

**HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET**

****Retain the transmittal sheet as it is the first page of your filed instrument. The book/page number will be required for future related filings of satisfactions, partial releases, amendments, and other instruments related to this filing.****

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY,
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Restrictions

DATE OF INSTRUMENT: 01/03/2019

DOCUMENT SHALL BE RETURNED TO:

NAME: Moore, Johnson & Saraniti Law Firm, P.A.

ADDRESS:

PO Box 14737

Surfside Beach, SC 29587

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Related Document(s): book 3367 , page 1535

PURCHASE PRICE / MORTGAGE AMOUNT: \$

BRIEF PROPERTY DESCRIPTION: RULES AND REGULATIONS FOR PALMETTO GREENS

PROPERTY OWNERS ASSOCIATION INC

TAX MAP NUMBER (TMS #) 000-00-00-000 / PIN NUMBER:

GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):

FULL BUSINESS NAME

- 1. PALMETTO GREENS HOMEOWNERS ASSOCIATION

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

- 1. PALMETTO GREENS HOMEOWNERS ASSOCIATION

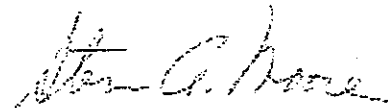
PALMETTO GREENS HOMEOWNERS' ASSOCIATION

P. O. Box 993
Little River S. C. 29566
Phone 843-399-6116
Fax 843-399-0957

Legal Description: Palmetto Greens Homeowners' Association, Inc. located on Lake Mist
Court and Palmetto Green Drive, off Charter Drive and Hwy 9 in Lyons, SC 29568

Contact Information: P.O. Box 993
Little River, SC 29566
843-399-6116

The Rules and Regulations and policies of the Palmetto Greens Homeowners' Association
Inc. were approved for filing on January 7, 2019.


Steven Moore, President.

Palmetto Greens Rules and Regulations

1. **Applicability.** These rules and regulations shall be applicable to all of the Properties and Homeowners. They are in compliance of the approved Covenants, Conditions and Restrictions document (CC&R) which defines the Palmetto Greens Homeowners Association and the Board of Directors Duties and responsibilities. Any rule or regulation in this document may be appealed, on an individual basis, to the Board of Directors.
2. **Decorum/Behavior.** All homeowners, residents, guests and visitors will honor and adhere to the appropriate decorum expected in each activity. This includes the obligation to be respectful of others who are seeking enjoyment at the same time.
3. **Easements.** Easements for installation and maintenance of utilities are reserved as shown on the recorded plats covering The Properties and as provided herein. Within these easements, no structure, planting or other material may be placed or permitted to remain that will interfere with or prevent the maintenance of utilities. The area of each Lot covered by an easement and all improvements in the area shall be maintained continuously by the Owner of the Lot.
4. **Nuisances; Solicitations.** No Owner shall make or permit to be made any disturbing noises in the Unit or on the Lot by himself or his family, servants, employees, agents, visitors or licensees, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other Owners. No solicitation will be allowed at any time within the community.
5. **Garage Sales.** Garage sales, estate sales, tag sales, or other similar activities are permitted to be conducted on the Lots. No Common Areas are to be used without express written consent by the Board of Directors. Palmetto Greens parking rules will be observed during these events.
6. **Temporary Structures; Propane/Gas tanks.** No structure of a temporary character, such as a trailer, tent except during repair or reconstruction. Propane tanks for interior fireplaces and home cooking are to be shielded from street view.
7. **Recreational Vehicles, Commercial Trucks, Trailers, Boats.** *Definition:* A recreational vehicle (RV) is any roadworthy vehicle, whether driven or towed, that has the usual accommodations of a home including a kitchen, bathroom, bedroom and living room. In North America, such vehicles have traditionally been classified as class A, B or C, if driven; as a travel trailer, fifth wheel trailer, pop-up trailer and slide-in camper, if towed. Lot owners in Palmetto Greens may spend weeks or months in their RV at different times, thereby requiring a reasonable time to load and unload the vehicle. No commercial vehicles, golf carts or trailers of any other description, boats, boat trailers, horse trailers, un-muffled motorcycles or vans, shall be permitted to be parked any place on The Properties, or in dedicated easement areas. Storage of the above named vehicles is permitted in homeowner's enclosed garage or approved shed.

Palmetto Greens Rules and Regulations

8. **Pets and Service Animals.** The Association adopts the policy of adhering to current Horry County and South Carolina Statutes regarding pets, in order to avoid the necessity for creating and administering a number of potentially controversial rules on this subject.

"Any owner of a dog or person in possession, charge, custody or control of a dog is prohibited from allowing their dog upon the private property of others without the consent of the property owner."

Service animals will be handled on a case-by-case basis by the Board of Directors to insure compliance with the American Disabilities ACT (ADA). Animals that are "individually trained to meet the needs of one person's disability" are considered to be service animals: Pets are NEVER allowed on the golf course at any time. The ability to keep pets is a privilege, not a right, and the Board of Directors is empowered to fine an owner and/or order and enforce the removal of any pet that becomes a source of unreasonable annoyance to other residents, or a danger to the health, safety, and welfare of other residents. No reptiles, monkeys, rodents, amphibians, poultry, swine, rabbits, ferrets, or livestock may be kept anywhere on the properties. No commercial breeding or boarding of animals of any type is allowed.

9. **Household Garbage/Trash, Recycling and Horticultural Disposal.** All containers for the storage and disposal of such material shall be kept in a clean and sanitary condition. All containers and materials must be placed out for collection no sooner than 5 PM prior to scheduled collection and must be removed by the end of the day of that collection. All containers are to be stored either in the garage or in the back of the dwelling. Side yard storage is permitted if containers are shielded from street view.

10. **Architectural Review Committee/Grounds Committee.** The primary function of the Architectural Review Committee is to review proposed modifications to homeowners' properties and report their recommendation to the Board of Directors. The Grounds Committee will monitor properties for modifications or additions to the property that were not approved and for general maintenance issues of homeowners' properties and all common areas.

Property Modification Procedure. Forms for proposed property modification are available from the Homeowners' Association administrative office. These request forms must be completed for any modification or addition to the outside of a property. The form must be returned to the office with a sketch or other descriptive material showing details of the proposed modification or addition. A copy of the plat must be included or the request will not be reviewed. The Architectural Committee then reviews the request and reports to the Board of Directors of its decision in writing.

11. **Common Areas.** No Owner may alter in any way, any portion of the Common Areas, including, but not limited to, landscaping, without obtaining the prior written consent of the Board of Directors.

Palmetto Greens Rules and Regulations

12. **Owner Absence during Hurricane.** An Owner who plans to be absent during the hurricane season (June 1-through November 30th) must prepare the Unit and Lot prior to departure by designating a responsible firm or individual to care for the Unit and Lot, should the Unit suffer hurricane damage. The homeowner must furnish the Association with the name(s) of such firm or individual.
13. **Hurricane Shutters.** Hurricane shutters must be approved by the Architectural Review Committee. All shutters must be clear, white or match the color of the house. Temporary window storm protection devices must be removed within two weeks after passing of storm.
14. **Fences.** Fences shall be erected in back yard only and will be of black aluminum or white vinyl materials. Fences cannot exceed 4' in height.
15. **Signs.** No sign of any kind shall be displayed to the public view on the Properties, except for only four (4) signs of not more than one (1) square foot indicating the name of the resident, the house number, Beware of Dog and a security system. No political signs, whether partisan or non-partisan, will be permitted at any time.
16. **Unit Air Conditioners and Reflective Materials.** No air conditioning units may be mounted through windows or walls. No building shall have any aluminum foil placed in any window or glass door or any reflective substance or other materials (except standard window treatments), placed on any glass, except for those that are approved by the Architectural Review Committee for energy conservation purposes.
17. **Visibility at Intersections.** No obstruction to visibility at street intersections or Common Area intersections shall be permitted. Obstructing trees or bushes are subject to inspection, review and action by the Grounds Committee.
18. **Exterior Antennas.** Exterior antennas are permissible on any Lot or improvement thereon, subject to the Federal Communications Commission's Over-The-Air-Reception-Device (OTARD) rule. All exterior Antennas and satellite dishes must not be visible from street in front of home.
19. **Radio/TV Interference.** No electronic equipment is permitted in or on any Unit or Lot which interferes with the television or radio reception of another Unit.
20. **Drying Laundry.** No clothes lines are permitted on any portion of the Properties.
21. **Motor Vehicles without Power; Repair.** No motor vehicle which cannot operate on its own power shall remain on The Properties for more than twenty-four (24) hours. No portion of the Common Areas may be used for parking purposes, except those portions specifically designed and intended therefore.
22. **Limitation on Fishing.** Fishing shall only be permitted within The Properties as follows: From the banks of the lake; On any golf course lake when the course is closed, provided you do not trespass upon the private property of other homeowners.

Palmetto Greens Rules and Regulations

23. **Potential Home Buyers.** Realtors must be knowledgeable of the Palmetto Greens Homeowners Association and their governing documents. The selling homeowner must provide a copy of each of the current governing documents of the association to the potential buyer.

34. **Car Covers.** No vehicle may be covered by any protective cloth, plastic, or vinyl material.

35. **Grandfather Clause.** There shall be a defined period of one (1) year beginning on the date of passage of this document, during which a Lot owner may seek Homeowner Association approval of a condition, situation or circumstance perceived as non-compliant with these Rules and Regulations, but for which the Lot owner believes that prior approval had been obtained from the previous administration. The identification of such a matter may occur by:

Approved by the Board of Directors on 1/3/19.

**PALMETTO GREENS HOMEOWNERS' ASSOCIATION INC.
RULES AND REGULATIONS ENFORCEMENT PROCEDURES**

The Rules and Regulations of Palmetto Greens Homeowners' Association, Inc. are intended to promote and preserve the integrity of the community, protect property values and for the enjoyment of all residents and guest. Violations of the RULES AND REGULATIONS are subject to fines, as determined by the Board of Directors. Fines will be assessed to the applicable homeowner account, in addition to all other legal remedies. Owners are responsible for the actions of their guest and tenants and therefore are held liable for any violation that occurs as a result of the guest or tenant. The Association shall have the right to assess fines repeatedly until the violation is resolved per the fine schedule below:

- 1st Violation Notice: Written Notification via certified mail and giving the owner seven (7) days to correct the violation
- 2nd Violation Notice: Written Notification via certified mail that the problem has not been corrected and a \$25.00 fine will be issued, with notice the owner has five (5) days to correct the violation.
- 3rd Violation Notice: Written Notification via certified mail that the problem has not been corrected and a \$50.00 fine will be issued, with notice the owner is being fined \$5.00 per day fine until the violation has been corrected. Repeat offenses are treated as continuing offenses.