

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

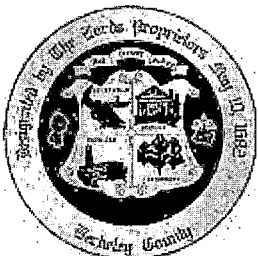
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Instrument #:	2019001046	Return To:	CISA & DODDS LLP
Receipt Number:	115174		622 JOHNNIE DODDS BLVD
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Recorded On:	January 10, 2019	Received From:	CISA & DODDS LLP
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Total Pages:	4		

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$10.00
Tax Charge: \$0.00



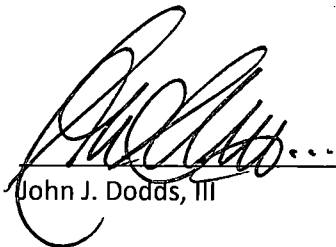
Cynthia B. Forte
Cynthia B Forte - Register of Deeds

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RULES AND REGULATIONS OF CENTER PARK TOWNHOMES NEIGHBORHOOD ASSOCIATION, INC.

The undersigned John J. Dodds, III, attorney for Center Park Town Homes Neighborhood Association, Inc. ("Association", does hereby certify that the attached two (2) pages constitute the current Rules and Regulations of Association and are being recorded in the Register's Office for Berkeley County, South Carolina in accordance with the requirements of Section 27-30-130, Code of Laws of South Carolina, 1976, as amended.

WITNESS my hand and seal this 9th day of January, 2019, at Mount Pleasant, South Carolina.

..... (Seal)
John J. Dodds, III

CISA & DODDS, LLP
858 LOWCOUNTRY BLVD
SUITE 101
MOUNT PLEASANT, SC 29464

Townhomes at Center Park Neighborhood Association Rules and Regulations

The following rules and regulations have been established by the Board of Directors of the Center Park Townhomes Homeowners Association (heretofore "Board") and are in part, directly or indirectly, taken from the Declaration of Covenants, Conditions and Restrictions for Center Park (hereafter "Covenants"). These rules and regulations are meant as a summary and they do not limit or negate the Covenants in any way. Always refer to the Covenants for further or additional details. Please contact Community Management Group (hereafter "Management Company") for a copy of the Covenants if you do not have them. Violation of any rules contained herein or in the Covenants is subject to fines and/or other penalties as determined by the Board. The following rules apply to all occupants and/or lessees with the owner of the unit being held accountable.

General Rules:

1. No activity is permitted on the property which might cause damage to lawns, landscaping, buildings, pavement or other personal property. If damage is caused to any common area or to another owner's property due to actions of a homeowner, pet, guest or occupant, the owner of the unit will be responsible for repair charges as determined by the Board and/or Management Company.
2. Unreasonable noises, disturbances or nuisances (i.e., loud music, vibrations, barking dogs, etc.) are not allowed. No physical or verbal abuse is permitted and is subject to civil charges filed by the complainant.
3. Littering of any kind is prohibited. Each unit owner is responsible for keeping his/her unit and surrounding area clear of all rubbish, debris and other unsightly material.
4. On the front porch or second level balcony, you may have outdoor furniture consisting of no more than two chairs and a small table (including rockers and benches). The furniture must be neutral in color and made of wrought iron, other coated metal or painted/stained wood. There should be no plastic, upholstered fabric, beach or football chairs, etc. (excluding cushions). Furniture must be in good repair, well-maintained and clean. The aesthetics of the porch furniture is at the discretion of the Board.
5. No household furnishings, equipment, lawn furniture, grills, lawn ornaments or other personal property are allowed in front of a unit, on the front porch or balcony. No children's play objects or bicycles shall remain outside the front of a unit overnight or for extended periods of non-use. This is to include but not limited to mobile basketball goals.
6. Hanging and potted plants are permitted on the front porch. Upkeep is the responsibility of the owner. Dead plants and empty pots should be removed. The aesthetics of such plants are at the discretion of the Board. Artificial plants/flowers and are not permitted.
7. No plants may be placed in the ground in front of a unit or common area without approval of the Board. The landscape company handles all maintenance to these common areas. Residents are not permitted to have any type of landscape border or landscape lighting.
8. When not in use, all garden hoses must be rolled neatly, on a reel or in an enclosed container and stored as near to the water spigot as possible. Under no circumstances should a hose reel be attached to the unit. Storage of garden hoses should be as unobtrusive as is reasonable and should not interfere with regular landscape maintenance.

9. Unsightly outdoor storage of personal property shall not be kept on porches, patios or yards (front or rear). The appropriateness of stored items is at the discretion of the Board.

10. All exterior holiday decorations must be removed within 7 days following the observance of the holiday with the exception of Christmas. Christmas decorations must be removed no later than January 15th.

11. The only type of flag that is permitted to be displayed is the American Flag. The displayed flag may not be larger than approximately 2.5' X 4'. The maintenance and respectful upkeep of the flag is solely the responsibility of the owner. Brackets for flag must be attached to the porch structure, not the actual brick building.

12. Home offices shall be allowed provided they do not create any traffic other than the owners or occupants of the residence. The business shall not create any noise disturbance and/ or create any environmental risk to property. Property is not to be used as a retail establishment.

13. All signs whether inside the window of a unit or in the landscape surrounding the unit is prohibited and regulated by DI POA. Signage for a security system may be placed as close to the front door as possible.

14. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot or within any unit. Dogs, cats and other household pets are allowed, provided they are not bred or maintained for commercial purposes. Please limit the number of household pets to two. Exceptions may be granted under certain circumstances by Board approval.

15. Dog owners must keep their dogs on a leash and under control at all times.

16. All pet litter must be removed by the owner or guest immediately, regardless of weather conditions, from the area surrounding their unit and from all other areas of the community.

17. Although the courtyards are yours to plant as you wish, the fences, garages and building exteriors are HOA-maintained – your Board asks that you do not plant any climbing vines or plants that will compromise these surfaces, and also that you keep your trees well-trimmed off the exterior surfaces, gutters, etc.

18. No unregistered cars parked on community property.

19. Trash cans should be stored inside gates, garages, and/or storage sheds on non-trash days. These should not be visible from the street.