

Stono Village Homeowners Association

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Rules and Regulations **Violations and Fining Procedures**

The Board of Directors for Stono Village Homeowners Association I and II are charged by the Declaration of Covenants, Conditions Restrictions and Bylaws to create rules and regulations in accordance with the governing documents.

The Stono Village Homeowners Association will abide by the Master Deed, Bylaws and Rules and Regulations set forth within this document and filed with Horry County. Prior Rules and Regulations previously on file for Stono Village I and II are rescinded by the recording and implementation of this document.

Therefore, the Stono Board of Directors have adopted the following Rules and Regulations based on their Covenants, Conditions, Restrictions, and By-laws for the guidance of all residents of Stono Village I and II. Residents shall mean all Owners, Tenants and Guests. Any other person may be deemed a trespasser with respect to Common Elements.

It is the owner's responsibility to communicate the Rules for Community to their guest (s) or tenant (s). Owners will be held accountable by the violation/fine system listed for Stono Village I and II within this document and subsequent attachments on file and recorded for Stono Village I and II.

Any questions, suggestions, and or complaints should be made to the managing agent **IN Writing**. If the managing agent cannot provide satisfaction for a situation, the party shall be directed and referred to the Stono Board of Directors only through the Managing Agent for the property.

The quality of life at Stono Village I and II is largely dependent upon the efforts made by each of us to observe the Rules and Regulations and show basic courtesy and consideration to our neighbors to work together to improve and promote a harmonious community.

Owners are provided seven days of correction from the date of the potential violation sent to them. The violations that fall under that category are as follows:

Landscaping (cutting, mowing, trimming)
Parking on the Street

Owners have 30 days for the following violations:

Power washing of Home and fences
Overall Landscaping Maintenance including beds and barren spots
Mailbox Repair, Paint and Replace

Owners have the ability to reach out to the managing agent in writing if they receive a potential violation and need more time to become compliant.

Owners will receive **one** warning letter at the primary owner address which could be the property address or off-site address.

It is the owner responsibility to update address information with the management company.

Owners who use rental companies have 45 days from the time a new lease is signed to update the management company of all individuals living in the home with current contact information in case of emergencies such as flooding, hurricanes, and fires.

The second notice of potential violation will generate a fine if the managing agent has not heard from the owner for a request for extension of time.

The fining level for violations is as following:

- \$50 dollars for the first fine
- \$150 dollars for noncompliance exceeding 45 days.

- The fine will not exceed \$350 dollars for one single infraction.
- Continued noncompliance beyond \$60 days would be fined at \$5 dollars per day per infraction for a maximum of 30 days.
- All Parking violations such as parking on the grass will receive a 7-day notice for correction. If no correction is provided the fine level is automatically \$60 dollars for parking violations.

Stono Board of Directors

Number	Violation	Description Inserted into Letter
GENERAL VIOLATIONS		
G1	Excessive Lawn Garbage or Clutter	All lots should look neat and clean from exterior. All excessive garbage or clutter should be disposed of and removed from view. This includes, trash, toys, tools, furniture etc. See Article IV Section 1.
G2	No Gardens in Front Yard	No fruit or vegetable gardens shall be permitted to be planted in the front yard areas of any lot. Remove all gardens, regrade and replant grass to match surrounding areas. See Article VI Use Restrictions Section 5.
G3	Basketball Hoop Improperly Stored	All Basketball hoops shall be erect, off street and allow for safe passage along sidewalk. Remove or correct improperly stored basketball hoops, remove from lot, or store out of sight when not in use. See Article VI Use Restrictions Section 1.
G4	Basketball Hoop in Disrepair	Basketball hoop should be repaired or disposed of properly. Also it should be stored off-street when not in use. See Article VI Use Restrictions Section 13.
G5	No Commercial Activity	No lot shall be used except for single-family residential purposes. No commercial activity shall be regularly performed on any lot. Please stop all commercial endeavors within the community. See Article VI Use Restrictions Section 1.
G6	No Temporary Structures	No temporary structures shall be situated on any lot in view from roadway without prior authorization from the board. Remove all temporary structures in violation. See Article VI Use Restrictions Section 6.
G7	Dispose of Trash Properly	All trash must be placed in garbage cans and emptied regularly. Please dispose of all trash properly and in a timely manner. See Article IV Section 1.
G8	No Noxious or Offensive Activity	All residents shall be respectful of other residents and refrain from noxious or offensive activity. Please stop all noxious or offensive activity within the neighborhood. See Article VI Use Restrictions Section 2.
G9	Not Approved Item	All owners and residents must obtain written approval for any change or improvement to any lot. No request was made to the board for the recent changes or improvements on your lot. All changes must be undone. See Architectural Control Article V Section 1.
G10	Satellite Dish in View	Satellite dishes shall be mounted so that they are not in view from the street. Please contact your satellite provider and relocate the satellite dish so it is not in view of the street. See Article VI Use Restrictions Section 4.
G11	Sign Violation	Signs or other advertising devices are not allowed to be displayed on any lot. Please remove all signs. See Article VI Use Restrictions Section 7.
G12	No Livestock	Only domesticated dogs, cats, and household pets may be kept on any lot. All livestock and poultry must be removed from the premises. See Article VI Use Restrictions Section 3.
G13	Excessive Lawn Ornamentation	No lot shall have excessive lawn ornamentation which includes furniture and sports apparatuses. Excessive lawn ornamentation should be removed from view. See Article VI Use Restrictions Section 13.
G14	Window A/C Units	No window air-conditioning units shall be used on the front of any house. Please remove all units in violation. See Article IV Section 1.

Number	Violation	Description Inserted into Letter
PARKING VIOLATIONS		
P1	Parking on Grass	No vehicle should ever be parked on any grassed surfaces. Please remove vehicles and refrain from parking on grassed surfaces. See Article VI Use Restrictions Section 11.
P2	No Trailers, Boats, Motorcycles, Etc.	No travel trailers, motor homes, campers, school buses, commercial vehicles, boats, boat trailers, motorcycles shall be stored in open view. Remove all items in violation. See Article VI Use Restrictions Section 10.
P3	No unregistered cars shall be stored outside on any lot	All cars must be registered to be stored outside on any lot. Please remove any unregistered vehicles. See Article VI Use Restrictions Section 10.
P4	No Overnight On-Street Parking	No cars shall be parked on the street between 12AM-6AM. We have a zero tolerance policy. If your car is found on the street between these hours it will be towed at your expense. Please refrain from parking on the street between these hours. See Article VI Use Restrictions Section 11.
HOUSE VIOLATIONS		
H1	Mold and Algae Removal Needed	All houses shall be clean and free of mold and algae. Exterior of house must be power washed to remove dirt, mold and algae build-up. See Article IV Section 1.
H2	Shutters Need Replacement	All houses must have the required shutters and must be in good condition. Replace missing shutters or paint old faded shutters. Colors should remain the same and match the front door. See Article IV Section 1.
H3	Shutters Need Painting	All house shutters must be in good condition. Please paint old faded shutters. Colors should remain the same and match the front door. See Article IV Section 1.
H4	Mailbox Repair Needed	All Mailboxes and posts must be in good working condition. Please repair or replace any broken mailboxes or posts. See Article VI Use Restrictions Section 8.
H5	Mailbox Needs Painting	All Mailboxes and posts shall look fresh and clean. Please clean, paint or replace old mailboxes or posts. See Article VI Use Restrictions Section 8.
H6	Repaint Shutters or Doors to Match	Shutters and doors must be painted the same color. Please repaint Shutters or Door to match. See Article IV Section 1.
H7	Fence Repair Needed	All Fences must be clean and in good appearance. Please clean or repair fence as needed. See Article IV Section 1.
H8	Driveway Oil Stains	All driveways must be clean and free of oil stains. Clean your driveway and remove all oil stains. See Article IV Section 1.
H9	Holiday Decorations	Holiday decorations should be removed in a timely manner. Please remove all old holiday decorations to maintain a neat and clean appearance. See Article IV Section 1.
H10	Broken Blinds	Each resident must maintain a clean neat appearance from the outside of the house. Please remove, repair or replace broken blinds to improve outward appearances. See Article IV Section 1.
H11	Address Numbers Replace/Remove	Address numbers on mailbox are peeling, faded or missing and must be removed or replaced. See Article VI Use Restrictions Section 8.

Number	Violation	Description Inserted into Letter
LAWN & LANDSCAPING VIOLATIONS		
L1	Lawn Mowing Needed	All residents are expected to mow lawns in a timely manner to maintain a neat and clean outward appearance. Please mow lawn and keep it mowed on a regular basis. See Article IV Section 1.
L2	Lawn Bare Spots Need Stabilization	All lawns shall be stabilized to stop erosion and maintain good overall appearances. Top soil should be replaced where needed and the appropriate grass shall be planted for the season. See Article IV Section 1.
L3	Landscaping Maintenance for Clear Sidewalk Path	All sidewalks should be walkable without interference. All landscaping, trees, or bushes should be trimmed to allow a clear path down all sidewalks. See Article IV Section 1.
L4	Lawn Needs Attention	All lawns shall be thick and weed free. Please take steps to improve the appearance of your lawn. See Article IV Section 1.
L5	Weeding Needed	Each owner is responsible for keeping landscaping free of weeds. Excessive weeds should be removed from all landscaping beds. See Article IV Section 1.
L6	Landscaping beds need covering	Cover bare landscaping beds with new mulch, pine straw, stones or another approved method. See Article IV Section 1.
L7	Shrubs and Trees Need Trimming	Each owner is responsible for maintaining landscaping, trees and bushes. Landscaping, trees, or bushes should be trimmed when required to maintain a neat appearance. See Article IV Section 1.
L8	Driveway Weeds	All weed in concrete should be removed or treated to maintain neat and clean appearances. See Article IV Section 1.
L9	Edging needed	All driveway, sidewalks and curbing should be edged with machine or with hand tools to maintain neat appearance. See Article IV Section 1.

Rules and Regulations for Stono Village I & II

Rules and regulations shall be binding upon the owners, their families, tenants and guests. You are responsible for the actions of your tenants and / or guests.

LAWN MAINTENANCE

1. Lawns must be mowed on a timely basis: front, back & sides.
2. Dead shrubs and/or trees need to be removed or replaced.
3. Weeds in beds need to be eliminated.
4. Lawns need to be fertilized and free of all weeds.
5. Shrubs and trees need to be trimmed.
6. The flower beds need to have mulch or straw.
7. All driveways, sidewalks and curbing must be edged.
8. Trash cans must be kept out of sight and stored promptly on day of trash pickup.
9. House must be pressure washed and kept clean of mold and mildew.

PARKING

1. No Vehicles are allowed to park on the sidewalks or lawns.
2. No trailers or any kind of equipment towed behind a vehicle is permitted to be parked in the driveway or in front of the house.
3. Cars must be parked in the driveway. No parking on the street from 12:00 a.m. to 6:00 a.m.

ADDITIONS AND ALTERATIONS

All additions, improvements, alterations, fences, outbuildings, and satellite dishes must be approved by the Architectural Committee 45 days prior to start date. If you have any questions, please call Sheila Rudesil at 903-1547.

SEASONAL DECORATIONS

All seasonal decorations must be taken down in a timely fashion.

SLOW DOWN

Slow down for the safety of our children.