



## COMMUNITY POLICIES AND GUIDELINES

These guidelines have been set forth to expand upon and detail the information found in the Condominium Regime under which the Villas of West Ashley Condominium Association operates. All residents are asked to support these Guidelines in order that the community will be a more attractive and harmonious place to live.

### **I. Personal Property**

All personal property, such as grills, lawn chairs, bicycles, tables, etc., must be kept inside the garage.

Nothing may be hung or displayed, nor may signs, awnings, canopies, shutters, antennae or satellite dishes or any other device or ornament be affixed to or placed upon the exterior walls, doors, or roof without prior written approval of the Condominium Association Board of Directors.

The mounting of satellite dishes is permitted if the dish is mounted to the fascia only. However, permission to do is only given after receiving the designated deposit for the future repair and/or replacement of the fascia aluminum.

### **II. Decorative Items**

Display of any of the following are not allowed without the written approval of the Board of Directors.

- Wreaths (door or wall)
- Bird feeders or bird baths (tree hanging or freestanding)
- Garden hose hangers
- Ground/landscape lights or stepping stones
- Wall plaques
- Windsocks/wind chimes/decorative flags

#### **A. Holiday Decorations**

Holiday lights and decorations are permitted to be placed in the limited common areas and/or building exteriors provided the decorations do not damage limited common area, building, gutters or siding. They may not be displayed before Thanksgiving Day and must be removed by no later than January 9th of the following year. Other holiday decorations are permitted under the same guidelines and may not be displayed more than one week before or one week after the holiday.

- B. One garden flag per unit may be displayed. No sports or political flags are allowed.**

### **III. Flowers/Landscape Plants**

#### **A. Flowers**

Flowers may be planted directly outside the residences in the existing mulch area. Maintenance of the flowers is the responsibility of the homeowner and dead annuals are to be removed by the resident. If not, they will be removed by the groundskeepers and the cost for removal will be billed to the homeowner.

#### **B. Landscape Plans**

Any plantings of new shrubs must receive advance approval.

1. Additional landscape plants, which may be considered," will be of a species already in use in the community."
2. Any new planting beds will be limited in size by the Board.
3. New beds must be mulched or pine strawed in the same manner as the other common areas.
4. New plants will become the property of the Condominium Association, who will provide future mulching, pruning and fertilization. However, should any one of the plants die, the resident is responsible for replacement.

### **IV. Other Items**

#### **Prohibited Items**

- A. The following items will be strictly prohibited in any common area of the Community: any type of yard sign, statue, statuette, yard or lawn ornament, planters, pots, artificial flowers, ornamental rocks or stones, cypress mulch, swing sets, mounted hose reels, laundry poles or clothesline, or other such items. Exceptions may be approved on a case-by-case basis by the Board of Directors.
- B. Homeowner are responsible for removal of all outdoor items during inclement weather.

### **V. Exterior Alterations**

No alterations, additions, fences, walls, patios, decks, etc. may be made to the exterior surface of the building, nor may any trees or shrubs be planted, transplanted, or removed without prior approval of the Board.

- A. Homeowners are required to submit an ARB form for approval prior to the commencement of any project. Contractors must be licensed and insured.

B. Storm Doors

Storm doors may be added at the resident's expense using only the approved design and color. Specific information about approved storm doors may be obtained from the Board of Directors.

VI. **Windows & Window Coverings**

All window coverings, whether draperies, blinds (vertical or horizontal) or valances must be white, off-white, light beige or light gray on the *exterior side*.

VII. **Signs**

Nothing may be hung or displayed from inside the windows except professionally prepared "For Sale" and "For Rent" signs or security system decals, which shall be limited in size and number. No real estate signs are permitted in any common area.

VIII. **Animals**

- A. No more than one household domestic pet, not bred or maintained for commercial purposes, may be kept in any one home. The full-grown weight of a pet shall not exceed forty (40) pounds. Pets shall be limited to dogs, cats, caged birds, or fish. Exceptions may be approved by the Board of Directors.
- B. All animals, when outdoors, shall be maintained on a leash not more than eight (8) feet in length. A responsible individual shall supervise them at all times. Such individuals shall be responsible for the immediate clean up of all pet litter.
- C. No pet shall be tethered outside in the lawn or common area.
- D. Pet owners may be fined for not cleaning up after their pets at the rate of \$25.00 for each offense." If pet(s) become a nuisance, they may be ejected at the discretion of the Board of Directors.

IX. **Parking Vehicles**

No boats, trailers, motor homes, trucks (larger than a 3/4-ton pickup), travel trailers, or any vehicle with commercial advertising may be parked on any street or driveway overnight. Other vehicles used for recreation (van conversions/RVs) not garage-able, will be permitted to park in limited common area (in front of garage) for forty-eight (48) hours to allow for loading and unloading. Such vehicles must not exceed twenty (20) feet in length and must not block normal access of other residents. Commercial moving vans, when conducting contract business, and commercial trucks when in the area to perform service or repair work are an authorized exception. Storage pods may be permitted for a maximum of seventy-two (72) hours with approval from the Board of Directors.

All parking by residents or guest *must be*: (a) within the garage, (b) in the limited common area in front of the garage door, (c) in the parking spaces at the Clubhouse area, or (d) on the side drive in such a manner so as not to block any other residents'

access to the garage or street. **PARKING IS PROHIBITED IN THE "TURN AROUND" AREAS AT THE END OF THE DRIVEWAY.** No vehicle may be parked in the clubhouse parking areas or in designated guest parking areas for more than forty-eight (48) consecutive hours.

Vehicles parked there for more than forty-eight (48) hours are subject to being towed.

Inoperable vehicles (with flat tires, expired license tags, etc.), or vehicles which cannot be identified as belonging to a resident, which are parked in any common or limited common area for more than 48 consecutive hours may be towed off the premises at the vehicle owner's expense. No repair work is permitted on vehicles in limited common areas except for short-term emergency work (flat tire, battery charge, etc.).

No vehicle shall be parked in a manner that blocks any street or driveway, or the ingress/egress to any garage other than the owner's. The speed limit within the community is 10 mph. Reckless operation, excessive speed, and parking or driving on the lawn areas is prohibited.

#### **X. Swimming Pool**

The pool is for the exclusive use of the residents and their guests. Any person who cannot be identified as a resident, or who is not accompanied by a resident, will be asked to leave the pool area. The pool rules are:

- A. All persons using the pool and pool facilities do so at their own risk and sole responsibility. There is no lifeguard.
- B. All children under the age of 18 must be accompanied by an adult resident age 18 or older.
- C. Guests are limited to three (3) per household without prior approval of the Board of Directors and must be accompanied by a resident at all times. Guests will be asked to leave if the resident is not present.
- D. The following are prohibited in the pool
  - area: Animals or pets
  - Glass or other breakable items
  - Running, diving or disruptive behavior
  - Excessive noise, splashing or radios without headphones
  - Private pool parties
  - All rafts and body floats
  - Electrical devices
- E. Swimming is permitted only in garments sold as swim wear. Infants must also wear suitable and lined swim suits. No non-swimming diapers are permitted in the water.

- F. Lounge chairs or tables may not be reserved and must be repositioned in the order intended (orderly fashion), after use.
- G. The pool will be open daily during swimming season until 10:00 p.m.
- H. Wet swimwear is not permitted in the Clubhouse lounge area.
- I. The gas grill is to be operated by adult residents only and cleaned up after use.

**XI. Community Center (Clubhouse)**

- a. The Clubhouse is for the private use of residents. It is available for rental to residents only for non-profit parties or meetings. The following policy applies:
  - b. A \$100.00 refundable deposit and a \$50.00 rental fee are required. Reservations are granted on a first request basis.
- B. Children and teenage parties are prohibited.
- C. The renting resident will have exclusive use of the party room only; the guests may not use the pool or exercise equipment, and the pool may not be reserved for any party. The Association will furnish no party items.
- D. The renting resident is responsible for all clean up and trash removal. Clean up must be done by noon of the following day.
- E. Damages to the community center or equipment and any follow-up cleaning done by the Association will be deducted from the deposit. If the deposit is an insufficient amount, the renting resident will be billed for the difference.

**XII. Trash Collection**

Trash collection regulations require that trash containers and recycle bins not be set out prior to 5:00 p.m. the day preceding collection and the containers must be picked up and put away by 9:00 p.m. the day of collection. Only trash containers with lids, or securely tied plastic bags are permitted for trash disposal.

All trash for collection or recycle bins must be out at the main street, next to the curb at the end of the driveway. Trash containers, when not set out for collection, must be kept inside the garage. Residents will be responsible for clean-up of trash spillage from the containers.

**XIII. Solicitation and Garage Sales**

Solicitation by commercial enterprises is not authorized within the community. In a like manner and due to restricted parking availability, garage sales and tag sales are specifically prohibited, unless approved by the Condominium Association as a planned community activity.

**XIV. Condominium Sales**

Any owner who sells his or her condominium is responsible for:

- A. Making certain the Association management company is aware of ownership changes at the time a closing date is established.
- B. Making certain all condominium dues are current.
- C. Making certain all condominium Declaration, Bylaws and Community Policies and Guidelines are given to new owner.

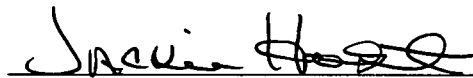
**XV. Amendments**

These policies and guidelines may be subject to change from time to time at the discretion of, and by a majority vote of the Board of Directors.

- XVI.** Persistent violators of these policies and guidelines will be notified in writing. If violations are not corrected the Board of Directors shall levy fines at their discretion. Procedures in Section 3.23 of the Bylaws will apply.

I certify that the foregoing Community Policies and Guidelines constitute the original Community Policies and Guidelines of The Villas of West Ashley Condominium Owners Association, Inc., as duly adopted at a meeting of the Board of Directors, held on the 14<sup>th</sup> day of November, 2018, and have executed the Community Policies and Guidelines this 10 day of December, 2018.

THE VILLAS OF WEST ASHLEY  
HORIZONTAL PROPERTY REGIME and THE  
VILLAS OF WEST ASHLEY CONDOMINIUM  
OWNERS ASSOCIATION, INC.

A handwritten signature in black ink, appearing to read "Jackie Holst", written over a horizontal line.

Printed Name: Jackie Holst

Its: President

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