

Harleston Green POA Rules and Regulations

Attached, please find a list of the rules and regulations for the Harleston Green Property Owners Association (hereinafter, the "Association"). **These Rules and Regulations are binding on all Homeowners, their families, Renters, and Guests.**

The Harleston Green Board of Directors is trying to make the Property cleaner and more live-able. Therefore, they are requiring residents to keep their units clear of bicycles, trash, coolers and boxes and to place their garbage and recycling carts back in their proper places, which are up against the parking "well" wall of the townhouse structure.

As per Article X, Use Restrictions in the Covenants, Conditions and Restrictions for Harleston Green, Section 1. Rules and Regulations: "The Board of Directors of the Association shall have the power to formulate, publish and enforce reasonable rules and regulations concerning the use and enjoyment of the yard space of each lot and the Common Area." These rules and regulations are not meant to be onerous or a hardship on residents and tenants but to establish guidelines within which residents and tenants need to operate in order for the community to function as a whole.

- 1) Garbage pickup is on Monday morning. If Monday is a holiday, garbage will be picked up on Tuesday. ALL garbage cans must be placed back in the driveway against the townhouse within 24 hours of collection. (City Code states that garbage cans must be returned to the property the same day after collection).
- 2) Recycling is every other Tuesday. Recycling bins must be placed back in the driveway within 24 hours of collection. (City Code states that recycling bins must be returned to the property the same day).
- 3) Bulk Trash (for instance, big boxes, discarded furniture, and yard debris) is NOT allowed in front of any townhouse or other dwelling unit within Harleston Green. It must be taken out to either Rutledge Avenue or Smith Street for collection on Mondays.
- 4) Clean up after your pet! This not just common courtesy, it is a City law. Violators will be fined if they are seen leaving behind their pet waste. A dog station has been installed at the corner of Ambrose and Ascot with doggy waste bags. Please use them. Contact the management office if the dog stations are out of waste bags.
- 5) No towels, rugs, blankets, or similar may be hung or draped over porches and handrails.

- 6) No bikes, scooters, or motorcycles may be tied, chained or locked to any porches, rails, posts, or trees within Harleston Green.
- 7) No coolers or grills are allowed on front porches.
- 8) A maximum of three (3) tenants may live in any townhouse.
- 9) No wading pools or inflatable pools are allowed in the Common Area or anywhere visible from the public right-of-way.
- 10) Tenants are NOT allowed to park in the Visitor Parking spaces. The time limit for visitor parking is six (6) hours maximum in any twenty-four (24) hour period of time. Visitors MUST park on the city streets or in one of the three (3) marked Visitor spaces and adhere to the aforementioned limits. Parking is for Visitors ONLY and not Residents' parking. **VIOLATORS WILL BE TOWED WITHOUT WARNING!**
- 11) Parking is only allowed in the designated, deeded parking spaces for each unit. No parking is allowed in front of any of the units unless it is a clearly designated parking space. No parking is allowed in the areas designated and marked "No Parking". No parking is allowed in any non-paved area. **VIOLATORS WILL BE TOWED WITHOUT WARNING!**
- 12) Parties are prohibited except inside the individual units unless previously approved in writing by the Association. Noise ordinances are strictly enforced, particularly after 11:00pm per City laws. Two noise complaints against a property will result in the tenants and owner being reported to the City of Charleston Livability Court.
- 13) When entering from or exiting to Smith Street, do so correctly. Ascot Alley at Smith Street is an "Ingress Only" into Harleston Green. The Smith Place egress to Smith Street is an "Exit Only" to Smith Street and shall not be entered via the wrong way from Smith Street to Harleston Green. Accordingly, Ascot Alley shall be accessed by entering on Smith Street. Ascot Alley shall NOT be accessed by entering on Rutledge Avenue.
- 14) No vehicles over ten (10) feet in height are permitted within Harleston Green unless previously approved in writing by the Association.
- 15) No boats, trailers, campers, or recreational vehicles may be parked within the Common Area or right-of-way of any public or private street or adjacent to Harleston Green. Additionally, they may not be parked in any individual parking space or in any lot on Harleston Green. **VIOLATORS WILL BE TOWED WITHOUT WARNING!**

Updated Violation Fees:

- A letter is sent to the owner of the unit. The owner is responsible for contacting his/her tenant about the violation. The owner has ten (10) days from the date of the violation letter to correct the problem. If the problem is not corrected within that time period, the owner is fined \$75.00. The fine is added to the owner's Harleston Green account.
- A 2nd violation for the same offense results in a fine of \$150.00. The fine is added to the owner's Harleston Green account.
- A 3rd violation for the same offense results in a fine of \$300.00. The fine is added to the owner's Harleston Green account.

Pursuant to Article 5 of the Declaration of Covenants, Conditions, and Restrictions for Harleston Green, if the fine, or portion thereof, is not paid within thirty (30) days after the due date, the same shall bear interest from the date of delinquency at the at the rate of twelve (12) percent per annum. The Association may bring an action against the owner personally obligated to pay the same, or foreclose the lien against the property, and in either event, interest, costs of collection and reasonable attorney's fees for any such action shall be added to the amount of such assessment.



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RECORDING OF RULES AND REGULATIONS PURSUANT TO THE SOUTH CAROLINA HOMEOWNERS ASSOCIATION ACT, S.C. CODE §§ 27-30-110 et. seq.

Tracer Cross-reference: Book D147, Page 592

The undersigned President of Harleston Green Townhome Association, Inc. (the "Association") hereby certifies that the attached "Harleston Green POA Rules and Regulations", consisting of three (3) pages, were duly adopted by the Association, and that the same are being recorded in order to comply with the South Carolina Homeowners Association Act, Section 27-30-110, et. seq. S.C. Code of Laws.

Harleston Green Townhome Association, Inc.

By (sign name): 
Print name: Scott U. Anthony
Title: President

Date: 10/22/2019