







## Welcome to the William Robb House, aka 10-12 Bee Street Property Owners Association

The William Robb House is significant for its association with William Robb, a partner in the East Point Rice Mill and with philanthropist William King McDowell. Built by Robb in 1858, the house embodies Classical Revival elements. There were never any enslaved persons on the property; it was staffed by Irish servants. McDowell adapted the interior of the house to become Mercy Maternity Hospital in 1920, the first Maternity Hospital in Charleston. Rumor has it that the babies that died there are buried under the magnolia tree in the front yard. In 1929, the house became the Episcopal Church Home for Women. It was listed in the National Register of Historic Places in 1983. There have been lots of different ghost stories over the years--even from neighbors on Bee Street who reported babies crying at all hours when the building was empty! Because our property is a National Historic Register Property, The Preservation Society has an easement over the property exterior and some of the common spaces. We must adhere to their rules and regulations, as well as to those enacted by the City of Charleston.

*More information can be found here:*

<http://www.nationalregister.sc.gov/charleston/S10817710137/index.htm>

<https://www.charlestonmuseum.org/research/collection/bee-street-william-robb-house/13D34DCF-994B-4A8C-A227-561859912991>

### Community Rules As Of January 7, 2022:

1. Smoking is not permitted within 20 feet of any building nor on any balcony. This includes cigarettes, pipes, and cigars.
2. The metal steps at 12 Bee Street are for emergency use only.
3. All bikes must be stored/parked at the bike rack at the rear of the property, at the end of the 12 Bee Street driveway. No bikes may be attached to stairs, balconies, fences or left unattended in common areas. Use of the bike rack is at your own risk and HOA is not liable for any damage or theft. Please allow access to Parking Space 10 when using the bike rack.
4. All stickers, posters, flags and/or signs affixed to the interior or exterior of a window are prohibited window coverings.
5. No items (including towels) are to be hung on railings.
6. By-Law Article IX, Section 13 prohibits disturbing noises in common areas or units and prohibits any action that interferes with another owner's/occupant's rights, comfort, or convenience. To ensure compliance with the By-Laws, "Quiet Hours" are deemed to be

Sunday-Thursday: 10:00 pm - 7:00 am, Friday-Saturday: 11:00 pm - 8:00 am. Running on the stairs in 12 Bee is always prohibited.

7. All vehicles must have a parking permit and use only assigned spaces. No parking is permitted under the magnolia tree. Parking spaces are for the use of residents and their guests only. Towing may be initiated by Board members, if needed. The city ordinance does prohibit leasing or renting parking spaces to non-residents. The city also requires the property to have 1.5 parking spaces per unit. The ordinance also states that the property must maintain the 21 parking spaces requiring sales of PSU's to co-owners only.
8. Please make sure all gates and doors close behind you when entering and leaving the property.
9. No outdoor/beach equipment (including fishing gear, towels, coolers or beach chairs) is to be stored on porches or balconies.
10. No personal items are to be left in common areas unless prior HOA board approval is received. The common areas include the stairwells, area outside of the unit's entry door, the 12 Bee foyer, stairs and landings, and all outside grounds.
11. No plants or planters are permitted in exterior window sills. Any planters resting on the balcony or porch surface MUST be raised to allow for water and air flow and sit on water saucers.
12. Be mindful that you can be heard in the units when you are in the public areas. No running on stairs. Be considerate with loud conversations or slamming doors when in the common areas.
13. Charcoal or wood fired grills are not allowed anywhere on the property.
14. PETS - Pets can impact the co-owner's quiet enjoyment of their units as well as the common areas, egress and ingress areas in which all residents will use. Therefore, pets are limited to one pet per unit, no aggressive dogs (Dog restrictions include but are not limited to: Akita, Husky, Chow, Pit Bull, Doberman Pinscher, Presa Canario, Elkhound, Rottweiler, German Shepherd, St. Bernard, Great Dane, Wolf Breeds) and 60 pounds or under. In order to ensure the health and safety of co-owners, their guests, and other pets who use the limited and general common elements and because ingress to and egress from a unit requires use of the limited and general common elements, vaccinations need to be current as well as prescribed flea treatment. Pets must always be under the control of their caregiver while in common areas. Dogs must be always leashed in common areas. All pet waste must be immediately removed from common areas, securely bagged, and disposed of. Please take pets to the pet relief area which is the non-grassy area under the

- magnolia tree. Owners are responsible to pay for any necessary maintenance and/or damage resulting from their pets or their tenants' pets.
15. Any porch furniture not already on site must be approved by the Board. No alterations to the building exterior are allowed. No exterior lights for parties or gatherings are to be added without prior Board permission. Door/holiday decorations are limited to individual doors and must be profanity free.
  16. Any common area plantings or alterations must be approved by the Board in writing.
  17. All refuse is to be deposited inside receptacles in the enclosure next to 12 Bee Street. Please close the lids completely and utilize EVERY container. No bulk items or boxes are to be left in the trash area; they must be placed on the curb ON TRASH DAY. No furniture is to be left in the trash area. Owners will be charged for any maintenance services to remove trash originating from their unit. We ask that you kindly pick up and dispose of any trash or debris that you may see on the grounds.
  18. Units are to be leased for a term of no less than one year per HOA and City rules. Guests of residents and tenants are subject to the property rules. Owners and tenants are responsible for the behavior of their guests.

**Rules are subject to the following fines:**

**1st violation: written warning**

**2<sup>nd</sup> violation of same nature: \$50.00 fine**

**Subsequent violations of the same nature: \$75.00 fine**

We look forward to life at the William Robb house together!

