

### Prescott Glen HOA Rules & Regulations

Adopted by the Board of Directors of the Prescott Glen Homeowners Association January 26, 2017

The following Rules and Regulations have been prepared by the Board of Directors (the "Board") of the Prescott Glen Homeowners Association (HOA) pursuant to Article VII, Section 7.1 of the *Declaration of Protective Covenants for Prescott Glen Subdivision* recorded on June 6, 2011 in Book 6349, Page 48, et seq. of the public records of Lexington County, South Carolina (the "Declaration"). These Rules and Regulations supplement the Declaration and apply to all lots and owners in Prescott Glen.

1. Parking a vehicle<sup>1</sup> on the street shall not be allowed if it is frequent, habitual or continuous. Parking a vehicle on the street shall only be allowed if it is temporary in nature (less than six (6) hours) and in a manner or location that is neither a nuisance to any other lot owners nor unsafe or hazardous to traffic or to persons within the community. Lots that have more vehicles than available parking spaces are encouraged to submit an architectural review request to the Architectural Review Committee (ARC) to obtain permission for a driveway expansion.
2. Overflow parking is available in the rear of the pool parking lot. Spaces are available on a first come, first serve basis. During periods when the pool is open, eight (8) overflow parking spaces are available. During periods when the pool is closed, 15 overflow parking spaces are available. Persons parking in the pool parking lot overnight must leave a note on the dash of the vehicle providing the contact information (name, phone number, and associated Prescott Glen address) of the vehicle owner. The Prescott Glen HOA is not responsible for vehicles in the pool parking lot. The Board may request that vehicle owners remove vehicles from the pool parking lot.
3. No boat, motor home, trailer, or recreational vehicle shall be parked anywhere within Prescott Glen for a period of more than five (5) days unless it is stored in a garage or behind a fence.
4. Golf carts are not allowed to park in the clubhouse breezeway, behind the clubhouse, or on the playground.
5. Operation of a golf cart within Prescott Glen is subject to all applicable South Carolina laws and regulations (e.g., licensing requirements, operator age restrictions, etc.).
6. Parking or driving of any vehicle (including golf carts) on any unpaved area is prohibited.
7. Removal of pet excreta is the responsibility of the pet owner (Lexington County SC Code of Ordinances Chapter 10).
8. The Prescott Glen Pool Rules are incorporated herein by reference.
9. Architectural Review Request Forms, found at [www.PrescottGlenSC.com](http://www.PrescottGlenSC.com), must be completed by owners and submitted to the Architectural Review Committee (ARC) for review prior to commencing any exterior construction, alteration, addition, or erection. No such activity shall commence prior to ARC approval.

---

<sup>1</sup> The term "vehicle" as used in these Rules and Regulations has the same definition as provided for in the Declaration, except that the term as used herein includes golf carts.

10. Owners subscribing to a waste pickup service shall place waste containers on the curb no sooner than dusk the day before pickup. Containers shall be returned to their storage location by 8:00 am on the day following pickup.
11. Homeowners are responsible for any damage caused by fireworks that they use. When using fireworks within the community, caution should be used and safety measures should be put in place to protect individuals and property.
12. The community information board at the entrance is for information to conduct the business of the Prescott Glen HOA. Use of this community information board is restricted to the Board and its designees. Residents with information that is important to the Prescott Glen HOA shall submit such information to the Board for review, approval, and placement on the community information board.
13. The Prescott Glen common areas are open to residents of Prescott Glen from 6 AM to 10 PM. These common areas include, but are not limited to: the pool parking lot, clubhouse, and surrounding areas; the Prescott Glen HOA-owned areas along Twelvemile Creek and along Barr Road; and, the playground area. Loitering, gathering, or otherwise accessing these areas after hours is prohibited.
14. Any violation of these Rules and Regulations or the Declaration shall be subject to fine in accordance with the enclosed Schedule of Fines. Residents in violation will receive one warning prior to issuance of fines.

Prescott Glen  
Board of Directors



## SCHEDULE OF FINES

The Declaration permits the Board of the Prescott Glen HOA to impose fines and undertake measures to correct infractions of the Rules and Regulations and/or Declaration at the expense of the offending resident. The following Schedule of Fines has been developed and adopted by the Board of Directors. The Board of Directors retains the authority to modify this Schedule of Fines at any time on a case by case basis.

Noncompliance with the Declaration and/or Rules and Regulations shall be subject to, but in no way limited to, the following.

1. 1st Notice (Warning) - Specific notice of noncompliance shall be served on the offending resident by either hand delivery, posting, U.S. Mail, facsimile or any other delivery method recognized under South Carolina law. This notice will be served as a warning.
2. 2nd Notice (same incident) - Specific notice of noncompliance shall be served on the offending resident by either hand delivery, posting, U.S. Mail, facsimile or any other delivery method recognized under South Carolina law. This notice shall include a fine at the discretion of the Board. A fine in the amount of \$50.00 may be assessed to the resident.
3. 3rd Notice (same incident) - Specific notice of noncompliance shall be served on the offending resident by either hand delivery, posting, U.S. Mail, facsimile or any other delivery method recognized under South Carolina law. This notice shall include a fine at the discretion of the Board. A fine in the amount of \$100.00 may be assessed to the resident.
4. 4th Notice (same incident) - Specific notice of noncompliance shall be served on the offending resident by either hand delivery, posting, U.S. Mail, facsimile or any other delivery method recognized under South Carolina law. This notice shall include a fine at the discretion of the Board of Directors. A fine in the amount of \$200.00 may be assessed to the resident.
5. 5th Notice (same incident) – A notice from the Prescott Glen HOA’s attorney shall be served on the offending resident by either hand delivery, posting, U.S. Mail, facsimile or any other delivery method recognized under South Carolina law. The resident shall be assessed the cost of the letter in addition to any other fines assessed by the Board.

### Note:

- Residents found to be in violation of the Declaration and/or Rules and Regulations shall be afforded an opportunity to comply as follows:
  - Parking-related violations shall be corrected within 24 hours of receipt of a notice. Habitual parking-related violations will be considered the “same incident”.
  - Other violations shall be corrected within 10 days of receipt of a notice.
- The Board may take action (as described in the Declaration) to cure any noncompliance issue not cured within 30 days of the issuance of a notice.
- The Board may take action (as described in the Declaration) to cure any noncompliance issue related to **landscaping maintenance** not cured within 10 days of the issuance of a notice.
- Payment of fees, taxes, or other costs incurred by the HOA to correct a noncompliance issue will be the responsibility of the offending resident. A notice will be provided to the offending resident containing appropriate documentation of such costs and the amount owed.
- Payment of all fines and/or other costs specified in a notice shall be due within ten (10) days of receipt of the notice.
- Failure to comply with payment of a fine and/or other costs specified in a notice within the timeframe specified herein shall result in a notice of collection for such expenses until paid in full by the resident.

2019.02.19

*Eric C. Stuckey* 14:58:25

-05'00'

President of the Prescott Glen Homeowners Board of Director's