



# RULES AND REGULATIONS POLICY

Rules and regulations are important to the Property Owners of Scotts Creek as they provide certainty and order, protect the freedom and safety of residents, and preserve commonly owned resources. Most important, rules and regulations assist the Association to meet the established expectations of its Members. This Rules and Regulations Policy has been developed to assist the Property Owners' Association obligation to preserve and protect the assets of Scotts Creek.

## 1. Purpose and Intent

The purpose of the Rules and Regulations Policy is to provide a concise and clear interpretation of essential provisions set forth in the governing documents of Scotts Creek and document rules and regulations that have been established, amended, retracted, or added. The intent is to protect the common interest of Scotts Creek by providing Members with list of behaviors that might reduce the value of the commonly owned properties and individual owned units.

## 2. Enforcement and Authority

The Board of Directors may make, amend, and revoke reasonable rules and regulations as deemed necessary and appropriate. Rules and regulations are enforceable upon passage and notification to Members. To continue and remain enforceable, rules and regulations, must be recorded in the Charleston County Register of Mesne Conveyance by January tenth each year following their adoption or amendment.

## 3. Procedures

Rules and regulations are effective upon passage by majority vote of the Board of Directors. Members will be notified of any rules, regulations, and amendments to rules and regulations made by posting at the mail kiosk. Each rule, regulation, or amendment shall note the date of which it became effective and subsequent date recorded.

Rules and regulations enacted by the Board of Directors may be disapproved by a majority vote of the Members of the entire Association.

## 4. Rules and Regulations

Rules and regulations are compiled in a stand-alone document that is continually updated as changes are enacted by the Board of Directors. The list of rules and regulations compiled in the document is not and exhaustive list of provision set forth within the governing documents of Scotts Creek, but instead is a comprised list of activities which, in the judgement of the Board of Directors, should be closely monitored as they may be environmentally hazardous, jeopardize the soundness, safety and potentially reduce the value of Scotts Creek.

## **RULES AND REGULATIONS**

*The information below is a list of activities which, in the judgement of the Board of Directors, should be closely monitored as they may be environmentally hazardous, jeopardize the soundness, safety and potentially reduce the value of Scotts Creek. It is not all-inclusive and in no way should serve as an exhaustive list of provisions provided within the governing documents of Scotts Creek.*

### **Architecture Change and Addition**

**Recorded 06-04-2008**

No architecture change to a unit or lot, including grading, excavation, or filling of any nature whatsoever, decks, patios, courtyards, swimming pools, playhouses, awnings, walls, fences, garages, driveways, nor will any building construction, exterior addition, change or alteration, be made unless and until application is made to the ARC pursuant to the Design Guidelines and approved by the ARC.

### **Use of Units**

**Recorded 10-31-2011**

The use of a portion of a Unit's dwelling as an office by an Owner or Occupant will not be considered to be a violation if such use does not create regular customer, client, or employee traffic; provided that in no event will any unit be used as the office of or storage area for any building contractor, real estate developer or real estate broker, except as may be on a temporary basis, with the express written approval of the Board of Directors.

### **Antennas**

**Recorded 06-04-2008**

No television antenna, radio receiver, or other similar device will be attached to or installed on any portion of the Development, except as required by the Telecommunications Act of 1996 and implementing rules therefor issued by the Federal Communications Commission and by the Association in conformity with rules or guidelines of the Federal Communications Commission.

### **Water Wells**

**Recorded 06-04-2008**

No Owner shall draw water from the Lake for any purpose whatsoever.

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**Clotheslines**

**Recorded 06-04-2008**

No clotheslines or drying yards shall be located upon the premises to be visible from any Common Area or from any adjoining property or Unit.

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**Propane Gas Tanks**

**Recorded 10-31-2011**

Propane gas tanks shall either be shielded from view from any road by planting or other means approved by the ARC, or shall be buried underground, with its lid so shielded from the view.

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**Firearms and Fireworks**

**Recorded 06-04-2008**

No firearms or fireworks of any variety shall be discharged upon or within any Unit or upon any Common Area. The term "firearms" shall include, without limitation, guns, "B-B" guns and pellet guns. Notwithstanding the foregoing, the Board of Directors may, if allowed by law, contract for a professionally conducted fireworks display.

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**Exclusion of Above Ground Utilities**

**Recorded 06-04-2008**

All electrical service and telephone lines shall be placed underground, and no outside electrical lines shall be placed overhead. Provided, however, that the normal service pedestals, etc., used in conjunction with such underground utilities shall be permitted within the Development. Overhead utilities shall be permitted during the construction period and until utility companies can place them underground.

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**Signs**

**Recorded 06-04-2008**

Except as may be required by law or by legal proceedings, no signs or advertising posters of any kind, including, but not limited to, "For Rent," "For Sale," and other similar signs, shall be erected by an Owner, the Association, or any agent, broker, contractor or subcontractor thereof, nor shall any sign or poster be maintained or permitted on any window or on the exterior of any improvements or on any unimproved portion of property located within the Development, without the express written permission of the ARC. The approval of any signs and posters, including, without limitation, name and address signs, shall be upon such conditions as may be from time to time determined by the ARC and may be arbitrarily withheld.

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**Animals and Pets**

**Recorded 06-04-2008**

No animals, livestock or poultry of any kind will be raised, bred or kept on any part of the Development, except that dogs, cats or other normal household pets may be kept by the Owners inside their respective Units. Pets shall be kept on a leash and under personal control at all times when outside of a Unit, on the Common Areas; and the Owner shall clean up after his or her pet.

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**Artificial Vegetation**

**Recorded 06-04-2008**

No artificial vegetation shall be permitted on the exterior of any portion of the Subdivision.

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**Exterior Sculpture and Similar Items**

**Recorded 06-04-2008**

Exterior sculpture, fountains, flags, and similar items are subject to the ARC's prior approval; provided, however, that nothing contained herein shall prohibit the appropriate display of the American flag.

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**Nuisances**

**Recorded 06-04-2008**

No rubbish or debris of any kind will be dumped, placed, or permitted to accumulate upon any portion of the Development, nor will any nuisance or odors be permitted to exist or operate upon or arise from the Development, so as to render any portion thereof unsanitary, unsightly, offensive, or detrimental to persons using or occupying any other portions of the Development. Noxious or offensive activities will not be carried on in any part of the Development, and the Association and each Owner and Occupant will refrain from any act or use which could cause disorderly, unsightly, or unkempt conditions, or which could cause embarrassment, discomfort, annoyance, or nuisance to the Occupants of other portions of the Development or which could result in a cancellation of any insurance for any portion of the Development, or which would be in violation of any law or governmental code or regulation.

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**Exterior Speakers or Other Sound Devices**

**Recorded 01-10-2020**

Exterior speakers, horns, whistles, bells, or other sound devices may be installed pursuant approval by the ARC but shall only be used in accordance with the Town of Mount Pleasant Code of Ordinances §132.03 Noise.



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**Motor Vehicles, Trailers, Motorcycles**

**Recorded 06-04-2008**

There will be no outside storage or parking upon any portion of the Development of any vehicle with signage or lettering advertising a business, mobile home, trailer (either with or without wheels), motor home, tractor, truck (other than pick-up trucks without signage or lettering advertising a business), or commercial vehicles of any type, or any boat or other watercraft, except in a Unit's garage. Motorcycles will be permitted in the Development if garaged while not being driven. Any permitted parking of a mobile or motor home within a garage will not be construed as to permit any person to occupy such mobile or motor home, which is strictly prohibited.

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**Boats and Watercraft**

**Recorded 06-04-2008**

There will be no outside storage or parking upon any portion of the Development of any boat or other watercraft, except in a Unit's garage; provided, however, a boat may be parked outside of a Unit's garage, but not on the adjacent street or road, temporarily for purposes of preparing to launch the boat, for loading and unloading, and for wash-down, but not in excess of twenty-four (24) consecutive hours. A boat shall be permitted to be kept upon a Unit, provided it is located in an enclosed garage.

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**Repair of Vehicles**

**Recorded 06-04-2008**

No Owners or other Occupants of any portion of the Development will repair or restore any vehicle of any kind upon or within a property except (A) within enclosed garages, or (B) for emergency repairs, and then only to the extent necessary to enable the movement thereof to a proper repair facility.

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**Burning or Other Disposal of Garbage or  
Trash**

**Recorded 06-04-2008**

No garbage or trash incinerator shall be permitted upon the premises. No burning, burying or other disposal of garbage on any Unit or within the Development shall be permitted

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**Garbage Disposal**

**Recorded 06-04-2008**

Each Unit Owner shall provide garbage receptacles or similar facilities in accordance with reasonable standards, or a roll-out garbage rack, which shall be visible from the streets on garbage pickup days only.



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**Recycling Disposal**

**Recorded 01-10-2020**

Each Unit shall use a Charleston County rollcart(s) receptable for recycling collection. Recycling rollcart(s) are permitted to be placed curbside at 5:00 pm prior to the day of collection. All recycling rollcart(s) must be removed within 12 hours of collection. Recycling rollcart(s) shall be placed curbside to the left side of each Units property. Recycling rollcart(s) shall not be visible from the street except during the collection period as defined above.

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**Trash Disposal**

**Recorded 01-10-2020**

Each Unit shall dispose of trash items i.e. yard debris, appliances and metal items, furniture, e-waste in piles curbside for pickup by the Town of Mount Pleasant. Trash items, with the exception of yard debris, are permitted to be placed curbside at 5:00 pm prior to the day of collection. Yard debris may be placed curbside at any time. Leaves, grass clippings, etc. shall be in brown paper bags. Brush, tree limbs, etc. (4 feet or shorter not larger than 8 inches in diameter and no stumps) can be placed without bags and must be placed in separate piles. Trash disposal shall be placed curbside to the left side of each Units property.

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**Landscape between Sidewalk and Adjacent Paving**

**Recorded 06-04-2008**

No Owner shall install any trees, plants, flowers, ground cover or other landscaping within the area between the right-of-way paving and sidewalk.

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**Unimproved Unit's Landscape Maintenance**

**Recorded 06-04-2008**

If a Unit is unimproved, then the Owner shall also be responsible for maintaining the unimproved Unit with a bush hog, but only to the tree line within the unimproved Unit, if any.

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**Use and Enjoyment of the Lake**

**Recorded 01-10-2020**

No Owner shall introduce any waterfowl or marine life into the Lake. No use of any boats, canoe or other water craft shall take place on the Lake. No fishing shall be permitted in the Lakes.

**Maintenance**

**Recorded 06-04-2008**

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Each Owner will be responsible for maintaining his or its property in a neat, clean, and sanitary condition, and such responsibility will include the maintenance and care of all exterior surfaces of all Unit dwellings, buildings, and other structures and all lawns, trees, shrubs, hedges, grass, and other landscaping.

**Alter Unit Appearance**

**Recorded 06-04-2008**

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No Owner will decorate, change, or otherwise alter the appearance of any portion of the exterior of a Unit dwelling, building or other structure, or the landscaping, grounds, outside lighting, or other improvements within his or its property unless such decoration, change, or alteration is first approved, in writing, by the ARC.

**Holiday Decorations**

**Recorded 01-10-2020**

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Owner's may elect to decorate Common Areas for generally recognized holidays, with the express written approval of the Board of Directors, if the decorations do not jeopardize safety, impair any Common Area, or negatively affect any Owner.