



**COURTYARDS AT WESCOTT HOMEOWNERS  
ASSOCIATION**

**RULES, REGULATIONS and  
ARCHITECTURAL GUIDELINES**

**February 2017**

## INTRODUCTION

These Rules, Regulations and Architectural Guidelines are intended to help keep our community a desirable and safe place to live as well as protecting each owner's property and property value. By complying with these requirements and working together, we can ensure our community remains an attractive and pleasant place to live, offering maximum protection of home values.

All property in the Courtyards at Wescott is subject to these rules, regulations and guidelines. The Architectural Control Authority (ACA) shall have the authority to evaluate, approve or disapprove all construction, maintenance, placement, replacement, reconstruction, improvement, alteration or changes to any Structure. The ACA also has the power, to create, amend, revise, eliminate and repeal Architectural Guidelines and Regulations without notice to the Owners.

## RULES AND REGULATIONS

1. The installation and/or use on or in any dwelling or structure of window or through-wall air-conditioning units or window fan units are prohibited.
2. Yard, garage, rumble, estate and/or like sales are not permitted without the prior written approval of the Board.
3. The Homeowners Association (HOA) is responsible for the replacement or repair of damaged, destroyed, missing or removed mailboxes or posts and all associated costs.
4. Newspapers, mail, flyers, telephone books and like materials must be removed from driveways and front yards within twenty-four (24) hours of delivery or placement.
5. Temporary or summer awnings and/or portable umbrellas shall be displayed in the back yard only between April 1 and November 1, and are limited to one (1) per Lot. Awnings larger than 8' x 10' require written approval from the ACA.
6. Any vehicle cover must be designed for the specific vehicle for which it is being used, must be neutral in color and maintained in good condition.
7. Owners, residents, tenants and their guests may not park, keep or store any vehicle with graffiti, writing, logos, art, advertising and/or the like (excluding items commonly known as bumper and window stickers and vanity license brackets) at their dwelling, or anywhere within the Courtyards. In certain circumstances, written permission for short term parking of such vehicles may be requested from the Board.
8. Commercial vehicles, trailers and recreational vehicles must be parked entirely within a garage and can never be parked on a driveway or street. Service and delivery. Vehicles may be parked at an owner's property during daylight hours for such periods of time as are reasonably necessary to provide service or to make a delivery. Law enforcement vehicles of any designation are not commercial vehicles.
9. Owners, residents, tenants and their guests may not park, keep or store any vehicle which is in substantial disrepair, unregistered or significantly damaged, including by way of example and not as a limitation, a truck without a bed, vehicles missing a fender, bumper, tires or wheels, or a vehicle unable to be driven due to substantial or sustained mechanical, structural, electrical failure or damage; provided, however, the Board, in its sole discretion, may in certain circumstances permit the short-term parking of such a vehicle.

- a. Written permission must be obtained prior to any such parking. This prohibition does not extend to a vehicle which has been damaged or is in disrepair but for which the owner is promptly and reasonably undertaking and/or seeking repair. Minor maintenance and repairs such as oil changes, belt replacement or general cleaning that do not make the vehicle inoperative for more than 2 hours are allowed.
10. The community parking spaces located at the corner of Carnoustie Court and Ayscough Road are for the short-term parking only for Courtyards residents and their guests. Parking is for a maximum of forty-eight (48) hours. If longer parking is needed, a permit may be requested from the HOA's management company. Vehicles parked for longer than 48 hours without a permit will be towed at the owner's expense.
11. Window treatments must be white as viewed from front of the house. For example, no unlined colored curtains or brown mini blinds.
12. Yard art will be kept at a maximum of 2 pieces and must enhance the landscaping, not overpower or replace it. The height limitation is 12" and no statues are permitted. No objects are permitted on the fences, gates or fronts of any dwelling.
13. Holiday decorations are allowed during the month of the holiday only, with the exception being Christmas. Christmas decorations may be displayed from November 25<sup>th</sup> to January 15<sup>th</sup>.
14. No advertising or political signs, for rent or for sale signs are allowed on any lot or dwelling. A "For Sale" pamphlet information box may be placed in the garden bed closest to the dwelling.
  - a. Security system sign may be placed in a garden bed at the front of the house. Additionally, a security system sticker may be placed in a window on the front of the house. The sticker can be no larger than 6x6 inches.
  - b. If the Board determines that a sign or sticker is inappropriate, the owner will be required to relocate or remove it.
15. Garbage cans, recycling bins and other receptacles must be stored behind the fence, dwelling or in the garage. Trash cans are allowed to be out the evening before pickup and must be put away the evening of pickup.
16. Garage Doors are to remain closed at all times when access is not required, with the exception of periods when continued access is required for completion of a project or activity. The doors must remain in good condition without any damage (dents) visible from the street.
17. The burning of any trash or yard debris is prohibited.
18. The discharge of firearms on the properties is prohibited. Firearms include without limitation, devices that make excessive noise or that eject a projectile of more than 15'. This includes BB guns, pellet guns, slingshots, firecrackers and firearms of all types. The Board may impose fines and exercise other enforcement remedies.
19. Household Pets (including cats) may not roam free and dogs should always be restrained on a leash and held by a responsible owner when off their property. All pet messes must be picked up and disposed of properly. No commercial pet breeding or similar pet care enterprises are permitted on any property.
20. Sports/play equipment can be used on driveway areas but cannot be placed or used within 10' of streets. All outside equipment and toys must be stored out of sight when not in use. Anything stored on in use in the back of the house is not regulated if out of view of the street.
21. House numbers must be 4" in height on every front door and be visible from the street.

22. Driveways are to be maintained in the original, as installed condition and remain stain free.
23. Flags - Other than as set out herein, the size, shape, color, number and location, as well as the appropriateness of flags on Lots and Dwellings must be approved by the Board prior to installation.
  - a. Seasonal flags, decorative flags, military flags and other generally related flags may not be placed on Lots or on dwellings. "Holiday flags", such as flags for Thanksgiving, Easter, Christmas and other religious holidays, etc. are also prohibited. The use of "wind socks" or "bunting" for any such purpose, other than where protected by law is not permitted.
  - b. The South Carolina State and United States flags may be flown from a Dwelling or a lot without the approval of the HOA. Flags may be flown simultaneously however, the HOA prefers that only one (1) of these flags be flown at a time and that they are limited to 3' x 5' in size. The use of wind socks and bunting that represent the State of South Carolina and the United States is discouraged.
  - c. One (1) standard college flag or one (1) team flag representing another sports team may be placed on a Dwelling in an approved location during the weekend of or, where the event is not on a weekend, twenty-four (24) hours before the day or night of a specific sporting event. Any such flag must be removed within twenty-four (24) hours after the day of the event. Unless approved otherwise by the Board or by an individual or committee authorized to make such decisions, flags of this nature may not exceed 3' x 5' in size. The use of "wind socks" or "bunting" for any such purpose is not permitted.
  - d. No more than two mounting sites may be located on a lot or attached to Dwellings and no more than two flags South Carolina, United States or sports flag (as permitted above) may be displayed from a dwelling at any time.

<b>ARCHITECTURAL GUIDELINES AND REGULATIONS</b>
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1. Replacement of windows, roofs or siding must be with like items in the original color and texture.
2. The color of a dwelling's exterior doors and shutters must be the same. The color of exterior doors on a dwelling without shutters must be chosen from the approved color list. This list is available from the management company.
3. Any tinting of windows, of any type whatsoever, must be non-reflective and in good condition. If there is any bubbling or deterioration, it must be removed or replaced.
4. Low voltage landscape or other garden-type lighting is not permitted in the front or side yards or garden beds forward of the fence enclosure. For those dwellings without enclosed fencing, the lighting cannot be visible from the street.
5. Backyard play sets, trampolines, awnings, gazebos, storage units or other accessory structures shall not be installed, erected, constructed, placed, used or stored on any property without prior written approval from the ACA and the applicable permit, if any, from the City of North Charleston. Pergolas are not permitted at all.
6. Storm doors must be full view (full glass) style.
7. Fencing and gates shall be six (6') feet in height. The fencing and/or gates shall be either privacy fencing, shadowbox style or of black aluminum material; provided, however, all fencing bordering the Golf Course must

be of black aluminum material. Gates shall be rounded. Fencing and/or gates not made of black aluminum shall not be painted or stained, and be maintained with a clear sealer only.

8. Permanent awnings, canopies and/or tarps must be approved in writing by the ACA prior to installation or erection.
9. Satellite Dishes. Residents should place satellite dishes or antenna so they are unobtrusive or screened from view whenever possible. Consult the ACA before installing.
10. The Association, by its landscape company, shall trim the bushes and shrubs in the front of each dwelling twice yearly. In the interim, owners and/or residents shall maintain such bushes and shrubs at a height equal to that point half-way up the bottom window pane. The HOA will not be responsible for trimming or maintaining any trees that exceed 10' in height in the front yard of a residence.
  - a. Permanent plantings or decorations are not permitted around the mailboxes or the posts; however, seasonal or temporary decorations are allowed.
  - b. Any landscaping changes to a front or side yard must be approved in writing by the ACA.
11. The wooded buffer area between the HOA's right-of-way and the Wescott Golf Course is owned by the City of North Charleston. The alteration of any landscaping, including but not limited to the removal of any trees, brush, bushes or shrubs, may only be performed and authorized by the City of North Charleston.
12. No improvement (new patio, deck, driveway extension, storage shed, play structure, etc. can begin until a detailed plan has been submitted to the ACA and written approval has been granted. No sheds can be erected that exceed 6' in height.

## SOLAR ARCHITECTURAL GUIDELINES

Solar and Satellite device installations will be reviewed on an individual basis by the ACA. Golf Course lots may require Wescott Golf Club review for visual impact. No trees may be removed to improve satellite reception or solar efficiency without ACA approval and required tree removal permits from the City of North Charleston. In addition, the application for solar panels has to meet the current Wescott Plantation Master Association Architectural Guidelines.

The Photovoltaic (PV) and Solar Water Heating (SWH) system requirements are listed below:

1. ACA approval and required building and electrical permits from North Charleston must be obtained before work begins. A city building permit final inspection is required.
2. Contractor's installation drawing showing the planned configuration and location of the array on the roof must be submitted for CAB approval. Array must be continuous, without gaps, except as needed around roof vents, pipes or flues, or if necessary to continue the array on an adjoining roof. Roof condition and remaining shingle life should be verified before array installation.
3. SWH Panels should have SRCC rating (Solar Rating Certification Corporation) to assure high quality standards. PV panels and inverters shall have UL/CSA listing. Both system types shall comply with the National Electric Code (NEC) and International Fire, Building and Residential Codes. Wind load for the array shall be compliant for our area.

4. Contractor should be licensed for solar installations by the manufacturer and meet federal state, and local regulations and licensing requirements.
5. Standoff arrays must be installed on the rear facing roof with no more than a 3 inch rise in elevation from the roof to the bottom of the array. Integrated PV arrays on the rear roof are also permitted. Other locations will be considered, but no ground mounted arrays or on the front roof facing the street will be allowed.
6. Array must be flat (no tilting or tracking) with non-reflective surfaces, no ridges, curves or exposed piping. Exposed wiring must be inside rigid or flexible metal conduit. Array must not extend beyond the vertical sidewall of house or rise above the front ridge line.
7. If the roof overhand is minimal, additional distance between the roof edge and solar device may be required.
8. The color of the panels should blend with the roofing material as much as possible, with black being the default color.
9. The homeowner of an approved installation shall properly maintain such system to ensure it does not deteriorate or create a visual or aesthetic nuisance as determined by the HOA Board of Directors. The HOA reserves the right to enforce compliance which may include fines and/or removal of the system, or restoring the array to its original state of compliance.
10. Systems may be leased or owned by the homeowner. If a third-party lease, a copy of leasing documents showing compliance to community guidelines must be provided.
11. No system of more than 10 kWh will be authorized.
12. PV Systems contain high electrical energy and diligence must be taken in selecting equipment and contractor. Inverters and disconnects shall be installed near the existing utility meter and in the same plane. A representative picture of the equipment installation is needed for ACA approval.

NOTE: Wescott Master Architectural Guidelines take precedence over all of the Courtyards Rules and Regulations and Architectural Guidelines. Residents are responsible for making sure they are in compliance.