

Limehouse Villas and Residential Community Rules

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To maintain harmonious enjoyment and consistency in our community, the Board has adopted the following rules:

Motor Vehicles and Recreational Items

Public safety (police, fire, or EMS) vehicles may be parked in driveways or cul-de-sac, if other vehicles can come and go and no fire hydrants are blocked.

- 1) Motorcycles, boats, trailers and recreational vehicles are prohibited from being stored anywhere on the property, except in a garage.
- 2) Work trucks, company logoed trucks and trucks over 1 ½ tons are prohibited.
- 3) Extensive mechanical repair work on motor vehicles is prohibited (ex: motor repair and transmission work on anything which requires disabling the vehicle).
- 4) Parking on ANY grass is strictly prohibited.
- 5) Overnight street parking is strictly prohibited, except for public safety vehicles.
- 6) Street parking may never block or obstruct traffic.
- 7) Bikes, trikes, scooters, razors and other toys must be stored on back porches out of street view.

Trash Receptacles and Pets

Trash cans may be stored in front of garage doors or behind the front bushes near the front door of residence if trash cans are not flowing over.

- 1) Receptacles for trash recycling and yard debris may be placed out back for pickup AFTER 5 PM the day before pickup and MUST be removed by 7 PM the day of pickup.
- 2) If you choose to do any landscaping of your premises, yard debris – small, loose branches and sticks – must be paper bagged. Grass clippings must be paper bagged.
- 3) Please PICK UP after your pet.
- 4) Please never curb your pet in another resident's yard or in our common areas.
- 5) Pets always must be on a leash and in your control.
- 6) A documented dog bite will require immediate removal of the animal from this community.

Grilling, Socializing and Entertaining

- 1) Grilling in enclosed patios is **STRICTLY PROHIBITED**. Grills must be three feet from structure and **NEVER** under a roof.
- 2) Deep frying of turkey or other large items over an open flame must be 10 feet from structure and on grass, not concrete.
- 3) Fire pits or open flame devices must be 10 feet from structure and not on concrete.
- 4) Quiet time in Limehouse Villas and the residential community is Sunday – Thursday until 10 PM and Friday and Saturday until 11 PM.
- 5) Homeowners are responsible for all actions, behavior and violations of their guests or tenants.

Limehouse Villa and Residential Community Rules (con't.)

Wildlife, Landscaping and Dwellings

- 1) Defacing mailboxes, the marquee or damaging or altering it in any way is strictly prohibited.
- 2) Altering "common area" landscaping, fixtures or property is not allowed by tenants or homeowners.
- 3) No alterations, additions or changes may be made to the exterior of any dwelling that disrupts the harmony of the community. Any such changes like lighting, storm doors, and window or garage door treatments must be approved with an architectural review request.

Limehouse Single Family Home Community Guidelines

Landscaping

- 1) Lawns must be maintained to the same standard as the Limehouse community. In the growing season lawns must be mowed weekly or not to exceed 2" in height.
- 2) Shrubs must be trimmed 2 X per year and may not come more than half-way up the height of windows.
- 3) Ground cover may be pine straw or mulch and must be brown, no other color is allowed.
- 4) Ground cover must be replaced when faded or when exposing soil or weeds.

Single Family Homes Exterior

- 1) Vinyl siding must be power washed 1 X per year. Visible stains and mold may not be present.
- 2) Driveways must be power washed 1 X per year and free of oil stains.

Landscaping and Exterior Violation Schedule for Single Family Homes

- 1) First violation – Warning for corrective action.
- 2) Second violation - \$100 per month until violation is corrected.

Limehouse Villas and Residential Community Violation Schedule

All fines and violations will be levied to the owner of record.

Parking and Maintenance Violations:

- 1) First time – Warning.
- 2) Second day violation - \$25.00 per pay fine.
- 3) Vehicle maintenance - \$200.00 plus and clean up charges.

Grilling Under Roof, Fire Pit or Open Flame Violations:

- 1) First time- Warning.
- 2) Second violation - \$500 per offense.
- 3) Third and each additional violation - Legal recourse and/or fine.

Pet Violations:

- 1) First violation – Warning.
- 2) Second violation - \$25.00.
- 3) Third and each additional violation – Fine of \$50.00.

Trash Removal:

- 1) First violation – Warning.
- 2) Second violation - \$25.00.
- 3) Third and each additional violation – Fine of \$50.00.

Landscaping and Common Area Fixture:

- 1) First violation – Cost of repair or replacement + \$200.00
- 2) Second violation – Cost of repair or replacement + legal recourse and legal fees.

Loud, Disruptive and/or After Quiet Time Hours Socializing and Entertaining:


- 1) First Time -Warning.
- 2) Second violation - \$200.00 per offense.
- 3) Third and each additional violation – Legal recourse and/or fine.

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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.

The undersigned President of Limehouse Villas Homeowners Association, Inc. (the "Association") hereby certifies that the attached rules entitled "Limehouse Villas and Residential Community Rules," consisting of three (3) pages, were duly adopted by the Board of Directors of the Association. These Rules and Regulations 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.

Limehouse Villas Homeowners Association, Inc.

By (sign name): 
Print name: Jason Dixon
Title: President

Date: 9/8/21

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