

LOOKOUT POINTES HOMEOWNERS ASSOCIATION

GENERAL RULES AND REGULATIONS

October, 2020

These Rules are taken from the Covenants, Conditions, Restrictions and Easements for Lookout Pointes Subdivision filed in the Office of the Register of Deeds for Lexington County on November 26, 1996 in Book 3956 at Page 072, as amended from time to time, (“Covenants”) and By-Laws of the Lookout Pointes Homeowners Association, Inc. (“By-Laws”) filed in the office of the Register of Deeds for Lexington County on January 10, 2020 in Book 20852 at Page 4292, the governing documents for the Lookout Pointes Homeowners Associations, Inc. (“HOA”). Please read the governing documents to have a full understanding of all the HOA’s governing guidelines.

Vehicle and Boat Repairs:

At no time may a property owner/member make use of any portion of his or her property, or any common area, for the purpose of making extensive repairs on their automobiles or and/or any other vehicle to include but not be limited to boats, ATVs, motorcycles, and/or any other type of vehicle. Extensive repairing includes but is not limited to work on the vehicle’s body where body panels have to be removed, or overhauling of an engine, transmission, or other internal mechanical part. Notwithstanding the foregoing, extensive repairing does not include routine maintenance such as changing oil, spark plugs, or any other light work.

Boats, Trailers, Buses, and Commercial Vehicles:

Boats, trailers, buses, and other recreational and commercial vehicles having over one (1) ton capacity are allowed to be on a property’s driveway for loading, unloading, or other similar activities for a period **not to exceed 48 hours, or on a reoccurring basis**. Boats, trailers, buses, and other recreational and commercial vehicles may be stored in a screened paved area or garage only where it cannot be seen from the streets or from neighboring yards.

Golf Carts, ATV’s and Dirt Bikes:

Golf Carts, ATV’s, and Dirt Bikes and other recreational vehicles driven on public roads in Lookout Pointes must be operated by a licensed driver, in good repair and working condition, and operated in compliance with all applicable South Carolina state laws and regulations and Lexington County ordinances.

Parking:

Parked vehicles are not permitted to interfere with any property owners’ and/or residents’ access to the road from the property’s driveway, or access theretofrom the road. Parked vehicles are also not permitted to block postal vehicle access to any property’s mailbox. Additionally, parked vehicles are not permitted to interfere with the free flow of traffic on any street; such as vehicles being parked on both sides of the road not allowing enough room for another vehicle to pass through, or hindering other vehicles, such as emergency vehicles, from using a cul-de-sac. Owners are responsible for any parking violations committed by their guests.

Noxious Activity:

No noxious or offensive activity shall be conducted on any lot, including loud music, barking dogs, and/or loud vehicles that constitutes an annoyance or nuisance to fellow residents. Owners should be mindful of how excessive noise levels can negatively impact their neighbors' quality of life. Appropriate authorities will be notified to take action.

Pets:

Dogs must be kept on a leash when not contained in or on an owner's property. No animals, livestock or poultry of any kind shall be raised, bred, kept or pastured on the property. A reasonable number of common household pets, such as dogs or cats, may be kept in any one Family Dwelling Unit. Said pets must be secured by a leash or lead, contained, or under the control of a responsible person and obedient to that person's command any time they are outside a house, other dwelling, or other enclosed area approved by the Architectural Control Committee (ACC) for the maintenance and confinement of pets. Pet waste should be cleaned up from owner's property or any other private or public property.

Yard Maintenance:

The lawn must be maintained. The grass must be cut and curb should be edged on a regular basis. All bushes and shrubs should be kept trimmed. Toys, bikes, goals, and/or equipment should not be left in the front yard overnight. For safety reasons toys, bikes, and/or equipment shall not be left in the street overnight.

Also, for safety reasons basketball goals shall not be placed in the street at any time. Any items left in the street may be removed at the discretion of the Lookout Pointes Homeowner's Association Board of Directors.

Any yard debris or other refuse must be disposed of in a responsible and timely manner, dumping of such materials on a vacant lot is prohibited.

Home Maintenance:

The home must be maintained. Garage doors, roofing, driveways and walks, shutters, stucco, hardy plank, brick, and gutters must be kept in good repair, as well as any fencing. Exterior paint should be refreshed as needed and mailboxes should be kept in working order and repaired as needed.

Unpaid Fines:

If an Owner does not pay a fine that was assessed against them per the terms of the Covenants, this document, and the Violation Fine Schedule, the amount of the fine(s) will be included on a lien placed against the Owner's house/lot, along with any other amounts necessary to cover the HOA's costs, to include correction of the cited violation and/or any legal costs incurred to correct/address the violation.

Speeding:

No speeding. All traffic signs and speed limits must be adhered to at all times. The posted speed limit within Lookout Pointes is 25 MPH.

Trash:

Discarded household items must be placed at the road on the day of pick-up. Following pick-up, trash and recycle bins must be removed from road and returned to house within 24 hours and stored out of view from streets and adjacent lots.

Failure to abide by any Rules or Regulations published by the Association shall be grounds for an action brought by the Association, or any aggrieved Owner, to assign a fine, recover damages, and/or obtain injunctive and equitable relief.

Respectfully

LOOKOUT POINTES HOMEOWNERS ASSOCIATION, INC.