

# Snee Farm Lakes Residents

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The 2017 HOA Board of Directors would like to welcome you if you are a new resident to our community. We would also like to extend another happy new year greeting to our long time neighbors and friends. 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 it is important for you 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 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.** Garbage must be placed in the covered containers which are the property of Mt. Pleasant. Residents, other than those on Lake 1, are responsible for placing the containers at curbside. The containers must be removed from the street within 12 hours of garbage pickup. This is a Town of Mt. Pleasant ordinance. Large items such as furniture, light fixtures, appliances, mattresses, coolers, etc. may be put out **but only on collection day.** Please help us keep our properties looking their best and do not put out items days in advance.

**Recycling: Every other Thursday.** Please note the information from Charleston County regarding what can and can not 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 and white sign on a post and must be respected.
- b) Spaces designated with crossed yellow lines, in front of buildings in the Lake 1 area, must be left clear on days when garbage collection is scheduled.
- 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. 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 advertising commercial enterprises) may not be kept on the premises overnight without written approval of the Board of Directors.
- f) Changing of vehicle oil or making major repairs while parked on pavement is prohibited to prevent pavement damage.

#### **2. VEHICLE OPERATION**

- a) The speed limit for operating vehicles on the premises is 15 MPH
- b) Extreme care is required on roads throughout the premises but particularly at Long Point Road entrances and when making turns at the mailbox area.
- c) 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 written approval of the Board of Directors.
- b) One standard "For Sale" and "For Rent" signs will be allowed in the windows of a unit.
- c) Clothing, towels or other items may not be hung from the exterior or balcony rails. Exterior clotheslines of any kind are prohibited.
- d) Personally owned lawn furniture may not be used other than in the patio area of each unit. Other belongings such as garden hoses, 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 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 is not part of

the regime since these were not part of the original buildings. Repair or replacement of window screens are the responsibility of the owner. Maintenance of the unit is the responsibility of the owner and upkeep is expected.

#### 4. 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.
- c) No pets will be left unattended outside, regardless of whether or not they are tethered or penned in a patio or the Common Element.
- d) **Pets may not be walked on sidewalks, 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 it in the dog stations provided for their use. Urine and feces damage grass, plants, shrubs and may spread 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 to their tenants. If the pet belonging to the tenant is the problem, the property owner will be held responsible.

#### 5. 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 placement of the satellite dish for appropriateness and for 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.

#### 6. 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 other wise noted) for use from 8:00 am until 10:00 pm.

- 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 permitted 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.

## 7. LAKES AND INNER COURTYARDS

- a) Fishing is allowed for residents and their guests as long as the resident accompanies guests. Please return carp that you catch to the pond. Consumption of fish is not recommended. Eat them at your own risk!
- b) No debris of any kind may be thrown into the lakes.
- c) Feeding ducks, geese or any wildfowl is prohibited.
- 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.

## 8. RENTING OF UNITS

All owners must inform the management company (currently Property Management Services (**PMS**)) in writing, of the name and telephone number 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 the tenants are in compliance.** 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 term of the occupancy.

## 9. 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 time.

Vandalism or destruction of property will not be tolerated. Homeowners, their families and/or 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, are 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 the best interest of homeowners 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 and/or agent fail 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, as well as 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.