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RULES AND REGULATIONS OF SNEE FARM LAKES HOMEOWNERS ASSOCIATION, INC.

The undersigned John J. Dodds, III, attorney for Snee Farm Lakes Homeowners Association, Inc. ("Association"), does hereby certify that the attached six (6) pages constitute the current Rules and Regulations of Association and are being recorded in the Register's Office for Charleston County, South Carolina in accordance with the requirements of Section 27-30-130, Code of Laws of South Carolina, 1976, as amended.

WITNESS my hand and seal this 31st day of October, 2022, at Mount Pleasant, South Carolina.

SNEE FARM LAKES HOMEOWNERS ASSOCIATION, INC.

(Seal)

By: John J. Dodds, III

Its: Attorney

CISA & DODDS, LLP
858 LOWCOUNTRY BLVD
SUITE 101
MOUNT PLEASANT, SC 29464

Snee Farm Lakes Rules & Regulations

Revised 2022

PROPERTY MANAGER:

Lona Vest - Owner and Manager 843-881-5459 emergency pager 863-6700 www.charlestonpms.com

Dawn Lord - Regime and Association Manager 843-881-5459

BOARD OF DIRECTORS:

Dottie Yager - President 843-972-8338 dayager@att.net

Scot Epling - Vice President 843-352-7576 scot29464@aol.com

Linda Montesano - Treasurer 843-834-8379 lmontesano@comcast.net

HOA Email Address: sfl.hoa@gmail.com

The HOA Board of Directors would like to welcome you if you are a new resident of our community. We encourage you to call or email your board members with questions or concerns regarding living within our Lakes community. We may not have immediate answers for you, but we will always try to look into your concerns and do our best to help you. **Whether you own or rent a unit, you need to be aware of our rules and regulations.**

The Master Deed for Snee Farm Lakes authorizes the Board of Directors to establish rules covering residential buildings, parking areas, roads, pools, and grounds and to assess reasonable fines for violations. Owners will be responsible for the conformity of tenants to these rules. The board has the right to levy fines for violations of the rules and regulations.

GENERAL INFORMATION:

Garbage Pickup: Tuesday. Due to new Mt. Pleasant rules waste management will no longer remove or place back in the corrals garbage containers for the condos. We have hired an individual to remove and replace garbage containers back into the corrals and the apartments will be charged a fee accordingly. The townhouse residents will continue to place their containers out at curbside as per usual. A Mt. Pleasant ordinance requires the containers be removed from the street within 12 hours of garbage pickup. All trash and recycling containers must be replaced in a corral area and **not in shrubbery** unless permission has been given by the HOA.

The following items are collected separately because they have different disposal requirements. These piles need to be 4 to 6 feet apart.

Large items such as furniture, light fixtures, appliances, mattresses, coolers, etc., may only be put out **on the day before collection day.**

Yard Debris - bagged leaves/grass clippings (must be placed in brown paper yard bags - landfills do **NOT** accept yard debris in plastic bags), brush, tree limbs (4 feet or shorter not larger than 8 inches in diameter and no stumps) **It is important to separate yard debris from other trash items because it goes to a different landfill than all other items.**

E-waste – Environmental regulations prohibit the disposal of televisions, computers, and other electronic equipment in landfills. These items must be placed separately at the curb for special collection/recycling. The Town will collect the items if un-broken. Please call (843) 849-2022 if you have E-waste to be picked up and we will get it as soon as possible. However, it may not be a same-day pick-up. Residents can also take their E-waste to County drop-off sites or big box electronic stores for proper disposal.

All lawn and large trash items must now be placed on the grassy perimeters of Shadow Lake Circle. If an owner or renter is renovating, they must make arrangements with their contractors to remove such items as bathtubs, toilets, etc., or be responsible for moving such items to the designated areas. Fines will be levied for non-compliance.

Recycling: Every other Thursday. Every Thursday for Lake #1. Please note the information from Charleston County regarding what can and cannot be placed in the blue recycling bins. As they continue to improve their services, we will post notices and updates on the bulletin board.

Pest Control: We will continue to provide exterior termite treatment quarterly. As always, we will take care of squirrel, raccoon, snake, etc., problems. We no longer will provide individual unit treatments for interior infestations for cockroaches. This is now a resident's responsibility.

Fire pits, Tiki torches, fireworks: The use of such items is prohibited within our community due to all the wooden structures. Police will be called for any infraction. Grills, when in use, must be placed as far from wooden structures as possible.

Fire extinguisher, Smoke Alarms: Our fire insurance carrier requires at least one working multi-purpose fire extinguisher of two to five-pound capacity and smoke alarms in each unit. These extinguishers and alarms should be routinely inspected and replaced, repaired, or recharged as necessary.

1. PARKING

- a) Handicap spaces are indicated by a blue stencil or a blue/white sign on a post. A handicap placard must be displayed.
- b) Spaces designated with crossed yellow lines in front of buildings in the Lake #1 area are to be used for emergency vehicles or for garbage containers on pick up day.
- c) Parking on lawns or grassy areas is prohibited.
- d) Unlicensed or inoperable vehicles may not be parked on the premises at any time. They will be subject to towing. This includes vehicles with expired tags. After **six months** in all states your car may be impounded. Inoperable vehicles will be towed if left unaddressed for a prolonged period. Towing will be at the vehicle owner's expense.
- e) Boats, trailers, recreation vehicles, and commercial vehicles (trucks, pick-ups, or non-passenger vehicles with more than four (4) tires) may not be kept on the premises overnight without the written approval of the Board of Directors.
- f) Changing vehicle oil or making major repairs while parked on the pavement is prohibited from preventing pavement damage.

2. VEHICLE OPERATION

- a) The speed limit for operating vehicles on the premises is 15 MPH.
- b) Stop signs at various locations on the premises must be observed.

3. BUILDING EXTERIORS, GROUNDS, AND LANDSCAPING

- a) No alteration of building exteriors, fences, or other existing structures may be made without the written approval of the Board of Directors.
- b) One standard "For Sale" or "For Rent" sign will be allowed in the windows of a unit. On the day of an "Open House," two "open house" signs will be allowed. One on Long Point Rd. and one closer to the unit having the open house. No banners or balloons are permitted.
- c) Clothing, towels, or other items may not be hung from the exterior or balcony rails. Exterior clotheslines of any kind are prohibited.
- d) Belongings such as toys, tools, bicycles, etc. may not be stored on the exterior of the building. Patios must be kept clear of trash and litter.

4. HOMEOWNER RESPONSIBILITIES

Homeowners are responsible for maintenance and repair of damage resulting from the malfunction of all plumbing fixtures, washing machines, dryers, hot water heaters, refrigerators/ice makers, dishwashers, ceiling fans, electrical ranges, and any part of the air conditioning system, whether inside or outside the residential unit. Screened porches or sunrooms are the responsibility of the owner. Upkeep and maintenance are not part of the regime since these were not part of the original buildings. Repair or replacement of window screens is the responsibility of the owner. Maintenance of the unit is the responsibility of the owner, and upkeep is expected.

5. CONTROL OF PETS

- a) Pets shall be limited to domesticated dogs and cats, aquarium fish, and caged birds.
- b) All pets (including visiting pets) must be maintained on a leash when outdoors. The Town of Mt. Pleasant requires that all dogs be licensed and leashed and are subject to pick up by the Mt. Pleasant Animal Control if allowed to run loose. Residents are encouraged to keep cats indoors and not allow them to roam.
- c) No pets will be left unattended outside, regardless of whether they are tethered or penned in a patio or the Common Element.
- d) **Pets may not be walked under neighbors windows or the interior grassy areas for "relief." They must be walked to the outside perimeter of Shadow Lake Circle.** Pets are not permitted in the inner courtyard (pond/pool area) at any time. Owners must immediately remove their pet feces and dispose of them in the dog stations provided for their use. Urine and feces damage to grass, plants, shrubs and may carry disease.
- e) Excessive noise is not permitted at any time, i.e., dog barking, cat crying, bird squawking, etc.
- f) Pet owners will be fined if their pets become a problem. This applies to pets belonging to the property owner or their tenants. If the pet belonging to the tenant is the problem, the property owner will be held responsible.

6. SATELLITE DISHES

Before a satellite dish can be installed, a resident must first submit a request for approval to the management company. This must be done in writing and must include your name, address and phone number in case further information is needed. The management company will present the request to the Board, who will review the satellite dish's placement for appropriateness and approval. Dishes may only be attached to wooden siding and trim surfaces. They may not, under any circumstances, be attached to the roof areas. The regime reserves the right to remove all non-conforming dishes.

7. SWIMMING POOLS

- a) No glass of any kind is allowed in the pool area.
- b) Guests must be accompanied by the resident.
- c) No lifeguard will be on duty. A parent or adult guardian must accompany children under twelve years of age.
- d) The S.C. Department of Health and Environmental Control (DHEC) requires that a lifeline and attached floats are located in each pool. These lines must not be removed or the location changed.
- e) The pool is open (unless otherwise noted) for use from 8:00 am until 10:00 pm. Non compliance will result in the police being called.
- f) The Snee Farm Lakes Homeowners Association is not responsible for accidents and users enter the pool at their own risk.
- g) No running, pushing, diving, or reckless horseplay is permitted.
- h) Pool furniture must not be removed from the pool area.
- i) Residents are allowed to use the pool area for small parties, but no resident may be granted exclusive use of the pool for any reason.
- j) Health and safety rules required by DHEC are posted and will be updated when required.

8. LAKES AND INNER COURTYARDS

- a) Fishing is not allowed without written permission from board members.
- b) No debris of any kind may be thrown into the lakes.
- c) Feeding ducks, geese, or any wildfowl is not recommended.
- d) The courtyards are common property to all residents in each lake area.
Fences or other devices to restrict access to common areas are prohibited.
- e) No floating devices, i.e., canoes, kayaks, floats, etc., are allowed in the lakes at any time due to safety concerns.

9. RENTING OF UNITS

All owners must inform the management company (currently Property Management Services (PMS) in writing the name, telephone number, and email address of the person renting their unit. It is the owner's responsibility to ensure tenants comply with the existing rules and regulations. **Lessors are responsible for providing a copy of the rules and regulations to tenants and ensuring that they comply.** Owners are responsible for the conduct of their tenants. If complaints are received about the tenants, the owners are subject to being fined. Owners must provide yearly reports stating that their unit is in good repair and has not suffered

any damage. If the owner has not provided such information or reported any problems to PMS prior to the unit being sold the Board of Directors will not pay for repairs necessary for selling the unit. Owners who rent their unit surrender all their regime privileges to their tenant for the occupancy term.

10. GOOD NEIGHBOR RESPONSIBILITIES

Residents of Snee Farm Lakes must recognize the unique responsibility involved in living in multiple-unit buildings. Excessive noise, such as loud stereos, radios or television, barking dogs` and **loud social gatherings at unreasonable hours**, is prohibited. We share pools, courtyards, parking spaces, and grounds with our neighbors. Consideration of others must govern our actions at all times.

Vandalism or destruction of property will not be tolerated. Homeowners, their families, and tenants responsible for such violations will be fined and billed for appropriate repairs and prosecuted. Mt. Pleasant Police have authority on the premises.

**Amendment 1 to
Snee Farm Lakes Homeowners Association
Rules and Regulations
Revised February 2017**

The Rules and Regulations, June 2012 revision, is hereby amended as follows. This amendment is to be made part of the official rules and regulations of Snee Farm Lakes Homeowners Association:

To protect homeowners' best interest, a program of strict compliance with Rules and Regulations is being initiated and enforced. In fairness to all owners/tenants, we request that all residents and their guests comply with the reasonable requirements set forth. When a violation occurs, a Notice of Violation will be issued against the property owner. The owner, or his/her appointed agent, may appeal by personally appearing before the Board of Directors at their next scheduled meeting. If the owner or agent fails to appear, the violation and special assessment (fine) will be dealt with on a one-on-one basis. The fine process will be as follows:

1. A notice will be issued detailing the violation(s).
2. The owner will have 10 consecutive days to correct the violation(s).
3. If the violation is not corrected after 10 days, a fine assessment will be levied.
4. The fine assessment will be \$50 for the first violation; \$75 for a second violation and \$100 for a third violation.
5. The fine must be paid, and the violation must be corrected within 15 days of the date of the fine assessment.
6. Failure to comply will result in the unpaid assessment being turned over to our Attorney and a lien placed against the property. In this event, the owner will be responsible for fines levied by the HOA as well as any legal fees incurred.

Disclaimer: This amendment and the official Rules and Regulations are enacted by the Board under the authority of the Master Deed and Bylaws that govern Snee Farm Lakes Condominiums. Information and fines are subject to change at the discretion of the Board of Directors of the Homeowners Association.

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Filed By:

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