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Revised 01/31/2023 GOVERNING DOCUMENT

## PLEASANT FARM HOMEOWNERS ASSOCIATION, INC.

(Supersedes All Previous Rules and Regulations)

### RULES AND REGULATIONS

The following amended and restated rules and regulations have been approved by the Board of Directors of the Pleasant Farm Homeowners Association and are in part, directly or indirectly, from the Declaration of Covenants, Conditions and Restrictions for Pleasant Farm. Violators of these Rules and Regulations are subject to assessments and penalties. This Rules and Regulations document is supplemental to the PFHOA RIGHTS, COVENANTS, RESTRICTIONS and together provide a basis for protecting the member's equity in Pleasant Farm. Additionally, these documents establish a framework within which members can live in a harmonious group environment.

Specific purposes of these rules include:

- Enforcing the community's maintenance standards, policies and rules in a fair and diplomatic manner.
- Protecting, enhancing and promoting the purposes of the PFHOA.
- Governing the use of common areas and amenities.
- Establishing architectural guidelines and design standards to ensure compliance with the overall scheme of the community.
- Establishing rules for the use of all common facilities
- Protecting and preserving the property and assets of the PFHOA and its members.

#### Enforcement and Remedies

The PFHOA has the right to implement reasonable Rules and Regulations and a schedule of sanctions and fines for violation thereof the Rights, Covenants and Regulations and Bylaws.

Violations or breaches of the Pleasant Farm Association Rules and Regulations or Rights, Covenants and Regulations will be brought to the homeowner or resident's attention by the Association's Board of Directors or the Architectural Review Board. The Association reserves the right to require immediate action for violations of a possible danger to others. In the event a violation is noted or reported to the Association, the Board of Directors will send a 15-day courtesy notice to the homeowners describing the violation with a request to schedule a meeting to discuss correction. If the homeowner fails to respond after 15 days, the Board of Directors will send a 30-day warning letter by registered or certified service. On the 31<sup>st</sup> day if no appeal has been made and corrections have not been made then the fines will go in effect. This notice will include a request to schedule a meeting to discuss correction, as well as

**Disturbing the Peace.** Loud or disturbing noises or vibrations, to include loud stereo systems in your residence or in your car, that disturb neighborhood peacefulness and tranquility will not be tolerated. If your neighbors can hear it, it's too loud.

**Resident Parking.** Vehicles are not to be parked in any area on an owner's lot except in areas designated for parking, i.e. garage, driveway, or parking pad. Temporary parking (defined as 24 hours or less) in other areas on an owner's lot will be accepted only if parked in a fashion not to disrupt normal traffic flow. No unregistered or "junk or otherwise inoperable" vehicles shall be parked on an owner's property even if not visible from the street.

**Storage of Watercraft, Utility Trailers, Motorcycles and Recreational Vehicles.** Boats and other watercraft requiring registration under South Carolina or U. S. Law, must be properly and currently registered and must display clearly and prominently the required tags, decals or other evidence of registration. Storage of all vehicles other than personal passenger vehicles will be stored as inconspicuously as possible, i.e. in a garage or as far back on the property so as not to be immediately visible from the street. If this is not possible, then alternative storage should be considered such as off property storage facilities at owner's expense.

**Holiday Decorations.** The display of Holiday decorations will not be allowed more than 30 days prior to the holiday (Halloween, Thanksgiving, and Christmas, but not limited to) and must be removed by the 15<sup>th</sup> of the month following the holiday.

**Community Renting or Leasing of Property.**

1. Homeowners shall register their tenants with the Manager, Pleasant Farm Homeowner's Association by completing and returning the attached registration form.
2. Homeowners are responsible for ensuring that those persons having use of their property comply with the Declaration of Covenant, Conditions, and Restrictions for Pleasant Farm and all policies and Rules and Regulations.
3. The homeowner will be billed for all fines for violations of the PFHOA policies for their tenants.
4. As the homeowner is responsible for their tenant's compliance with all Covenants, policies and Rules and Regulations, the homeowner is encouraged to include a compliance clause in all leases and deliver a copy of same to the tenant.
5. PFHOA will require the homeowner to provide a copy of the lease of their home.
6. All rentals shall be for a period of no less than one year