

RESTRICTIONS

Rec: \$25.00 Cnty: \$0.00 State: \$0.00

August 16, 2021 03:53:40 PM

FILED IN LEXINGTON COUNTY, SC

Tina Quarry

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)

PLEASANT SPRINGS HOMEOWNERS'
ASSOCIATION INC.
ASSOCIATION RULES

Pursuant to SC Code 27-30-130 (a) (1) and the General Covenants, Conditions, Restrictions for Pleasant Springs Homeowners' Association Inc. recorded July 21, 2016 in Book 18532 at Page 24, the undersigned Property Manager of Pleasant Springs Homeowners' Association Inc certifies that the attached rules are the operative Rules of the Association.

PLEASANT SPRINGS HOMEOWNERS' ASSOCIATION INC.

Manpreet Misra

Witness

[Signature]

Witness

BY: *Michelle Miller*
Michelle Miller
Property Manager

August 12, 2021

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)

ACKNOWLEDGMENT

I, the undersigned Notary Public do hereby certify that the property manager of PLEASANT SPRINGS HOMEOWNERS ASSOCIATION, INC. signing above, personally appeared before me and as her act and deed executed the within written Certification; further the subscribing witnesses certified to the notary under oath or by affirmation that they were not a party to or beneficiary of the transaction.

WITNESS my hand and official seal this 12th day of August, 2021.



[OFFICIAL SEAL]

Print Name: L. Daren R. Hendon Jr.
Notary Public for South Carolina
My Commission Expires: 1/5/25



Association Rules

Community rules have been adopted to ensure that the owners and residents are able to enjoy a comfortable and peaceful living environment within the community. These Rules and Regulations are derived from the Covenant and Restrictions (CCR's) and By Laws for Pleasant Springs with summarization, clarification, and some additions by the Board of Directors.

ARB – Architectural Review Board (CCR's Article VI)

Any and all exterior improvements of a property must be put in writing to be approved by the ARB or Board of Directors. This would include but not be limited to; driveway enhancements, additions, fences, exterior colors, pools (above ground pools not allowed, Article VIII, Section 8.15) or solar panels. Guidelines for reviews will conform to the CCR's for Pleasant Springs.

Property Use (CCR's Article VIII)

The property shall be used for residential purposes only. Any property that is leased, must be at minimum term of 90 days (Section 8.24) and lease shall be subject to these Rules and all other Pleasant Springs documents. Owner of record will be liable for any violation of the Pleasant Springs documents commitment by the Owner's tenant.

Parking and Garages (CCR's Article VIII, Section 8.01)

Residents shall park only in their garage or in the driveway serving their lot. Parking on grass is not allowed. Overflow parking for any resident vehicle is temporary with a max period of 48 hours. Anyone found abusing this on a repetitive basis will be in violation with a fine of \$50 per day.

Commercial vehicles (logo or lettering), RV's, trailers, and watercraft must be parked within the owner's/renter's garage. Board has approved to allow these type vehicles a reprieve for loading and unloading only and not to exceed a 24-hour period or more than once within a 10-day period. Violations will be assessed a fine of \$50 per day with the possibility of towing at the expense of the owner.

Parking on the street is not for residents. No overnight parking on the street. Overnight guests need to park in overflow parking. Street parking is only allowed if overflow parking is full, but again not overnight.

Vehicle Maintenance and repair (CCR's Article VIII, Section 8.02)

No repairs or maintenance of vehicles should be done on property (unless fully inside your garage), unless it is an emergency repair that can be completed with 4 hours of immobilization or vehicle must be removed.

Signs (CCR's Article VIII, Section 8.03)

No sign or other advertising device of any nature shall be placed upon any part of the property except as approved by the Board of Directors. Board has universally approved the use of one For Sale or For Rent sign, not to exceed 24" x 18", which can be neatly displayed on property by owner as needed. Small security signs can be placed in the flower bed at the front porch.

Lawn, Hedges and Plants (CCR's Article VIII, Section 8.05)

The Association provides front lawn cutting, edging, and blowing of hardscapes to all properties. If you wish not to have this service, please let association management know. Declining this service will not reduce your fees. It is the responsibility of the lot owner to maintain any lawn that is not maintained by the Association along with all hedges, plants, flowers, pine straw or mulch in a good, neat, and attractive manner.

Pets and Animals (CCR's Article VIII, Section 8.08)

Only common household pets allowed, no livestock or poultry of any kind permitted on any lot. Lexington County Pet ordinances must be followed which includes leash law and picking up after your pet. A \$25 fine per occurrence can be issued for violation.

Nuisance (CCR's Article VIII, Section 8.09 and 8.10)

It shall be the responsibility of each Owner/Resident to prevent the development of any unclean, unhealthy, unsightly or unkept condition of his or her lot. This includes foul odors (ie: dog feces or garbage). No offensive activity which shall tend to cause discomfort, annoyance, or nuisance to adjacent lots (ie: loud radios, parties). No activities that could cause unkept or unsightly conditions to the property or individual lots.

Antennas and Satellite Dishes (CCR's Article VIII, Section 8.11)

No Exterior television or radio antennas are allowed on any proportion of the property. Board has generally approved the installation of small satellite dishes. These dishes must be in good condition and removed if not in use. These should be put on the side or back of home.

Other (CCR's Article VIII)

Clothes lines, garbage cans, tanks, etc, are to be located or screened so as to be concealed from view.

No above-ground pools.

The use of firearms with the Property is prohibited, which includes BB guns, pellet guns and other types, regardless of size.

Enforcement of Covenants (Article XVI)

Compliance (Section 16.02) Each Owner or Occupant shall comply with the provisions of the Pleasant Springs documents including those that may be amended from time to time.

Failure to Comply (Section 16.03) Failure to comply shall be grounds for an action to recover damages or monetary fines for any such violation.

Who May Enforce (Section 16.04) Any enforceable action may be brought by the Declarant, Board or the Manager in the name of the Association on behalf of the Owners.

No Waiver (Section 16.07) Failure of the Board, Declarant, or the Manager to enforce the documents shall not be deemed a waiver of the right to do so for any subsequent violations or of the right to enforce any other part of the documents at any future time.

Recovery of Costs (Section 16.09) If legal assistance is obtained to enforce any of the provisions of the documents, costs for proceedings or damages can be recovered by the prevailing party.

These Association Rules are a summary of parts of the CCR's for Pleasant Springs Association and works in conjunction with all Pleasant Springs Documents.

These Association Rules can be amended from time to time as needed by the Board of Directors and any amendments will be distributed to the Owner of record for each Lot.

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