

**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: 12/13/2018

DOCUMENT SHALL BE RETURNED TO:

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

ADDRESS:

PO Box 14737

Surfside Beach, SC 29587

TELEPHONE: (843) 650-9757

FAX: (843) 650-9757

E-MAIL ADDRESS: saraniti@grandstrandlawyers.com

Related Document(s): book **1407** , page **495**

PURCHASE PRICE / MORTGAGE AMOUNT: \$

**BRIEF PROPERTY DESCRIPTION: RULES AND REGULATIONS FOR COLONIAL CHARTERS
COMMUNITY MASTER ASSOCIATION**

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

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

FULL BUSINESS NAME

1. COLONIAL CHARTERS COMMUNITY MASTER ASSOCIATION

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

1. COLONIAL CHARTERS COMMUNITY MASTER ASSOCIATION


COLONIAL CHARTERS COMMUNITY MASTER ASSOCIATION

P. O. Box 395
Little River, S. C. 29566
Phone: 843-399-6116
Fax: 843-399-0972
E-mail: vivianeberry@outlook.com

Legal Description: Colonial Charters Development, also known as the Colonial Charters
Community Master Association located on Charter Drive and Highway 9 in Longs, SC
29568.

Contact Information: PO Box 395
Little River, SC 29566
843-399-6116

The Rules, Regulations and policies of Colonial Charters Development were approved for
filing on December 13, 2018.



Keith Jester, President

Colonial Charters Community Master Association Rules & Regulations

Maintenance: Each Owner shall keep and maintain each Unit and Structure owned by him, as well as all landscaping located thereon in good condition and repair, including, but not limited to (1) the repairing and painting (or other appropriated external care) such as free of mildew and/or mold of all Structures (2) roofs and gutters need to be kept in good condition, free from repair and debris, (3) the seeding, watering and mowing of all lawns, and (4) the pruning and trimming of all trees, hedges and shrubbery so that the same are not obstructive of a view by motorist or pedestrians of street traffic. All unimproved Units shall be kept in a reasonable neat and clean condition. Notwithstanding the foregoing, the maintenance required hereunder shall also extend from the boundary of a Unit to the curbing of the right-of-way bordering said Unit. If any owner fails to maintain their property, the Board shall give written notice to the Owner to remedy the condition in question, setting forth in reasonable detail the nature of the condition and the specific action or actions needed to be taken to remedy such condition. Guidelines relating to the maintenance of Units, Structures and landscaping may be included in the Design Standards of the ACC.

Commercial and recreational vehicles and trailers: No commercial vehicle (other than passenger vehicles having the capacity of less than nine (9) passengers), house trailer, mobile home, motor home, recreational vehicle, camper, truck with camper top, golf cart, boat or boat trailer, or like equipment shall be permitted on any unit or within the right-of-way of any street in the development on a permanent basis. These vehicles will be allowed on a temporary basis not to exceed forty-eight (48) consecutive hours. Notwithstanding the foregoing, any such vehicles or equipment may be stored on a Unit, provided such vehicle or equipment is kept in an enclosed space and is concealed from view by neighboring Residences and streets. Boats, mobile homes, campers and trailers of any type are not permitted if visibly kept on any property or street within the community. These vehicles may be towed at the owner's expense and risk.

Vehicles with tools, machinery, equipment, supplies, or debris will not be permitted if visibly kept on any property or street within the community. These vehicles may be towed at the owner's expense and risk.

Vehicles in good repair, may be parked only on streets, in designated parking lots, or in driveways or garages. Vehicle parking is not permitted in the front or on the side of any lawns. If additional parking is needed an application can be made to the ACC to widen your driveway.

Contact information and or Commercial Logos are not permitted to be displayed on any vehicle that is regularly parked in a driveway. This vehicles needs to be garaged kept and/or to cover the Logo with: blank sheeting.

Vehicles may be stored under a fitted protective cover that is in good condition.

Vehicles under construction, reconstruction, repair or placement on jacks, jack stands, or other support may not be kept visibly on any property or street within the community. These vehicles may be towed at the owner's expense and risk. Maintenance and repair that can be completed in less than 24 hours are permitted.

Trash Containers and Woodpiles: Trash containers should be stored out of sight (e.g. in garages, or rear yards). Trash containers may be stored in side yards if appropriately screened by evergreen landscaping, fencing, or an approved enclosure. Trash containers may not be stored in front of dwellings or on front porches. Firewood will be neatly and inconspicuously stored in a stack that is less than four (4) feet in height and stored in the rear of the property.

If rubbish, garbage, or any other form of solid waste is to be disposed of by being collected on a regular and recurring basis, containers may be placed in the open on any day that a pick-up is to be made, in order to provide access to persons making such pick-up. At all other times, such containers shall be screened or enclosed in a manner set for in the Design Standards Guidelines. Guidelines relating to the type of containers permitted in the manner of storage and the place of pick-up may also be included in the Design Guidelines.

Signs: No signs other than two (2) real estates for sale signs will be allowed to be installed on any Unit at any time. Placement can be in the front or the rear of two (2) in the front for corner units. Any additional signs would need ACC approval.

Signs are not permitted in the center islands of Charter Drive.

Garage Sale signs are permitted to be placed within 24 hours of the sale and need to be removed immediately at the conclusion of the sale.

Political signs are not permitted.

Solid Waste: No person shall dump rubbish, garbage, or any other form of solid waste on any Unit or on Common Property or within the right-of-way of any street in the Development.

Except for building materials employed during the course of construction of any Structure approved by the ACC, no lumber, metals, bulk materials or solid waste of any kind shall be kept, stored, or allowed to accumulate on any Unit unless screened or otherwise handled in a manner set forth in the Design Standards.

Clotheslines, antennae, etc.: No clotheslines, exterior television or radio antenna, satellite dish or receiver, solar or other equipment of any sort shall be placed, allowed or maintained upon any portion of a structure or unit without prior written approval of the

ACC. If approval is given by the ACC, any wiring or cables must be placed in the flower beds or on the rear roof of the house. A satellite dish may not be seen from the front view of any lot. At no time will a satellite dish be allowed to be installed on the front roofline of a home.

Recreational Equipment: Recreational and playground equipment shall be placed or installed only upon the rear of a Lot. Basketball goals may be okayed adjacent to the driveway (subject to approval of the ACC).

Animals: No agricultural animals may be kept on any unit. No animals, including birds, insects or reptiles, may be kept on any Lot unless they are kept solely as household pets. No commercial pets will be allowed on any Lot. No animal shall be allowed to become a nuisance. Owners are responsible for cleaning up after their pets and discarding such waste in a proper manner. All dogs must be on a leash at all times when they are being walked in the community.

Nuisances: No noxious or offensive activity shall be carried on upon any Unit, nor shall anything be done thereof which may be or may become an annoyance or nuisance to the community.

Temporary Buildings: No temporary buildings, trailer, garage, or building under construction on any Unit shall be used, temporarily or permanently as a residence.

**COLONIAL CHARTERS COMMUNITY
MASTER ASSOCIATION, INC.
RULES AND REGULATIONS ENFORCEMENT PROCEDURES**

The Rules and Regulations of Colonial Charters Community Master 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.

Colonial Charters Community Master Association
Request For Design Approval

PLEASE PRINT

OWNER NAME: _____ DATE _____

PROPERTY ADDRESS: _____

MAILING ADDRESS (if different): _____

WORK PHONE: _____ HOME PHONE: _____ LOT# _____

Email: _____

Please attach the proposed changes or additions you wish to make to your property. Include a copy of your property plat and indicate the exact location of proposed change or addition, distance to property lines from proposed change or addition, dimensions of backyard property, and relevant surrounding features. In addition, this request must include a sketch with the following information: style, dimensions, and material, color of the proposed change or addition, and the proposed construction time schedule. Requests for repainting must include a color sample. Should the committee require additional information; your request will be deferred until additional information is received.

Notes:

- Requests from an owner with delinquent assessment accounts will be denied on the basis of the account delinquency. Once the assessment account is in good standing, the design review committee will promptly review and act of the request.
- The owner understands and agrees that no work in this request shall commence until written approval by the design review committee is received.
- Once approved, construction must be completed within the approved time and must be done in a way that does not unreasonably interfere with neighboring properties.
- Applicant has responsibility for removal, in a timely manner, of any debris resulting from construction.
- Construction must meet all zoning, building codes, and laws of the county. For further information regarding zoning, call 843-915-5340, and for building permits and codes call 843-915-5090. Further, nothing herein contained shall be construed as a waiver or modification of any such code or law.
- Where applicable, utility easements are to be marked before excavation is started. This service is provided free of charge by SC811, phone number 888-721-7877. Please note there is a **FINE** if underground cables or conduits are severed.
- Misrepresentation of any items in this request, either oral or written, may void any approval by this committee.

I have read the design review committee guidelines. This proposed change or addition meets the requirements and standards specified in these guidelines.

Owner Signature _____ Date _____

Colonial Charters Community Master Association **Design Guidelines**

Introduction: The following guidelines were written to help residents plan and submit requests. The architectural control committee (ACC) reserves the right to approve projects that vary from the guidelines-even if the guidelines do not specifically address the project. ACC external projects require prior approval from ACC.

The ACC will carefully consider the location of a project in relation to surrounding properties. The ACC may require landscaping of sufficient height and density to minimize the project's visibility.

The Board of Directors of the applicants HOA shall receive copies of all ACC documents from the property manager or committee, at the time they are received and as they relate to the application.

Animals and animal enclosures: Any enclosed structure for the care, housing, or confinement of domestic pets will be put in a location that minimizes its visual effect on surrounding properties.

Decks, porches, and patios: Decks and deck railings will be constructed of weather resistant wood and architecturally consistent with similar structures in the surrounding area. Deck railings will be 43 inches or less in height. Decks and deck railings will be natural in color. Natural staining or color painting of deck and deck railings will be considered.

Porches and patios will be constructed of materials compatible with the existing structure. Porches and porch roofs will match or be architecturally consistent with the roofline, material, color, texture, and style of the existing structure. The ACC will consider the visual effect on surrounding properties in approving decks, porches, and patios.

Setbacks: In approving plans and specifications for any proposed Structure; the ACC may establish setback requirements for the location of such Structure. Guidelines for setbacks may be included in the Design Standards of the ACC. No location is consistent with such setbacks.

Recreational and playground equipment: Recreational and playground equipment will be considered based on location, style, material, and color. Subdued earth-tone colors are preferred. Skateboard ramps are not allowed.

Basketball backboards will be considered based on location, method of installation, and materials. Backboards and their poles will be of standard commercial quality. Mounting structures for backboards secured to houses, carports, or garages will be painted to match

or blend with the mounting surface.

Fencing: Install fencing on the perimeter property lines within proper tolerances, as allowed by county surveyors. Enclose the rear yard of single-family homes. The ACC will consider other natural locations for some corner or in irregularly shaped lots. It also will consider topography, natural obstacles, and aesthetics. Chain link, wood or chicken wire fencing will be denied approval.

Use vinyl or aluminum/metal for fencing with the finished side facing surrounding properties.

Fencing will not be less than 48 inches in height, no higher than 72 inches. Spilt rail, estate and picket fencing will be approved. Other styles may be considered by the ACC.

No fencing to extend beyond front corner of the house.

Any replacement of any fence must meet the ACC design guidelines with an application submitted.

Storage Sheds: Shed must be stick built onsite or prefab wood construction and will be considered based on location, materials, styles and color. Siding may be either wood or vinyl. Sheds will be placed on a solid foundation and floor. Sheds will be 144 square feet maximum or less in size and 8' or less in height. Sheds will be placed in rear of residence or behind an approved privacy panel/fence. No metal or plastic sheds will be approved.

Swimming Pools, Spas, and Hot Tubs: Pools, spas, and hot tubs will be located to minimize the visual effect on surrounding properties. Landscaping and fencing will be submitted with the request. A buffer, one of at least 10 feet within the property lines will be reserved for planned landscaping. The lot size, topography, location of equipment, landscaping plans, and the design, color, material, and method of installation, and location of pools, spas, and hot tubs will be carefully considered. No above ground pools will be permitted.

Roads and Driveways: No road or driveway shall be constructed or altered on any unit without the prior written approval of the ACC, plans and specifications must be submitted for approval.

General: Anything not expressly written in these guidelines remains the responsibility of the individual HOA's of each community.

COLONIAL CHARTERS MASTER ASSOCIATION, INC.

P. O. Box 395 - Little River, SC 29566
2126 Highway 9 E. Suite G4, Longs, SC 29568
Phone: (843)-399-6116 - Fax: (843) 399-0972

Revised July 14, 2016

Re: SWIMMING POOL (297 CHARTER DRIVE, LONGS S.C.)

Entry into the pool area requires a key. The cost of the keys will be \$10.00 each. These keys cannot be duplicated by anyone other than the Property Manager. The keys are also numbered and a roster detailing the name and addresses is kept on file as keys are issued. Keys may be picked up at the Property & Association Management Co, Inc., office MONDAY thru THURSDAY between the hours of 9:00 a.m. and 5 p.m. and FRIDAY between the hours of 9:00 a.m. and 4 p.m. If you have rental property, please notify the rental company of the following.

Parents, please note we have had problems with younger children using the pool alone. Only children over the age of 13 are allowed to use the pool without adult supervision. Also, it has come to the pool committee's attention that people are congregating on the entrance and exit steps. **Please do not block the entrance and exit steps. Do not play on the pool railings.**

The pool will be open between the hours of 8:30 a.m. to 9:00 p.m. from April 1st through Oct. 1st. **The hours of 8:30 a.m. to 10:30 a.m. is being used by adults for exercise and rehabilitation. "Senior only swimming" in the mornings is a courtesy and we cannot block other owners from using the pool at the same time regardless of age.**

Pool Parties are allowed and a \$25.00 fee will be charged for use of the pool for parties. Please reserve your party date at the Property & Association Management Co., Inc. office at 1575 Highway 17, Little River, S.C. You must reserve your date two weeks prior to the date needed. Remember that reserving the date does not give you exclusive use of the pool.

There is an alarm system and video cameras in operation at all times. Anyone caught in the pool area after hours will be prosecuted. POOL HOURS: 8:30 AM TO 9:00 PM.

Please remember the following rules must be maintained for safety:

1. No solo swimming.
2. Diving, pushing, shoving, horseplay or running anywhere in the pool area is prohibited. Because of the size of the pool and the number of people using the pool, **large boats, floats or rafts are not allowed**, only noodles and baby floats are allowed. Child safety equipment is allowed.
3. No person under the influence of alcohol or drugs should use the pool.
4. No spitting or blowing noses in the pool.
5. No person with communicable diseases is allowed in the pool.
6. ***No person with open wounds, skin, eye, ear or nasal infections is allowed in the Pool.***
7. No animals or pets are allowed in the pool or the fenced in area of the pool.
8. **No glass containers of any kind are allowed in the pool area.**
9. No children under the age of 13 years old are allowed in the pool without a parent or guardian.
10. **SHOWER BEFORE ENTERING THE POOL.**
11. The phone is for **EMERGENCIES ONLY**. When the phone is picked up it will automatically dial 911 and the police and fire dept. respond.
12. Proper swimming attire must be worn in the pool.
13. Children, not yet "toilet-trained" must wear specialty swim diapers and be under continual watch by the adult responsible for their care. Feces in the pool can cause e-coli poisoning, broken diapers can damage the pool filters and cause the pool to be closed by DHEC.
14. Everyone using the pool does so at his/her own risk.
15. Please do not congregate on the pool steps. This area is for entering and exiting the pool.
NO PLAYING ON HANDRAILS.
16. **NO SMOKING UNDER THE PATIO ROOF.** Please be careful when disposing of cigarettes in mulch. Extinguish with care.
17. ***Profanity or the infringement on another member's right to enjoy the facility won't be tolerated. If you have a suggestion, complaint or issue, please call Property & Association Management or a member of the pool committee, numbers are listed below. If an owner or guest is verbally abusive, obnoxious or harassing to someone else in the pool, they will be asked to leave the pool and cannot return for thirty (30) days.***

Have a great summer and enjoy our pool!