

The HOA Rules, Regulations and Covenants set forth the Community Wide Standards for the appearance, maintenance and repair of structures and landscaping. The Board of Directors has adopted this commentary in an effort to clarify and define certain rules and regulations. (Approved by Traditions Board of Directors 12/09/14)

Responsibility for Maintenance of property:

Traditions at Old Carolina Covenant article VI, section 6.1 Each owner shall maintain his or her unit and all landscaping, irrigation systems, and other improvements comprising the unit in a manner consistent with the Governing Documents, the Community-Wide Standard and all applicable covenants.

Traditions at Old Carolina Covenant article VIII, section 8.5(a) Every Owner and Occupant of a unit shall comply with the Governing Documents.

Community Wide Standards defined:

- (a) Each homeowner/occupant is responsible for preventing the development of any unclean, unsightly or unkempt condition of buildings or yards which shall reduce the beauty of the neighborhood as a whole or specific area. Landscaped areas (front yards, side yards and rear yards) and lawn areas must be maintained (requires mowing, edging, weeding, mulching, trimming and pruning shrubs & trees). (Covenant Article 6.1)
- (b) All dead trees, shrubs and plants shall be removed from the home site. (Covenant Article 6.1)
- (c) The use of artificial landscaping including but not limited to fountains, birdbaths, statuary not exceeding 36" in height is limited to 5 items total in front and side yards. (R&R Sec 3e)
- (d) Structures (dwelling units) including doors, windows, screens, and exterior finishes shall be maintained in good repair and condition. This shall include the removal of mold, mildew, pollen, etc. to the exterior surfaces (including driveways and walkways) to maintain a clean exterior appearance. (RR Sec 3b)
- (e) No trash, rubbish, debris, landscape debris, junk, stored materials, or similar items shall be allowed to remain on any lot outside an enclosed structure. (RR Sec 2(k))
- (f) Trash containers shall be either screened from view or kept inside the garage, except as reasonably necessary for garbage pick-up. (RR Sec 2(k))
- (g) All motor vehicles shall be in operating condition and have a current registration and license plate or parked inside a garage. (RR Sec 2(a))
- (h) All vehicles on private property shall be parked on paved surfaces at all times. (RR Sec 2(a))
- (i) Maintenance or repair of vehicles involving dismantling or assembling of major components shall be performed in an enclosed garage. (RR Sec 2(a))
- (j) No vehicle parking on the street at night. (RR Sec 2(a))
- (k) The storage or parking of RV's, trailers, golf carts, boats shall be in the garage only. (RR Sec 2(a))
- (l) Commercial vehicles with commercial signage on vehicle shall not be allowed unless parked inside the garage. (RR Sec 2(a))
- (m) For sale signs on motor vehicles are permitted, but limited to a sign measuring 10"x 12" limited to wording that advertises the sale of the vehicle in which the sign is installed. (Cov Art 4.2(f))
- (n) Rental and Real Estate For Sale signs shall be approved by the HOA Board prior to placing the sign on the unit. (Cov Art 4 (f)(ii))

- (o) Estate sales and moving sales upon approval of the HOA Board. (Cov Art 4.2(f)(ii)
- (p) Community wide garage sales sponsored by the HOA will be provided in the Spring and Fall each year. Individual occupant sales are not permitted at any other time. (RR Sec 2(c)
- (q) Holiday lighting and decorations shall be installed not more than 30 days prior to a holiday and must be removed within 30 days after the holiday. (RR Sec 2(x)
- (r) Pets/Animals. The combined number of dogs and cats are not to exceed three. Pet(s) shall be registered, licensed and inoculated as required by law. Pet(s) shall be kept on a leash or otherwise confined whenever outside the dwelling. All dog owners are responsible for the proper care of their pet(s) including the appropriate picking up and disposal of the pet's waste. Pet(s) that roam free, make objectionable noise, endanger the health or safety or constitute a nuisance or inconvenience to the occupants of other units, shall be removed upon the HOA Boards request. (RR Sec 2(b)
- (s) Outside burning of trash, leaves, landscape debris, debris or other materials is prohibited. Recreational fires are permitted providing burning materials cannot be rubbish, trash, or landscape debris, or debris. A recreational fire total fuel area can be no larger than 3 feet in diameter and two feet in height in an approved container in the rear yard. (RR Sec 2 (g)
(Amended and Approved by Traditions Board of Directors 01/27/14)