

STATE OF SOUTH CAROLINA)
COUNTY OF LEXINGTON)

**PALM COURT HOMEOWNERS
ASSOCIATION, INC.
RULES AND REGULATIONS**

Pursuant to SC Code 27-30-130 (a) (1) and the Covenants for Palm Court Homeowners Association, Inc. recorded in Book 8635 at Page 215, (as amended), the undersigned certifies that the attached rules are the operative Rules and Regulations of the Association.

PALM COURT HOMEOWNERS
ASSOCIATION, INC.

BY: Kelly Barnhill (SEAL)
Kelly Barnhill, Property Manager
Landmark Resources, LLC

March 11, 2019



**Palm Court
Homeowners' Association**

Rules and Regulations for Palm Court Homeowners' Association

1. **Residential Use.** Each Lot and the Town Home constructed thereon shall be used for residential purpose exclusively. No business or commercial activity of any nature shall be maintained in any Town Home, including by way of illustration and not by way of limitation, telephone answering services, manufacturer's representatives, interior decoration services and such other activities as do not directly constitute or necessitate the transfer of goods and merchandise from, in or about a Town Home.
2. **Permitted Structures.** No structure shall be erected, placed or permitted to remain on the Lot other than the following:
 - a. One single-family Town Home to be used as a dwelling.
 - b. Landscaping structures of type compatible with the Town Homes built in Palm Court including, but not limited to, garden wall, walks, fences, driveways and parking areas.
3. **Landscaping.** If trees or shrubbery located on such portion of a Lot should die, the Association shall be responsible for its removal (unless the Owner shall have insurance proceeds available for such removal, in which event the Owner shall be responsible for its removal), but the Owner shall, at his expense, replace dead trees or shrubbery with reasonably similar trees or shrubbery; provided, however, that any such replacements may be of a lesser age. The Association shall be responsible for the maintenance of upkeep of the landscaping in the front and side yard of each Lot. Therefore, Association, its successors, agents have easement over and through front and side lot.
4. **Antennas.** No radio or television transmission or reception towers, antennas, satellite dishes or disks shall be erected on any structure or within the property. Notwithstanding the above, satellite dishes or disk, which are not, greater than eighteen (18") inches in diameter may be installed on Lots provided they are adequately screened from the streets and adjoining Lots. Such satellite dish and locations must be approved by Architectural Control Committee prior to installation.
5. **Air Conditioning Units and Other Objects Located Outside of Town Home.** No Owner shall install or permit to be installed window or roof top air condition unit(s) or similar machines or objects outside of the Owner's Town Home or which protrude through the wall, windows or roof of a Town Home.
6. **No Signs.** No signs, advertisements, or notices shall be erected, exhibited, maintained, inscribed, painted or affixed on any portion of a Lot or any Town Home by anyone including but not limited to, an Owner, a realtor, a contractor, or

subcontractor, except with the prior written consent of the Association or except as may be required by legal proceedings. If such consent is granted, the Association shall have the right to restrict the size, color and content of such signs. Residential property identification and like signs not exceeding a combined total of more than one (1) square foot may be exhibited or maintained during the period for which it is for sale without the consent of the Association.

7. No burning. No outside burning of wood, leaves, trash, garbage or other refuse shall be permitted on any Lot.
8. Pets. Except as in the section permitted, no animals, livestock or poultry of any kind shall be kept, raised or bred on any Lot; provided, however, that any Owner may be permitted to keep no more than two (2) normal household pets (i.e., dogs or cats) on his Lot. If the event that pets are kept on a Lot such pets shall not be kept, maintained or bred for any commercial purposes and must be secured by a leash or lead at any time they are permitted outside a Town Home. In no event shall an Owner maintain on a Lot any pet, which causes distress to other Owners by barking, howling, whining, biting, scratching or damaging. All refuge from pets is the responsibility of the pet owner and shall be removed and properly disposed of as soon as possible.
9. No Outbuildings or Temporary Structures. No mobile home, tent, barn, shed, pet pen, pet house, above ground pool, basketball goal, or other similar outbuilding structure shall be placed on any Lot at any time, either temporarily or permanently. No structure of a temporary character shall be placed upon any Lot at any time.
10. Parking of Vehicles. No vehicle of any type (including, but not limited to, boats, trailers, trucks, buses, motor homes, recreational vehicles, go carts, and campers) other than conventional automobiles and pick-up trucks not used for commercial use, shall be parked or maintained on any Lot except as the Association shall permit in an area designated for such purpose. None of the aforesaid vehicles shall be parked or stored overnight on the streets or other Lots located in Palm Court, nor shall they be used as living area while located on the Property nor shall any of the aforesaid vehicles be repaired or serviced on any portion of the property. Each Lot shall be entitled to no more than two (2) assigned parking spaces. Assigned parking spaces consist of the driveway attached to your unit. At no time should more than 2 cars be parked in the driveway to your unit.
Automobiles in a state of disrepair or not having current tags shall not be parked on any property within Palm Court.

Failure to adhere to the parking rules can result in car towed at the owner's expense

11. Activities Causing Disorderly Conditions. The pursuit of hobbies or other activities which might lead to disorderly, unsightly or unkempt conditions shall not be pursued or undertaken on any Lot.
12. Littering: There is to be no littering in any common areas . This includes but is not limited to: trash, drinks, cigarette butts, and food containers. Violation of this rule will be considered vandalism and have an automatic fine of \$200
13. Front Porches- Front Porches shall not be used as storage areas of any kind. These areas are permitted to have tables, chairs, potted or hanging plants. Front porches must be kept neat and orderly at all times. Any questionable items kept on the front porch shall be referred to the Board of Directors for a judgment.

14. Disturbing Others. Each Owner shall be responsible for and shall regulate the occupancy and use of such Owner's Lot and Town Home so as to not unreasonably disturb other residents of Palm Court or to interfere unreasonably with the peace and enjoyment of the other Lots and Town Homes by the Owners thereof. No noxious or offensive activity shall be allowed on any Lot, nor shall anything be on a lot, which creates an annoyance or nuisance to the Owners or resident within Palm Court. No Owner shall allow any disturbing noises on such Owner's Lot to interfere with the rights, comforts or conveniences of other owners. No Owner shall permit any musical instrument to be played or any phonograph, television, radio or other sound-making equipment to be operated on such Owner's lot at a volume which disturbs or annoys other residents of Palm Court.
15. Rubbish and Trash. No portion of a Lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. Trash, garbage or other waste shall be stored only temporarily awaiting pickup and must be kept in adequate sanitary condition.
16. Interior Window Coverings. All interior window coverings or treatments as viewed from the exterior shall be white or off-white in color. No bed sheets, towels, newspaper or any other product not specifically designed for window treatment application shall be used for temporary or permanent interior window coverings or treatments.
17. Mailboxes. All mail boxes shall be of uniform design approved by the Architectural Committee and meet US Postal requirements. Mailboxes shall be erect and maintained at a 90 degree angle and kept clean by the homeowner.
18. Trees; Screening. Trees which have a diameter in excess of six (6") inches measured two (2') feet above ground level, and distinctive flora, shall not be intentionally destroyed or removed except prior written approval of the Architectural Control Committee of the landscape plan. Garbage cans and equipment shall be screened to conceal them from view of neighboring Lots and streets. No clotheslines shall be permitted on the Lots. No playground equipment out building or any other structure shall be permitted on the Lots.
19. Fences. All fences must be approved pursuant to Article VI, Section 1 prior to installation. Chain link fences are not allowed.
20. These Rules and Regulations may be added to or repealed in whole or in part at any time by the Board of Directors.

Violation of these Rules and Regulations, unless noted otherwise, will result in the following fines:

1st offense -- written warning

2nd offense - \$100 fine

3rd offense - \$200 fine and possible legal action by the Board of Directors

These fines are in effect for all violations except where individual fines are stated in each section.