

## *Lakeshire*

Homeowner's Association

### --Rules and Regulations--

*--Revised on April 5, 2018 Revisions are in italics--*

1. DISTURBANCES/NUISANCE--All residents have the legal right to peaceful possession of their property. Any disturbance by another resident will not be tolerated. No noxious or offensive activity shall be carried out nor shall anything be done thereon to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. There shall be no discharging of firearms of any type.
2. PETS AND ANIMALS--No resident shall breed and/or raise any animals, livestock or poultry of any kind. The maximum number of household pets is two (2). All pet 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 by the Covenants and by the City of North Charleston pet ordinances. No animal is to be left unattended on a patio, porch, balcony, or any common areas. This includes staking an animal's leash to the ground, outside of a unit. Any pet owner who allows their animal to create a disturbance, or fails to pick up after them, will be in violation and the owner will be fined. No pet food containers shall be left outside when not accompanied by the owner. Food attracts wildlife, which destroys property.
3. WILDLIFE--Do not feed or harbor the Canada Geese. Subject to \$100 fine by Park Recreational Development.
4. PONDS--No fishing, boating, swimming or wading allowed. No children in vicinity without adult supervision.
5. SIGNS--No signs, posters or advertisements of any kind shall be placed on any lot. One (1) sign of not more than three (3) square feet advertising the property for sale or rent, may be placed in a window of unit.
6. PATIOS, BALCONIES AND PORCHES--These may contain a reasonable *and limited* amount of plants and/or patio furniture and must be kept in a neat and orderly manner. All other personal belongings shall be kept

inside of the residence and not on patios, balconies or porches. Please keep water hoses coiled neatly or in an appropriate hose container, and hidden from view when possible. Do not leave bagged garbage or pet refuse on porches or patios.

7. HANGING ITEMS--Hanging garments, towels, rugs, flags or similar objects from windows or balconies of your property, is prohibited. The United States of America flag can always be properly displayed.
8. STORM DOORS--The Board of Directors have approved a storm door for use in Lakeshire. *Color and style are dependent on the color of the door of your residence. Please submit a request to the Lakeshire ARB, for approval through our Property Management Company.* Forms are available at "theparkatriversedge.com". The Board of Directors reserves the right to ask any homeowner who is in violation of this rule to remove unapproved storm doors.
9. WINDOWS AND BUILDINGS--All windows and building exteriors are to be kept clean and free of any signs, decorations, towels, clothing or pictures. Also, occupied units must have white/off-white lined drapes or blinds that are visible from curbs or common areas.
10. PERSONAL BELONGINGS--Personal belongings such as garden hoses, bicycles, toys, skateboards, ramps, tools or equipment, are not allowed on the 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 within thirty (30) days, they will be disposed of.
11. ANTENNAS AND FLAGPOLES--No radio or television towers, antennas or flagpoles shall be erected or placed on any property, without the prior approval of the Association Board of Directors. Satellite dishes are to be placed on the back roof of the unit and should not be in view from the road. The maximum number of satellite dishes allowed is two (2). Nothing is to be placed on common areas.
12. PARKING--Ownership of each unit shall entitle the Owner or his Renter, use of not more than two (2) automobile parking spaces. The Association shall permanently assign and mark two (2) exclusive automobile parking spaces for each lot which other Owner/Renters may not claim a right to its use, by virtue of their general easement. Parking or driving on the grass is never permitted. Violators will be subject to towing at the owners' expense. 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 areas. Mechanical and bodywork (including oil changes) is prohibited

at all times.

Decals and visitor passes must be visible at all times on the driver's side window or dashboard.

13. **MOTORCYCLES**--The use of or keeping of motorcycles on the property is not permitted without being registered with the Association's Board of Directors. Motorcycles must conform to SC Motor Vehicle Code and may be used only for ingress or egress to the owner's unit and must be parked in the owner's marked parking space. Motor noise shall not disturb neighbors.
14. **RECREATION OR COMMERCIAL VEHICLES**--No boats, trailers, campers, mobile homes, school busses or commercial vehicles, etc., shall be permitted to be kept on the property, without the express written consent of the Association's Board of Directors. This includes magnetic signs advertising a business. A boat yard is available at the end of Edgebrook Circle, with a monthly fee, on a first come basis. Owners will be fined and such vehicles are subject to towing at the owners' expense.
15. **INOPERABLE VEHICLES**--No inoperable vehicles of any kind, vehicles with expired tags, or those not being moved for a period of fourteen (14) days shall be permitted on the property. No debris covered, 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 24 hours from the time and date written on the warning notice, the vehicle will be towed at the owner's expense.
16. **GARBAGE DISPOSAL**--It is not permitted to leave trash or rubbish of any kind on common areas, including private patios and porches at any time. A trash compactor is provided within our community, on Parklane Court. The compactor facility is designed for HOUSEHOLD GARBAGE ONLY, and must be contained within a secured plastic bag. Do not dispose of fireplace ashes in or around the compactor. Please 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 along the steps. If you have boxes or other items that can be broken down or cut up, this must be done before placing boxes in a secure plastic bag, to be put in the compactor. Anyone observed putting any material in the compactor that is not in a plastic bag, WILL BE FINED. Dumping of appliances, furniture, rugs, paint cans, materials from renovations or any other such material, is prohibited. Offenders will be fined \$500 for dumping. If it becomes necessary for the Association to have any of these items removed, the owner will be charged the cost of removal/disposal in addition to the fine assessed. This will be strictly enforced. No debris or similarly unsightly items shall be allowed to remain on the property.

Boxes are to be broken down to put in the recycle bin. Do not leave whole boxes sitting on the ground. Only items listed on the bins are acceptable for recycling.

Trash containers and recycling bins are allowed on upper Skillmaster, only. These containers must be clearly marked with the homeowner's address in a visible place. Containers may be put out no earlier than 6 pm the night prior to pick-up day and must be removed to the rear of the unit by evening of pick-up day. *The fine for the first offense will be \$25. A second offense will be \$50 and a third offense will result in restricted use of this privilege.*

BULK TRASH--Trash that is not considered household garbage, may be picked up by the City of North Charleston on the regular pick-up day - not recycle day. The place for this is on Champion Way. Do not put trash out before 6 pm the evening prior to pick-up. Anyone not observing this rule will be fined.

17. BUILDING MAINTENANCE--(Exterior)--Owners are responsible for all exterior maintenance, including - but not limited to, pressure washing and painting all exterior trim. Rotting fences, window frames, door frames or any other wood exterior item, must be replaced and painted the original white. The exterior of each unit must be neat, clean and in good repair at all times. In the event an owner of any lot in the properties shall fail to maintain the premises and the improvements thereon in a satisfactory manner, the Association, after two thirds (2/3) vote of the Board of Directors shall have the right, through its agents and employees, to enter upon said parcel and to repair, maintain and restore the lot and the exterior of the building and any other improvements erected thereon. The costs of such exterior maintenance shall be added to and become part of the assessment to which such lot is subject.

BUILDING AND PREMISES ALTERATIONS-- No exterior alterations to structures {to include changing color on doors and fences (*privacy panels*)}, or major alterations to existing landscaping or any other work that alters the appearance of the structure, are permitted without the written consent of the Board of Directors. This includes, but is not limited to, the installation of electrical service or telephone installations, erecting or placing of flag poles, radio or television towers or antennas, machines or air conditioners. Window air conditioning units may be approved for installation at the rear of the unit with the BOD's approval, for a reasonable amount of time, until repairs can be made to HVAC unit. Requests for alterations may be made at the management office. Lakeshire Homeowners Association will supply paint for front doors and shutters. Please contact the management office a few days in advance.

18. COMMON AREAS--Personal belongings (hoses, bicycles, toys, etc.), will not be left

in the common areas or common parking area, when not in use. Landscapers are not responsible for damaged items when left in yards or other common areas. Damage to a common area by a resident, will be repaired immediately. This includes fluid leakage from vehicles. If not repaired within 48 hours, the Association reserves the right to repair it and assess the property owner's account for the cost and fine. Mechanical (including oil changes) and bodywork is prohibited. Parking on the grass is strictly prohibited.

No alterations of external appearance, in any manner, of any portion of the common areas are to be made without the express written approval of the Board of Directors. Landscaping beds and mounded areas, are to be protected from traffic. Residents are instructed to not walk or ride bicycles or other vehicles, in the 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 abused in any manner. Motor vehicles of any type or vehicles moved by a motor vehicle, are not permitted on grassy areas at any time.

19. **SUNBATHING**--Sunbathing is allowed in the pool area only. For pool information, contact Park Recreation Development at the management office.
20. **ROADS AND SPEED LIMITS**--Roads are to be used for entrance or exit only, and for safety reasons, are not to be used as a play area or other activities. There is a play area located at the recreation area on Park Gate Drive and at the Clubhouse. Residents and their guests shall drive at a safe speed for conditions, not to exceed twenty (20) MPH, 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.
21. **FINES AND PAYMENTS**--Owners of record at the time of any violation, will be subjected to a fine of twenty five dollars (\$25.00), per day, per violation of any rule or regulation, unless otherwise noted as per the Covenant and By-Laws of Lakeshire Homeowners' Association. Such fines will be assessed to your property's account and may include restricted use of amenities. Legal action may be taken in cases of non-payment.
22. **RESPONSIBILITIES OF OWNERS**--Homeowners 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 acts.
23. **ABSENTEE OWNERS**--When leasing your property, you or your agent should present a copy of the Rules and Regulations, to your tenants at the time of move-in.

If you do not have a copy, you may contact your association's management company. 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 by US mail, email or telephone, of the infraction.

24. PAST DUE ACCOUNTS--Any owner who is past due on their assessments, will not be permitted to use the amenities.

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