

**Snee Farm Lakes Homeowners Association
Rules and Regulations
Revised June 2008**

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.

1. PARKING

- a) Markings indicating space for handicapped residents must be respected.
- b) Spaces designated with crossed yellow lines, in front of buildings in the Lake I area, must be left clear on days when garbage collection is scheduled.
- c) Parking on lawns or grassy areas, unless specifically marked as parking areas, is prohibited.
- d) Unlicensed or inoperable vehicles may not be parked on the premises at any time. They will be subject to towing.
- 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 the 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. GARBAGE AND TRASH DISPOSAL

- a) Recyclable materials will be picked up by Charleston County on bi-weekly scheduled days when placed at curbside in recycling bins provided by the county. Residents are responsible for placing such materials at curbside.
- b) Garbage will be collected by separate trucks and must be placed in the covered containers, which are the property of the Town of Mt Pleasant. Residents, other than those on Lake I, are responsible for placing the covered containers at curbside on scheduled collection days. The containers must be stored behind the walled storage area. The containers must be removed from the street within 12 hours of garbage pickup – this is a Town of Mt Pleasant ordinance.
- c) Items that are too large to fit in the containers, including furniture and appliances will be collected on the same day as the container garbage. Residents, other than those at Lake I, are responsible for placing such items at curbside, but only on the collection day.

- d) Residents are responsible for the disposal of items that the Town of Mt Pleasant or Charleston County will not remove. Such items include tires, automotive parts, partially filled paint cans and any electronic equipment.

4. 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.
- e) Any alteration of landscaping requires prior approval from the Board of Directors. Destruction of shrubbery, trees, plants, etc. is prohibited and residents or tenants responsible for such destruction will be required to pay for replacements.

5. CONTROL OF PETS

- a) All pets must be kept on a leash while outside their unit. 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. Animal Control frequently patrols the area.
- b) Dogs must be walked on the outside perimeter of Shadow Lake Circle for "relief". PETS MAY NOT BE WALKED ON SIDEWALKS. Pets are NOT allowed in the inner courtyard (pond/pool area) at any time. Owners must immediately remove their pets defecation and dispose of it in a trash receptacle.
- c) Excessive noise is not permitted at any time, i.e., dog barking, cat crying, bird squawking, etc.
- d) 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. The first offense receives a written warning, second and all subsequent offenses will receive a \$50.00 fine.

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 placement of the satellite dish for appropriateness and for approval.

7. SWIMMING POOLS

- a) No glass of any kind is allowed in the pool area. Only plastic or paper plates and cups may be used.
- 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. All refuse must be discarded in trash containers provided.
- 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. Replacement of the lines and/or floats costs between \$50-\$75 - please leave them in place.
- e) No running, pushing, splashing or horseplay is permitted.
- f) The pool is open for use from 8:00am until 10:00pm.
- g) The Snee Farm Lakes Homeowners Association is not responsible for accidents and users enter the pool at their own risk.
- 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 such purposes.
- j) Health and safety rules required by DHEC are posted.

8. 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 other 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. The wildfowl dislodge the banks of the lakes by scratching into the soil.
- 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) Pets are not permitted in the courtyards at any time.
- f) No floating devices, i.e., canoes, kayaks, floats, are allowed in the lakes at any time due to safety reasons.

9. 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 tenants, the owners will be subject to being fined.

10. GENERAL

- a) At least one working multi-purpose fire extinguisher, of two to five pound capacity, and smoke alarms are required in each unit by our fire insurance carrier. The homeowner should inspect these at least every six months and replace, repair or recharge as necessary.

- b) 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. Maintenance is the responsibility of the owner and upkeep is expected.
- c) 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.
- d) Owners who rent their unit surrender all their regime privileges to their tenant for the term of the occupancy.

11. 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 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.