of rules in no way replaces or supersedes the recorded Declaration and Establishment of Conditions, Reservations, and Restrictions for Paradise Island. Owners are encouraged to read these documents. These rules and regulations will be modified from time to time and published on the website and forwarded to the owners.

Residents will be notified if there is violation occurs and offered an opportunity to remedy the offense. If additional violations occur, the owner will be fined.

Any infraction not specifically noted in this document may still fall under the authority of the Board of Directors and will be addressed accordingly.

Property Management Services
1340-G Ben Sawyer Blvd.
Mt. Pleasant, SC 29464

Phone: (843) 881-5459
Fax: (843) 881-5616
sherry@charlestonpms.com