

## TWELVE MILE RIDGE HOA

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### TWELVE MILE RIDGE BASIC GUIDELINES

#### **A. VEHICLES/ PARKING: THE NEIGHBORHOOD SPEED LIMIT IS 15 MILES PER HOUR.**

1. Parking on the street should be temporary, non-habitual, non-continuous, and rare.
2. Vehicles are to be parked in the garage or driveway, never parked on the grass.
3. Parking in such a manner that blocks, partially blocks or causes drivers to navigate around parked vehicles to enter/exit their home, or blocking mailboxes, could result in enforcement being notified.
4. Unlicensed, inoperable vehicles must be parked in the garage or removed from the Lot.
5. Boats, all trailer types, RV's, jet-skis, campers, etc. must be stored in the garage or according to CCRs.

#### **B. General Yard Maintenance: All landscaping must be maintained on a consistent year-round basis.**

1. Yards should be kept mowed at a respectable height on a regular, consistent basis.
2. Driveways, sidewalks, walkways, and curbs are to be kept edged and pest free of ant mounds.
3. Bushes/shrubs and all foliage should be kept trimmed, shaped, and maintained regularly.
4. Lawns should be fertilized for weeds to promote a healthy lawn and stop the spread of weeds.
5. Landscape beds are to be kept free of weeds, grass, leaves, waste, and properly covered.
6. Leaves and yard-waste should be picked up and disposed of in a timely manner, year-round.
7. Foliage/Trees should be lifted, trimmed, and kept from overtaking the sidewalk/street or onto the home.
8. Line of sight for drivers must be maintained at all times with regard to all landscaping on your Lot.
9. County Law prohibits blowing grass, leaves, or yard-waste out into the street or storm drains.
10. Dead trees, bushes/shrubs and landscaping should be removed promptly, with ARC as needed.
11. Storm water drains that abut the Lot must be kept clear of leaves, waste, trash, etc.
12. Do not block the sidewalks/road with your yard waste, call garbage services or dispose of at dump.

#### **C. UNKEPT CONDITIONS, MISC: All homes and lots are to be maintained year-round.**

1. Driveways, porches, front and side yards are not storage areas for building/landscape supplies, mowers, grills, pallets, coolers, yard tools, toys, bikes, garbage and any personal items when not in use.
2. Home exteriors must be kept clean, free of algae, mold, mildew and growths/foliage.
3. Mailboxes must be kept vertically/horizontally level, clean, painted, and numbered.
4. Fences must be maintained in good repair, free of algae and mold, and stained or painted as approved.
5. Your Lot should present a well-kept appearance in all aspects 12 months of the year.
6. Exterior Christmas decorations must be off the home and display by January 10.
7. Exterior decorations for other holidays must be off the home within 7 days of the holiday day.
8. Your pets waste must be picked up from neighbors' property/sidewalks at the time of occurrence.
9. Portable sports equipment (basketball goals, soccer, etc.) shall not be kept in the road or block sidewalks.

#### **D. TRASH/RECYCLE CONTAINERS:**

1. Trash containers may be set out for service the evening of the day prior to scheduled service.
2. Trash containers must be returned to storage once emptied, by 9am the following day.
3. Trash containers are an unsightly eyesore and must be stored out of sight so as not to be seen from the street, either in the garage or behind the fence, not in the front of the home.

TMRAprovedFEB25

**See the Twelve Mile Ridge CCR's and By-Laws to read all rules and regulations in their entirety.**