

Arborwood/Willows Home Owners' Association, Inc.

Community Wide Standards

Compliance with the Arborwood/Willows Covenants and Community Standards is a responsibility of all Owners. Owners are also responsible for violations by their guests and tenants. We value our community very much and therefore have created a brief overview of community standards.

Please review these in tandem with the adopted governing documents.

Please also be sure to check the message boards at the amenity center for updates or changes.

- 1. OCCUPANCY RESTRICTIONS:** No home may be used or occupied as a primary residence by more than seven (7) Persons nor may a home be used or occupied by more than two (2) Persons who are not Family Members of the Owners of the home. Any Person who rents or leases a home is subject to these same occupancy restrictions.
- 2. RENTALS:** ALL rental agreements are for not less than a minimum of one year. Short term / six-month renewal, add on rentals or any types of vacation rentals are not allowed. Copies of the tenants' lease agreement including the names of all occupants must be on file with Management. Any owner who rents or leases their home are required to contract with a local lawn care service company to perform Owner's lawn care duties and shall provide the Association with proof of such contract within (30) days of renting or leasing. Fines exceeding \$650 on a rental property will result in the Owner's account being sent to collections and a lien placed on the property. This property will also be subject to the tenant's eviction. The homeowner is responsible for all costs associated with enforcing this requirement.
- 3. AMENITIES:** All amenities are for the exclusive use of homeowners and renters. Owners/renters guests are permitted with the respective owner/renter in attendance.
 - a.** Homeowners not current in their HOA dues, outstanding fines, etc. are prohibited from using the amenities.
 - b.** Renters must have written permission from the owner to obtain an amenity card and must have a copy of their current, signed lease agreement on file with Management.
 - c.** Access to the pool must be gained with an active amenity card, registered to the owners/renter's home.
 - d.** Unauthorized access to the pool to include jumping the fence, propping the door open, and entry outside of permitted hours will result in a fine assessed against the owners account in accordance with the adopted Schedule of Fines.
 - e.** Unruly Conduct to include threatening language or behavior, profanity and physical altercations will not be permitted on common property. Violators will be assessed a fine in accordance with the adopted Fine Schedule and the respective amenity card will be deactivated for 30 days.
- 4. PARKING:** Parking on the grass is strictly PROHIBITED at all times. Violators on common property will be subject to tow at owner's expense. Violators on private property are subject to fines per the adopted Schedule of Fines. Vehicles parking at the pool parking lot must be owned by a homeowner or renter and display a registered decal (obtained from Management); the vehicle(s) must be operable, registered and insured. Vehicles not in compliance are subject to tow at the owners' expense.
- 5. LANDSCAPE MAINTENANCE:** No weeds, underbrush or other unsightly vegetation shall be permitted to grow. The following are required to be maintained on a regular basis:
 - a.** Lawn to be kept mowed, edged and free of weeds. During growing season grass height should not exceed 5".
 - b.** All plant beds weeded and defined.
 - c.** Fresh ground cover, i.e. mulch or pine straw, added as needed to planting and tree beds.
 - d.** All bushes and shrubs pruned. Line of sight obstructions must be addressed so as not to affect traffic or safety.

- e. All leaves must be raked and removed from the property.
- 6. COMMERCIAL BUSINESSES:** No commercial business shall be operated or conducted inside Arborwood/Willows.
- 7. RECREATIONAL VEHICLES:** Boats will be allowed within the driveway for a maximum of 8 hours. All boats must be attached to a vehicle hitch while not in the garage. No boats, boat trailers, campers, RVs or utility trailer of any kind may be permitted on the property unless garaged by the owner.
- 8. HOMESITE/LOT MAINTENANCE:** Each owner shall keep and maintain the homesite/lot in good condition and repair, including but not limited to:
- a. Repairing and painting or other appropriate exterior care of all structures.
 - b. No storage of any miscellaneous items on the sides, front or driveway of home. Items at the rear of the home, visible from the road, must be stored neatly.
 - c. Power washing of home should be done whenever there are signs of exterior mold or mildew discoloration.

If the same violation(s) are found at any time within a 6-month period of the most recent notice, the subsequent notice will escalate in accordance with the adopted Schedule of Fines.

- 9. EXTERIOR CHANGES/ADDITIONS:** All exterior changes/additions must have ACC approval prior to any work commencing, including but not limited to:
- a. Repainting of house, doors and shutters
 - b. Replacement of windows, exterior doors, garage doors
 - c. Roof replacements – *Including reroofing with same material and style*
 - d. Changes to driveways, patios and walkways
 - e. Satellite dishes (locations)
 - f. Adding on or enclosing a deck
 - g. Sheds or storage structures
 - h. Addition of exterior trim/adornments
 - i. Significant landscaping revisions
 - j. Solar Panels
 - k. Fencing (addition/change/painting)

Important Fence Information: Fencing is only permitted in the side and rear yards. Fencing must be installed 2' inside property lines. Owner is still responsible for upkeep of property and landscaping to lot lines, including outside of installed fencing. **Lagoon lots fencing style:** only 4' white picket and may include, for privacy of the rear patio, 6' solid white privacy panel(s) not to exceed the length of the original rear concrete pad. **Non-lagoon lots fencing style:** either 4' white picket or 6' white solid privacy panels. *Image of fence type/style must be included in ACC application. Refer to adopted Fence Standards.*

ACC applications may only be submitted by the Owner of Record. Owner's accounts must also be in good standing and the property in full Compliance with the Covenants Conditions and Restriction to be eligible to apply. Fines will apply for any violation of the ACC guidelines; please reference the adopted Schedule of Fines.

- 10. WINDOW A/C UNITS:** Window AC units are permitted for emergency purposes only. An ARC application must be submitted for a short-term installation of window AC unit, which will be presented to the Board for their consideration and decision. If permitted, AC's may only be installed for a period not to exceed 30 days. A portable air conditioner/heater is permitted as long as it is not visible from the exterior of the home at any time.

11. PETS:

- a. Pets **must** be kept on a leash when outside the confinement of the Owners property per Beaufort County and in accordance with the South Carolina Leash Law and the adopted Covenants.
- b. Persons walking dogs other than on their own property must utilize the pet waste receptacles that are provided by the HOA and dispose of the waste properly. Please be mindful of other private property as urine can also affect aesthetics of neighbor's grass.
- c. Residents shall adhere to the Beaufort County Animal Code and Arborwood/Willows Covenants animal code(s). Any violation of either will be deemed a violation of the animal regulations and notices/fines for such may be issued to the home.
- d. Review the Covenants for specific regulations pertaining to pets.

12. TRASH CANS/RECYCLING BINS: Trash and recycling receptacles can be placed curbside the night before pickup but **MUST** be removed and stored out of view by the day's end of the scheduled pickup. These receptacles are not to be stored in the driveway, by the garage door, or front patio/porch, specifically. Suggested storage locations include side of home behind appropriate landscaping or service fencing, behind the home, or within the closed garage.

13. MAILBOX MAINTENANCE: All residents need to regularly assess the condition of their mailboxes and post and arrange to have them repaired if unable to do so yourself. Please also assess when these items are in need of cleaning and or fresh paint.

14. LAGOONS: Refrain from polluting the lagoons with household trash, litter, and chemicals. Pollution does *great damage* to the ecosystem in the lagoons. Use fertilizers and lawn chemicals wisely. Don't apply them right before a rain – they will just wash away. Don't throw litter on the ground as all the litter goes into the lagoons. Please secure beach balls, coolers, light weight chairs and all other household items and debris. **Erosion prevention plantings are present on the lagoons edge and these areas must not be cut or tampered.** Fishing is permitted; please be respectful and conscience of your neighbors.

15. WILDLIFE: No wildlife animals are to be fed, harassed, or otherwise tampered with in the community at any time. Feeding of wildlife can result in damage to property and spreading of disease, as well as overpopulation and safety concerns. Small, elevated animal feeders are permitted; i.e. birds, squirrels.

*This information is a simple synopsis of the expected lifestyle at Arborwood/Willows.
Please refer to the Covenants for complete information.*