

South Cove

Property Owners Association, Inc.

Rules and Regulations

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ARCHITECTURAL CONTROL

No improvements, modifications or additions shall be commenced, erected, or maintained upon any lot until the plans and specifications showing the nature, kind, shape, dimensions, color, materials and location of the proposed improvements or changes have been submitted to the Association or its Architectural Review Board (hereinafter referred to as “ARB”) for review.

The purpose of this summary set of rules and regulations is to offer clarity and specificity to the Declaration of Covenants, Conditions and Restrictions for South Cove at Tanner Plantation.

1. **Accessory Structures (Shed):** All outbuildings shall be of similar design and color as the main residential building. No outbuilding, structure, storage shed, fence or wall shall be erected, placed or altered on any lot until the design, color and construction have been filed with and approved by the ARB. Plans and specifications must also detail the quality of workmanship, materials, type of construction, and harmony of exterior design with existing structures, location, and typography and finish grade elevation. The owner shall be solely responsible to assure that all construction complies with any applicable zoning, building codes, permits, setbacks and/or restrictive easements which may limit or prevent the construction, use or placement of the proposed improvement.
2. **Fences:** The ARB prior to construction must approve all fence specifications. No chain link fence shall be permitted on any lot. No fence shall exceed six feet in height. All fences that back up to community ponds, lakes, sidewalks or walking trails cannot be more than four (4) feet in height unless approved by the ARB.
3. **Trash Containers:** Trash containers and recycling bins must be placed near the rear of, or directly behind, the residence and screened from view when not in use. Garbage receptacles shall not be kept upon public property except when placed for collection on the curb on the day of collection.
4. **Animals:** No animals, livestock, exotic pets, poultry, or other fowl of any kind shall be raised, bred or kept on any lot, except that a reasonable number of dogs, cats, or other small in-door household pets.
 - Pet owners are responsible for control of their pets (including cats) and picking up after them. Members or their tenants/guests should remove pet waste from lots so as not to create a nuisance to others.
 - No pet’s waste should remain in the common areas upon your departure.
 - Dogs shall be leashed at all times when off their property.

5. **Lawn Maintenance:** Landscaping must be maintained to present a neat and clean appearance. This includes regular mowing, edging, weeding of beds, pruning of shrubs, etc...
6. **House/Other Structure Maintenance:** Houses and other structures shall be kept in good condition and members shall make repair of broken items such as shutters, gutters, driveways, and fences. At minimum, and as needed, all houses and other structures shall be pressure washed once per year.
7. **Signage:** No sign of any kind shall be displayed to the public view on any lot except one sign, approved by the Board of Directors, which shall not be more than five square feet in area advertising the property for sale or rent.
8. **Antennae:** Small television receiving disks are permitted and shall be installed in an unobtrusive manner in a location providing a signal. Such small television receiving disks shall be attached to or ground mounted immediately adjacent to the rear of the residential dwelling or attached to or ground mounted immediately adjacent to the rear of the residential dwelling or garage on a lot, such that they are not visible.
9. **Parking:** All vehicles must be parked in driveways or garages. Overnight street parking is prohibited. No commercial, recreational, or disabled vehicles, boats, jet skis, boat trailers are allowed to be kept, stored or parked overnight on the street or on any lot.
10. **Retention Ponds:** The ponds are kept and maintained as an area for water retention, drainage, and water management purposes as part of the Storm Water Management System in compliance with applicable governmental and water management district requirements. Owners, tenants, guests, and non-members are prohibited from using the ponds for recreational purposes, including swimming, boating, or any other similar activity.
11. **Clotheslines:** Clotheslines are not permitted. Fences and/or railings shall not be used to hang clothes or other types of household linens.