

Park at River's Edge, H.P.R.  
*Traces & Reflections*

**RULES AND REGULATIONS**

Revised January 2016 (*revisions are in italic*)

1. **DISTURBANCES** – All residents have the right to the peaceful possession of their Unit. Residents, guests, and agents shall exercise extreme care to avoid unnecessary noise of any type from musical instruments, radios, televisions, music players of all types, vehicles, etc. that may disturb other residents. No resident shall create or permit excessive smoke or offensive odors. There shall not be maintained any plants, animals, devices, or things of any sort whose normal activity or existence is in anyway noxious, dangerous, unsightly or unpleasant. There shall be no discharging of firearms of any types.
  
2. **PARKING** – There is one marked assigned parking space for each Unit. Generally, there is one unmarked unassigned parking space in front of each building available for each Unit. If a Unit needs a third parking space, that Unit is required to use an unassigned parking space that is not in front of any building. Horizontal parking, double-parking or parking in a non-designated area is not permitted at any time. Parking is permitted in marked designated areas only and not on the common grass areas. Mechanical (including oil changes) and bodywork is prohibited in the Park at all times.

Windshield decals or visitors passes must be visible at all times on the driver's side dashboard.

3. **MOTORCYCLES** – The use or keeping of motorcycles on the property shall not be permitted without being registered with the Association's Board of Directors. Motorcycles must conform to South Carolina Motor Vehicle Code and may be only used for ingress and egress to the owner's unit and must be parked in a space in the parking area.
  
4. **RECREATION OR COMMERCIAL VEHICLES** – No boats, trailers, campers, mobile homes, school buses, commercial vehicles, *to include any type of commercial advertising on vehicle*, etc. shall be permitted to be kept on the property without the express written consent of the Association's Board of Directors. A Boat Yard is available at the end of Edgebrook Circle on a first come basis.
  
5. **INOPERABLE VEHICLES** – No inoperable vehicles of any kind (to include expired tags, etc. or vehicles not being moved for a period of fourteen (14) days shall be permitted on the property. No debris, junk, wrecked or inoperable or unsightly vehicle shall be allowed to remain on the property. If you are notified of such a violation and the vehicle is not removed in seven (7) days from the date of notice – the Association will have the vehicle towed at the owner's expense.
  
6. **TRASH DISPOSAL** – It is not permitted to leave trash or rubbish of any kind on common or limited common areas, including patios and screened porches at any time. A trash compactor is provided within you community on Parklane Court. The compactor facility is designed for **household garbage only!** to be disposed of within a secured plastic bag. Do not ever dispose

of fireplace ashes in or around the compactor. Do not place items of any kind on the compactor steps or in the area around the compactor. Please read the sign on the compactor fence above the first landing of the compactor steps. If you have boxes or other items that can be broken down or cut up, this must be done before placing them in a secured plastic garbage bag before you place them in the compactor. Large items are not permitted to be placed into the compactor. Anyone observed putting boxes or other materials, not in plastic bags, in the compactor **will be fined**. Dumping of appliances, carpets, furniture, rugs, paint cans, materials from renovations or any other materials is prohibited. Offenders will be fined \$500.00 for dumping. If it becomes necessary for the Association to have it removed, the owners will also be charged the cost of removal/disposal in addition to the fines assessed. This will be strictly enforced! The beating of dust mops, rugs or similar objects on the exterior part of the property is prohibited. No debris or similar unsightly items shall be allowed to remain on the property. The Common Elements shall also be kept clean of any other obstructions such as bicycles, tricycles, boxes, etc.

7. **PORCHES, PATIOS AND BALCONIES** – Patio and balconies may contain a reasonable amount of plants and/or patio furniture and kept in a neat and orderly manner. All other personal belongings shall be kept inside of the Unit, not on the screened in patio or balconies. Due to a fire hazard and in accordance with the health and safety guidelines with the fire department, no charcoal grills of any kind are permitted to be used on the property. All water hoses must be kept either on a hose reel or neatly coiled on patios. Hoses are not to be left in common areas around your unit. Do not leave bagged garbage on *porches*, patios or balconies. No outside garbage cans are allowed on patios.
8. **STORM DOORS** – The Board of Directors have approved a storm door for the use in the Park. It must be full glass, non-skirted and coordinated to the color of your building with approval from the Board of Directors. Any door not conforming to the approval of the Board of Directors must be removed and any damage to the Building area repaired. The Board of Directors reserves the right to remove any door in violation of this rule, charging the Owner with all expenses incurred in the removal and disposal.
9. **WINDOWS AND BUILDINGS** – All windows and building exteriors are to be kept free of any signs, decorations, towels, clothing or pictures. Occupied Units must have white/off-white lined drapes or blinds with the white-off-white exposure to the curb and/or Common Areas. *Screens cannot be torn or sagging.*
10. **HANGING ITEMS** – Hanging garments, rugs, flags or similar objects from the windows or any of the facades of the property or on any of the common elements is prohibited.
11. **PERSONAL BELONGINGS** – Personal belongings such as garden hoses, bicycles, toys, skateboards, ramps, tools, equipment, etc. are not allowed on the Common or Limited Common Areas unless they are attended at all times. The Association may remove any items left unattended and a fine assessed for their return. If not claimed after thirty days, they will be disposed of.
12. **DAMAGE TO THE COMMON/LIMITED COMMON AREAS** – Damage to the Common/Limited Common Areas includes fluid leakage from vehicles. If any damages are not repaired by the responsible person(s) within forty-eight (48) hours, the Association will have

the Area repaired and the cost billed to the responsible Owner. The cost will become an assessment and be treated as such for collection purposes.

13. **ALTERATION – COMMON & LIMITED COMMON AREAS** – No alterations of the external appearance in any manner whatsoever of any portion of the Common or Limited Common Areas is to be made without the expressed written approval of the Board of Directors. This prohibition includes, but is not limited to, potted plants and/or shrubs, flower/plant beds, etc. Requests for the Common Area or Limited Common areas or landscape changes must be submitted in writing and be approved by the Board of Directors in writing. Landscaping beds and mounded areas are to be protected from traffic. Residents are instructed not to walk or ride bicycles or other vehicles in landscaping beds or mounded areas since that adversely affects them. Pets are not permitted on landscaping beds or mounded areas at any time. Common grassy areas are not to be used as to abuse it in any manner. Motor vehicles of any type or vehicles moved by a motor vehicle are not permitted on Common or Limited Common Areas at any time.
14. **ALTERATIONS – BUILDINGS** – No alteration to the interior or exterior of a building are to be made without the express written approval of the Board of Directors. This prohibition includes, but is not limited to the installation of electrical service or telephone installations, erecting or placing of flagpoles, radio or television towers or antennas, machines or air condition units or similar objects outside a Unit or which protrude through a wall or the roof of the Unit except as authorized by the Board of Directors. Requests for building changes must be submitted to the Board of Directors in writing at Traces & Reflections, c/o Spectrum Properties, 1126 Lango Avenue, Charleston, South Carolina 29407
15. **SUNBATHING** – Sunbathing is allowed in the pool area only. For pool information contact the Park Recreation Development, Inc. at the above address.
16. **ROADS AND SPEED LIMITS** – Roads are for ingress and egress use only and (for safety reasons) are not to be used for play areas or for other activities. The play area is located along Park Gate Drive near the Clubhouse. Residents and their guests shall drive at a safe speed for conditions, not to exceed 20 miles per hour and observe all traffic signs within the community. Be advised that the North Charleston City Police have jurisdiction in our community and will prosecute to the fullest extent of the law.
17. **PETS AND ANIMALS** – No resident shall breed and/or raise any animals, livestock or poultry of any kind. The maximum number of household pets allowed is two (2). No resident shall permit or maintain any animal greater than fourteen (14) inches in height or thirty-five (35) pounds in weight. All owners are responsible for cleaning up after their pets (including droppings). All animals must be on a leash or in a carrier and accompanied by a person of discretion whenever they are outside as outlined in our By-Laws and by the City of North Charles pet leash law. No animal is permitted to be left unattended on a screened in patio, balcony or any common area. This includes staking an animal's leash into the ground outside a unit. Any animal creating a disturbance will also cause the owner to be in violation of rule #1 (disturbances) and the owner will be fined accordingly.
18. **WOOD STORAGE** – Due to the limitations on us by our termite bond, all firewood must be stored in such a manner that it will not invalidate the bond for that building. All wood must be kept on the patio of a Unit in a rack that will allow eight (8) inches of clearance on all sides.

Wood must not come into contact with the concrete or the exterior wood of any Unit. Appropriate covering must be neat, orderly and in a neutral color.

19. **SIGNS** – No resident of the property shall post any advertisement or poster of any kind in or on the property except as authorized by the Association in writing. One (1) sign of not more than three (3) square feet advertising the property for sale or rent can be placed in the window of the unit. No open house signs are allowed on the property.
20. **UNIT USAGE** – All Units shall be used for residential purposes only. No Unit shall be used by anyone as a “Sales Model”, or for conducting a business. This shall not, however, restrict the owner or their agent from access to their Unit for the purpose of showing the Unit to prospective purchasers.
21. **FINES AND PAYMENTS** – Owners on record at the time of any violation will be subjected to a fine of \$25 per day unless otherwise stated, per violation of any rule or regulation (Master Deed page 406, article VII, section 13). Such fines will be an assessment to your Unit and will be included in your monthly regime statement. Legal action may be taken in cases of non-payment.
22. **RESPONSIBILITIES OF THE OWNER** – The owners shall be deemed responsible for the conduct of their household, tenants, agents, guests, and pets. The responsibility of the Owner shall not relieve any member of their household, tenants, agents or guests from any liability to the Association or to the Owner for their own acts.  
  
A list of other owner responsibilities can be found in the Master Deed, Article II, Section 4.1, (2) (b). It includes windows, doors, screens, etc.  
  
The property owner shall perform annual maintenance on the Limited Common Elements appurtenant to his unit including sidewalks, patios, porches, etc. (By-Laws, Article VII, Section 2)
23. **ABSENTEE OWNERS** – When renting your Unit, you or your agent should present a copy of the Rules & Regulations to your tenants at the time of move-in. If you do not have a copy, you may contact your management company (Spectrum Properties). As the Owner of record, if your tenant is in violation, you will be assessed the fine. When deemed necessary, the Owner of record will be notified, via U.S. Mail, of the day and time of any infraction.
24. **PAST DUE ACCOUNTS** – Any owner who is past due on their assessments will not be allowed use of the common amenities.
25. **PONDS** – No fishing, boating or swimming allowed in any ponds.
26. **WILDLIFE** – Do not feed or harbor the Canada Geese. Subject to \$100 fine.