



## THE PONDS

### **RULES AND REGULATIONS**

#### **Preface**

Governance of The Ponds is established through a Declaration of Covenants running with the land. These Covenants provide for establishment of the Ponds Community Association (PCA) to conduct such governance in accordance with the terms of the Covenants and in accordance with Rules, Regulations and Design Guidelines established and amended from time to time by the PCA.

Article VII, Section 7.3 of the Covenants empowers the PCA to “employ personnel necessary to manage the affairs of the PCA...under contractual arrangements.” In this regard, the PCA has contracted Community Management Group (CMG) to perform day to day management, accounting and rule enforcement functions. CMG’s Property Manager for The Ponds is Natalie Kearney (795-8484 x308 or [nkearney@cmgcharleston.com](mailto:nkearney@cmgcharleston.com)). Design Review functions as outlined in the Covenants and further described in published Design Guidelines are being performed by Greenwood Communities and Resorts (851-3939 or [tmunroe@greenwoodcr.com](mailto:tmunroe@greenwoodcr.com)).

Enforcement of Covenants/Rules and Regulations is governed by Section 10.2. Such enforcement imposed by the PCA, as implemented by its management agent (CMG) or the Design Review Board, may include fines, voting right suspension, right to use suspension, suspension of services and ultimately liens on property. Such fines generally begin in the \$100 range and may be increased as warranted. Fines may be appealed to the PCA Board of Directors as per process outlined in the Covenants. It is not the intent of PCA or its agent CMG to unreasonably obstruct use and enjoyment of Ponds common properties and amenities by property owners and accompanied guests, but out of respect for the rights and privileges of all property owners, such enforcement will be handled by CMG, DRB and the PCA Board as warranted. Please note that these Rules and Regulations are in addition to items set forth in the Covenants, published Design Guidelines and DHEC required Rules posted at the pool. For property owner convenience, all noted documents (including this one) are posted on The Ponds website ([www.DiscoverThePonds.com](http://www.DiscoverThePonds.com)).

In closing, please note that Ponds Covenants, Design Guidelines and Rules and Regulations apply to all properties owned by the Declarant and the PCA. Such properties include, but are not limited to, community parks, alleys, trails, amenities and conservation areas. Roadways and streetside sidewalks in The Ponds (excluding alleys and private parking areas) are public rights-of-way accessible to the general public.



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**Basketball Backboard/Goals** - The location and appearance of permanently installed basketball goals must be approved by the DRB. No basketball goal or “backboard” shall be affixed to the home itself. No basketball goal shall be placed in the street, even temporarily. Basketball goals are not to be positioned in a fashion that their primary field of play is from the street.

**Clotheslines** - Clotheslines are not permitted. Fences or railings shall not be used as clotheslines.

**Dependencies/Rental/Leases** - Dependencies built before a main house shall not be rented out until owner has built permanent residence on lot. Owners shall abide by Rental Restrictions/Leases in accordance with section 3.11-j of the Covenants.

#### **Farmhouse and Pavilion Use and Rental**

- Farmhouse/Pavilion/Pool areas are available for private functions to owners and Declarant’s authorized guests only. Friends, family or acquaintances of owners cannot rent out the facilities---the owner must hold the event and be present at the event.
- Owner’s PCA account must be in good financial standing in order to rent or use a facility.
- Owner’s/Declarant’s private events may be scheduled on a first come/first served space available basis through the PCA. Such events must be scheduled thru the community manager, Natalie Kearney at 795-8484 x308.
- A rental agreement and a \$100 refundable security deposit will be collected prior to an event.
- A cleaning fee may be charged.
- A use fee may be established, published and charged by the PCA.
- Furniture arrangement and facility must be left in the condition in which it was found and all garbage generated must be bagged and discarded in refuse containers. All lights and fans should be turned off before leaving. An inspection will occur the next morning. If any damage is noted, property owner will be held financially responsible.
- Firepit is to be used for burning wood only. Extinguish all fires before leaving.

**Fishing** - All residents and authorized guests (ages 16 and above) fishing at The Ponds must possess a SC Fishing License.

**Garage Doors** - All garage doors must remained closed except for ingress and egress to the garage or when a homeowner is actively working on a project requiring the doors to be left open.

**Hiking Trails** - Trail use is limited to property owners, accompanied guests and Declarant’s authorized guests with trail passes provided by Declarant. Trail use can include pedestrians, bicycles and golf carts--no ATV’s at any time with the exception of Conservancy or law enforcement personnel.

**Pets**- In addition to the Covenants and municipal ordinances set forth by Dorchester County, all dogs must be leashed in residential areas and parks.

**Ponds** - Only non-motorized boats are allowed in the two front ponds. No swimming in the ponds. All residents and authorized guests (ages 16 and above) fishing at The Ponds must possess a SC Fishing License.

**Firearms** - The use or discharge of firearms of any kind whatsoever is prohibited. Paintball guns, air guns, and pellet guns are also prohibited at the Community. Hunting of any kind and by any method including, but not limited to, firearms, traps, snares, bow and arrows or manually propelled missiles, is prohibited except for special incidents regarding animal control implemented by caretaker or Declarant.

**Fireworks** - The sale or use of fireworks of any kind whatsoever on the property is prohibited with the exception of public events hosted by Declarant.

**Flagpoles, Fountains, Flowerboxes, Yard Art, Decorative Flags, Playground Equipment, etc.** - The design and location of all affixed exterior ornamentation and play equipment must be submitted to and approved by the DRB. There shall be no more than two affixed play equipment complexes (playhouse/swings, swings/slide, etc.) in any given yard. Of these complexes, if there are two proposed, each one must have a different function. That means we will not approve two slides, two playhouses, etc. All non-affixed play equipment including portable nets and basketball goals must be stored in an enclosure when not in use.

**Holiday Decorations** - All holiday decorations must be removed within fifteen (15) days of the particular holiday or celebration. Consideration of neighbors should be exercised when decorating for any occasion. All holiday lighting should be considered temporary and may not be installed prior to (30) thirty days before the holiday and must be removed within (15) fifteen days after the holiday. Decorations may not include any audio that can be heard beyond the limits of the lot.

**Mailboxes** – Standard community design single family mailboxes are required within The Ponds to be located according to a plan set forth by the US Postal Service. No mailboxes are to be painted anything except standard community colors or permanently (more than one day or event) adorned by any covers, decorations, flags, balloons, etc.

**Street Parking** - Street parking is allowed, however, vehicles shall not park within 15 feet on either side of a mailbox between 6 a.m. and 6 p.m. per USPS policy.

**Swimming Pool** - The pool is open for the use of Ponds property owners and their accompanied guests. In addition to the rules posted at the pool, the following rules also apply:

- Absolutely no pets are allowed inside the fenced in area of the pool.
- Please leave the pool area clean, remove all personal belongings and trash before exiting and return all furniture to its original location.
- If phone is out of order or if you notice any damage to pool area or restrooms, report this immediately to management or the PCA.

**Vandalism** - Any vandal destroying improvements located upon Common Area within The Ponds will be prosecuted to the fullest extent of the law. Owners are responsible for any

vandalism committed by their family members and guests. Any acts of vandalism should be reported to the community manager, Natalie Kearney, at 795-8484 x308.

### **Vehicles**

- (1) ATV's - No All Terrain Vehicles (ATV's) of any size are to be operated within The Ponds except for emergency and law enforcement services.
- (2) Golf carts (electric or gas powered) must be operated by a licensed driver and must have operable head and break lights.

**Rules and Regulations may be amended, repealed, and adopted from time to time at the discretion of the Board of the PCA.**