

Laurel Grove HOA

Rules and Regulations

1. Unless approved by the Architectural Control Committee, no fence or wall shall be erected, placed or altered on any lot. No chain link will be allowed. Fence material must be of vinyl or wood with all streetscape sides painted white within four (4) months of completion, pointed or flat picket only and may not exceed six (6') feet in height at any point. Notwithstanding the foregoing, fences may be up to eight (8') feet in height at any point along All American Boulevard to alleviate noise/light pollution from the adjoining commercial development. It shall be the responsibility of the Owner to verify Lot boundaries to ensure the fence is constructed within the Owner's Lot. In the event that a proposed fence is located within a previously dedicated easement area, approval of the fence shall be subordinate to the rights of the holder of such easement. Further, in the event that the fence is removed or damaged by the holder of such easement, the Owner shall be solely responsible for all costs associated with repairing or replacing the fence. The exposed part of retaining walls shall be made of brick, stucco, railroad ties, or veneered with brick. Fences on lake Lots are not encouraged and will be limited to 48" in height and shall be located to the rear of the main dwelling (unless greater height is required by zoning ordinance) and shall be of such design, locations and construction with material approved by the Architectural Control Committee.
2. All windows shall be backed in white (e.g., white backed drapes or white blinds) Signs are prohibited in any window. Window boxes, wreaths, kick plates or other ornamental items, screen doors or storm doors are only allowed if previously approved by the Architectural Control Committee. House numbers are allowed by approval from the Architectural Control Committee only. No items are allowed on front porches of any home, except that have been approved by the Architectural Control Committee prior to installation (e.g., Porch Furniture). Nothing is to be stored on the front porch (e.g., bikes, toys, beach towels, beach chairs or yard tools such as rakes, shovels or other items). Side yards shall be kept free of trash and debris and shall not be used as a storage area. Trash cans and recycling bins may not be kept on any side yard, but shall be stored out of sight in the back yard or garage. Trash cans/recycling bins must be removed from the street within 24 hours of pickup. Homes shall be free of visible mold and mildew on the exteriors. In the event of such mold and mildew, the Owner shall take affirmative action to remove such mold or mildew.
3. No structures (e.g., birdbaths, flag poles, basketball goals, or mail receptacles other than those approved for the use in the neighborhood) shall be placed in the front yard. No landscape lighting of any kind shall be allowed except as approved in writing by the Architectural Control

Committee. All planting material shall be raised slightly and contain pine straw or mulch. No other materials are allowed. Flower bed edging should not be visible. Maximum height from ground level shall be two (2") inches. Black straight edging is preferred, however, brick edging shall be allowed when done by a qualified mason and mortar is used to provide a custom appearance. The design and variety of plants should blend from home to home. Too many plants or too many varieties are not desirable. Vegetable plants (e.g., tomatoes, corn, etc.) are not allowed in the front yard or where they are visible from any street without previous approval, in writing, from the Architectural Control Committee. All driveways, sidewalks and flower beds shall be properly edged and all trees, shrubs and bushes properly trimmed.

4. All driveways, parking areas and entrances to garages shall be of a substance approved in writing by the Architectural Control Committee and of a uniform quality. There shall be no parking on the grass or street without written approval of the Association. No vehicle of any kind shall park on any median at any time.
5. All provisions of the Declaration of Covenants, Conditions and Restrictions, The Architectural Control Committee Guidelines and any and all amendments thereto, relating to the use of any Lot or the Common Areas of the Association, and the personal conduct of the Members, their guests and/or tenants thereon are hereby adopted as Rules and Regulations by the Board of Directors, and the Board of Directors shall have the power to impose monetary fines for any infractions thereof.

Fines

In the event that any owner fails to comply with this declaration, the Bylaws, the Architectural Control Committee Guidelines or any rule or regulation duly adopted by the Board, in addition to any other remedy as set forth above, the Association, acting through its Board of Directors, may elect to implement the following fine procedure, to wit: /

1st Offense – Written warning notice will be mailed to the address of the house in violation advising of date and type of offense. If house is rented, the Owner will have a copy mailed to his or her mailing address, if such address is on record with the Association. Violations shall be corrected within seven (7) days of date of service, or next offense is incurred.

2nd Offense – Violations notice will be mailed to the address of the house in violation indicating the fine amount and date and type of offense. If the house is rented, the Owner will have a copy mailed to his or her mailing address, if such address is on record with the Association. A Fifty (\$50.00) dollar fine shall be issued to the Owner. The fine shall be paid within thirty (30) days from the date of notice of the fine. The Owner shall incur 18% annual interest on all balances not paid within the thirty (30) day period. Violation is to be corrected within forty-eight (48) hours, or next offense is incurred.

3rd offense and continued Offenses- Violation notice will be mailed to the address of the house in violation. A One hundred (\$100.00) dollar fine will be issued to the Owner. The fine shall be paid within thirty (30) days from the date of notice of the fine. The Owner shall incur 18% annual interest on all balances not paid within the thirty (30) day period. A lien will be placed on the property, which will remain in place until all fees incurred are paid in full. If house is rented, the Owner will have a copy mailed to his or her mailing address, if such address is on record with the Association.

All fines may be collected in the same manner as set forth in Article IV, Section 8 of the Declaration including, but not limited to, the right to collect reasonable attorney fees and costs.



Ravenel Associates

June 22, 2015

Dear Laurel Grove Homeowner:

In accordance with the Bylaws of Laurel Grove HOA, Article VI, Section 1, Paragraph I and upon the guidance of legal counsel, the Board of Directors has adopted the enclosed Rules and Regulations and fine structure.

The Board of Directors has adopted these reasonable rules and regulations to protect property values and enhance the appearance within your community.

If you have any questions regarding the rules and regulations, please feel free to email me at jmaranville@ravenelassociates.com.

Regards,

Julie Maranville,
Community Association Manager
Ravenel Associates, Inc.

Ravenel Associates, Inc.
Condominium and Homeowner's Association Management Services
960 Morrison Drive, Suite 100, Charleston, South Carolina 29403
Telephone 843-768-9480 Fax 843-768-5047

Member: Community Association Institute