

WANDO EAST

RULES AND REGULATIONS

HANDBOOK

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WANDO EAST HOME OWNERS
ASSOCIATION
1605 NANTAHALA BOULEVARD
MT. PLEASANT, SC 29464
843.884.9388 OFFICE

Rules & Regulations

Wando East Homeowner Association's purpose is to protect the value and desirability of our neighborhood. Common Areas or Recreational areas are owned by the Association for the common use and enjoyment of the owners and/or their residents.

These rules are part of the Master Deed which is in compliance with Carolina Code Of Laws, 1976. The Declaration of Covenants, Conditions and Restrictions became effective August 22, 1983.

Wando East Homeowners Association and any Owner holds the right to enforce all restrictions, conditions, covenants, reservation, liens and charges impose by the provisions of the Declaration.

Architectural Control

Additions or alterations to the common elements are not allowed without permission from Wando East Homeowners Association.

No building, fence, wall or other structure shall be erected upon the Properties, nor shall any exterior addition or alteration be performed until approved by the WEHOA as stated in the Master Deed.

No resident shall display, store or use any signs, clothing, sheets outside their units, or install outside their unit any canopy, awning, or satellite dishes without prior written permission of the WEHOA.

All townhomes in Wando East are to have white; non-broken blinds on the windows. Towels, bedspreads, sheets or other unsightly coverings are not allowed.

Storm doors are not to be installed without prior permission from WEHOA. All storm doors must be of full glass front.

Window Air Conditioning Units are not permitted to be seen from the street.

Wando East Homeowners Association reserves the right to notify the owner and/or resident of a problem, enforce the time to correct the problem, and impose fines/fees. Example: Unsightly materials stored on front porch. If the problem is not corrected, the owner/manager and association will remove and bill for the time involved.

Common Violations

- Trash Containers Violations
- Noise Violations
- Parking Violations
- Loose Pet Violations
- Improper Conduct Violations EX: Loitering or Congregating
- Late payments of WEHOA fines will result in late rental fees.
\$55.00 Fine Per Occurrence. Must be Paid Within 24 Hours

Outside Belongings

Only lawn furniture is to be kept on patios or porches. Articles of personal property such as baby carriages, lounge chairs, tools, bicycles, housekeeping articles, toys, etc, are to be kept inside the unit or on the back patio.

Porches and patios must be kept free of trash and junk. This also applies to the outside areas. Cigarettes should be placed in a container and disposed of properly so as not to be an eyesore. Pick up after yourself and do not throw your trash in the flowerbed area of your townhome.

Obstruction of pathways or sidewalks is not permitted.

No clotheslines are to be placed on the premise.

No Skateboarding allowed on the premise.

No basket ball hoops allowed on the premise.

Grills are to be placed on the back porch away from fences and buildings. Do not place fire pit, charcoal grills on the grass area. Check with resident manager for further instructions.

Planting of flowers and plants are to be limited to the backyard and limited to the patio area as to prevent from killing the grass. All plants and flowers and must be kept alive and appealing.

Holiday decorations may be used but must be removed within 1 week of the following holiday.

Noise Control

Being thoughtful of one's neighbors can be the answer to good living and is especially important in a multi-family building.

Loud noises from television, stereos, musical instruments and residents will not be tolerated. Speakers should be moved away from the common walls that are shared with an adjacent apartment. If you have problems after hours with noise please contact the police.

Mount Pleasant Police Department (843) 884-4176

The cut off for noise and outside activities is 10 p.m. and all residents are expected to be considerate of others around them.

Solicitation

There will be no soliciting for any items, services, contributions, or political campaigning.

Use Restriction

No part of the property shall be used for anything other than residential and related common purpose for which the property was designed.

Lawn Service

Landscaping services Wando East every Monday, weather permitting. Lawns are cut, driveways/sidewalks edged and blown. If you desire lawn service, your gate must be securely opened on Monday morning. Shrubs are trimmed on a routine schedule. All lawns, inside and outside of the fence of your townhome must be free of debris, dog waste, etc. for landscapers to service.

Back yard lawns must be maintained by either the lawn service or the tenant, high growth of grass is not permitted.

All pets must be leashed at all times.

All pets feces must be removed from back yard prior to lawn service.

Any requests or concerns pertaining to ground maintenance should be directed to the WEHOA.

Pets

No animals, live stock or poultry of any kinds shall be raised, bred or kept on any part of Wando East, except household pets (some restrictions apply). Approved pets may be kept by the occupant or owner in their respective residence; provided, they are not kept, for any commercial purpose and do not in danger the health of, or nor, unreasonably disturb the residents of any units. WEHOA reserves the rights of sole discretion in these matters.

All dogs and cats shall be under leash when walked or exercised upon the grounds. Unleashed animals running at large will be considered strays and will become subject to action of the Animal Control Officer.

Animal Control (843) 884- 4176

Parking & Cars

Parking is provided in designated parking areas only for vehicles belonging to the owners and residents. Parking is not permitted on the grass. The Mount Pleasant Waterworks water lines are buried shallow. Any owner, Resident or guest causing damage to the landscaping or waterline will be financially responsible for the damage. A maximum of 2 vehicles per unit.

No trucks over 1 ton GVW, tractors, boats, trailers, school buses or other commercial storage or vehicles will be permitted to be parked on the premises.

The Homeowners Association has the right to tow away and store at the tenants expense any vehicle parked or abandoned which becomes a nuisance to the premises such as wrecked or disabled vehicle or vehicle not registered or licensed under applicable law. Auto repairs requiring disassembly of the auto are not permitted.

Garbage & Trash

Containers are to be placed by the street curb LATE Sunday afternoon or by 7 a.m. Monday morning for pick-up. (No one wants to look at your trash all week and weekend).

The same for bulk items i.e., old mattresses, furniture, etc. Place these items so they can be picked up with the claw truck the city uses without tearing up the lawn. Bulk item pick up is for Tuesdays. The city will NOT pick up old tires or paint.

Trash cans and bulk items CAN NOT BE PLACED ON THE GRASS and NO earlier than 24 hours prior to scheduled pickup.

Trash Containers are to be brought back to the rear of your townhouse, Not the side of the building, by 12 p.m. on Tuesday. You are subject to a fine of \$55.00 if not put away by 12 p.m.

Important Numbers

Mt Pleasant Animal Control: (843) 884-4176

Mt Pleasant Police Department: (843) 884-4176

Mt Pleasant Sanitation Department: (843) 884-8518

Charleston County Environmental Services - **Recycling**: (843) 720-7111

Donations - Habitat for Humanity: 843-559-4009

Kidney Foundation: 843-554-6715

If you have any questions or concerns please contact **your** property manager.

Any request should be submitted to:

Wando East Homeowners Association located at
1605 Nantahala Blvd Mt. Pleasant SC 29464

Thank you for your cooperation

Wando East Home Owners Association