

These need to be still compared to existing rules and Board needs to decide whether to combined ALL Rules and Regulations together as one document and a separate document for the Architectural Design Standards.

**The Traditions
at
Old Carolina**

**HOMEOWNER / RENTER'S
GUIDE**

**Priority Items
of
"Community Wide Standards"
Created 10/06
Revised 03/30/18**

Welcome to - The Traditions at Old Carolina!

We hope your home ownership or rental experience within our community is a pleasant one. We value our community very much and therefore have created reasonable "Community Wide Standards" in order to maintain its visual appearance and homeowner value. Below are some priority items that must be adhered to by new homeowners -for the complete listing of our Covenants / By-Laws, refer to the copy given to you by your real estate agent or attorney at your closing.

1. Rental agreements are for a minimum of one year. Short term / vacation rentals are not allowed. Sub-leasing by a renter is also prohibited. A copy of the lease agreement including the names of all occupants, vehicle(s) license plate number(s) / description must be submitted to the Property Management Company (PMC) within 10 days of signing for approval. Contact PMC for proper forms.
2. Only one family unit per household.
3. Amenities such as the swimming pool, proposed new clubhouse, etc. are for the exclusive use of homeowners / homeowner guests. Homeowners (guest of homeowners) not current in their HOA dues, outstanding fines, etc. are prohibited from using the amenities. In addition, homeowner community HOA meetings and voting privileges will be denied until their account is paid in full.
4. Homeowners / renters should be in compliance with registering their vehicle(s) / change license plate(s) to conform to SC OMV within the required time frame. Over-night street parking is prohibited. Vehicles must be parked in garage or paved driveway. Also, parking is not allowed on any open common area.
5. When not at home or not occupied, garage doors should be closed. Recreational vehicle(s), commercial vehicle(s) with lettering or commercial license plates, etc, must be parked in the garage. In addition, any type of major mechanical maintenance on vehicles must be done in the garage.
6. Lawns should be typically cut (while in or out of town) on a weekly basis and not overgrown. Weeding / plant trimming is also required. Artificial plant / flowers, etc. are prohibited. The general cleanliness, appearance, landscaping of a home should conform to the standards of the Architectural Review Committee listed in the By-Laws.
7. Plastic refuse bags for outside disposal are prohibited. Refuse / trash containers are to be used and placed outside for street collection the night before and placed out of street view sight on the day of the completed pick up.

8. The combined number of household pets is not to exceed three. No unnecessary constant barking. Pets must have a current license and are to be kept on a leash and are not allowed to roam freely in the neighborhood. Pet owners are required to pick up and dispose of the pet's waste.
9. Any industrial or commercial type business can not be operated within a home.
10. Garage or tag sales are not allowed.
11. Loud music from households and vehicles is prohibited.

The Traditions at Old Carolina is a private community. As with similar communities like ours, there are fines for violations of the covenants. Please be aware that it is not the intention of the HOA or ARC to levy fines for the purpose of increasing revenue for the community. We prefer not to see violations of the Community Wide Standards or levy fines at all. The purpose of the standards are to provide a warm, pleasant looking community for all to enjoy and take pride in.

Depending upon the type of violation, fines are between - \$50 to \$100 - per day / per violation - to include towing of vehicles at owner's expense. A more specific list of fines can be found on page 15 of the Architectural Guidelines & Design Standards.

Thank you for your cooperation!

Respectively submitted by your,

Homeowners Association Board & Architectural Review Committee

Suggested change for Basketball Hoops:

Basketball Hoops are allowed in front driveway areas with the understanding that they will be dropped down in height when not in use, backed into the side shrubbery at best as possible to reduce view, no playing after dark, no flood lights at night.

February 2, 2018

Pending play equipment amendment:

Dear Homeowners:

December 9, 2014 the Architectural Review Committee by the Board approved the Architectural Review Guidelines. This notice will reference E: Recreational Equipment: *Recreational and playground equipment may not be placed or installed upon a homesite without approval by the ARC. Tree houses and tree swings are not permitted. No recreational equipment may be attached to a dwelling. The appropriate application form must be submitted to the ARC for written approval. Recreational and playground equipment must be placed in the rear of the home and must remain in the rear corners of the homesite. All recreational equipment such as inflatable play equipment, carousels, and party tents do not require approval by the ARC and maybe set up for a period of time no longer than 72 (seventy-two) hours.*

During Traditions at Old Carolina Board executive session, January 23, 2018 the board decided to waive the play equipment (basketball) rule, in anticipation of amending the ARC Design Guidelines; everything else that falls under the category of "recreational equipment" should be placed out of view from the front street.

At this time no notices, or fines will be issued for portable basketball goals violation until further notice. Anyone that has been fined for portable basketball goals in view, the fine will be rescinded immediately.

If you have any questions or concerns, agree, please email or usps mail in writing at jsnider@sentrymgt.com or mail Traditions at Old Carolina HOA, 4454 Bluffton Park Crescent Ste 107, Bluffton, SC 29910.

Thank you, at the direction of the ARC Committee,
Jennifer Snider,

Sana Santner 1/3/2019
Joe & Rachelle 1/3/2019
Bill Womert 1/3/2019
Robt. H. J. 1/3/2019