

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

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Margaret Bailey - Register of Deeds

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JULY 7, 2020
DORCHESTER COUNTY
REGISTER OF DEEDS

RULES AND REGULATIONS OF ASHLEY RIDGE HOMEOWNERS ASSOCIATION, INC. REGARDING:

1. Accessory Structures (Shed); 2) Fences; 3) Garages; 4) Nuisances & Offensive Activities; 5) Trash Containers; 6) Animals; 7) Lawn Maintenance; 8) House/Other Structure Maintenance; 9) Signage; 10) Antennae; 11) Parking; 12) Business/Commercial Vehicles; 13) Portable Sporting Equipment; 14) Mailboxes; 15) Pools; 16) Retention Ponds; 17) Clotheslines; 18) Fishing; 19) Forearms; and 20) Holiday Lighting & Decorations

The undersigned John J. Dodds, III, attorney for Ashley Ridge Homeowners Association, Inc. ("Association"), does hereby certify that the attached nine (9) pages constitute the current Rules and Regulations of Association as to the topics set forth above and are being recorded in the Register's Office for Dorchester County, South Carolina in accordance with the requirements of Section 27-30-130, Code of Laws of South Carolina, 1976, as amended.

WITNESS my hand and seal this 29th day of June, 2020, at Mount Pleasant, South Carolina.

 (Seal)
John J. Dodds, III

CISA & DODDS, LLP
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SUITE 101
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Ashley Ridge Homeowner's Association, Inc.

Rules and Regulations

11/1/2015

This rules and regulations guide is intended to be a summary of Article V of the Declaration of Covenants, Conditions, and Restrictions for Ashley Ridge Subdivision as recorded October 4th, 2004 in Dorchester County, South Carolina. This summary also contains additional rules created and approved by the Ashley Ridge Board of Directors.

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ARCHITECTURAL CONTROL

No improvements, modifications or additions shall be commenced, erected, or maintained upon any lot until the plans and specifications showing the nature, kind, shape, dimensions, color, materials and location of the proposed improvements or changes have been submitted to the Association or its Architectural Review Committee (hereinafter referred to as "ARC") for review.

The association shall have the right to publish and from time to time amend written architectural standards and guidelines ("Architectural Guidelines") which may establish, define, and expressly limit the standards and specifications which will be approved, including but not limited to, architectural style, design, size, color, finish, materials, and location.

The purpose of this summary set of rules and regulations is to offer clarity and specificity to the Declaration of Covenants, Conditions and Restrictions for Ashley Ridge Subdivision ("Declaration") as provided under Articles II and V of the Declaration. The ARC shall not approve any improvements or modifications which it determines, in its sole discretion, are not in harmony of exterior design, construction, and/or location in relation to surrounding structures, typography or general plan of development of Ashley Ridge. Please review the association documents located on our website at www.ashleyridgehoa.com.

The Association has a right under the Declaration and Bylaws to assess fines and/or seek an injunction for violation of the Declaration, Bylaws, Rules, Regulations, or Architectural Guidelines.

1. **Accessory Structures (Shed):** All outbuildings shall be of similar design and color as the main residential building. No outbuilding, structure, storage shed, fence or wall shall be erected, placed or altered on any lot until the design, color and construction have been filed with and approved by the ARC. Plans and specifications must also detail the quality of workmanship, materials, type of construction, and harmony of exterior design with existing structures, location, and typography and finish grade elevation. The owner shall be solely responsible to assure that all construction complies with any applicable zoning, building codes, permits, setbacks and/or restrictive easements which may limit or prevent the construction, use or placement of the proposed improvement. The ARC assumes no liability for such compliance in granting an ARC approval for a proposed improvement or modification. See Exhibit A for shed guidelines at the end of this document.
2. **Fences:** The ARC prior to construction must approve all fence specifications. No chain link fence shall be permitted on any lot. No fence shall exceed six feet in height. Fences shall not be placed in any easements. No fence shall be placed forward of the front corners of the house. See Exhibit B at the end of this document for additional fence guidelines.

3. **Garages:** All garages shall be attached to residential dwellings.
4. **Nuisances & Offensive Activities:** No noxious, offensive or illegal activities shall be carried on or upon any lot, nor shall anything be done thereof which may become an annoyance or nuisance to the neighborhood. This includes, but is not limited to, loud noise/activities that go past local ordinance "hours" as required by the city of North Charleston. (It is recommended residents holding large outings should as a courtesy inform neighbors of the upcoming event).
5. **Trash Containers:** Trash containers and recycling bins must be placed near the rear of, or directly behind, the residence and screened from view when not in use. Trash containers must be removed by 9 pm on the day of pick up and not put out before 5 pm on the day before. Garbage receptacles shall not be kept upon public property except when placed for collection on the curb on the day of collection. Garbage receptacles shall be placed at the curb prior to 7:00 a.m. on the day of collection. In no case shall such container be placed along the curb more than 12 hours prior to the collection day. Containers shall be moved to private property within 12 hours of collection.
6. **Animals:** No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats, or other household pets may be kept therein if (i) they are not kept, bred, or maintained for any commercial purpose and in accordance with all applicable ordinances; and (ii) they shall not become an annoyance or nuisance to other owners, as may be determined in the sole discretion of the ARC.
 - Pet owners are responsible for control of their pets (including cats) and picking up after them. Members or their tenants/guests should remove pet waste from lots so as not to create a nuisance to others.
 - No pet's waste should remain in the common areas upon your departure.
 - Dogs shall be leashed at all times when off their property.
 - Reports of stray animals can be forwarded to the North Charleston Animal Control for resolution.
7. **Lawn Maintenance:** Landscaping must be maintained to present a neat and clean appearance. This includes regular mowing, edging, weeding of beds, pruning of shrubs, etc...
8. **House/Other Structure Maintenance:** Houses and other structures shall be kept in good condition and members shall make repair of broken items such as shutters, gutters, driveways, and fences. At minimum, and as needed, all houses and other structures shall be pressure washed once per year.

9. **Signage:** No sign of any kind shall be displayed to the public view on any lot except one sign, approved by the Board of Directors, which shall not be more than five square feet in area advertising the property for sale or rent.
10. **Antennae:** Subject to any applicable governmental laws, rules or regulations, approval by the ARC is required for antenna, aerial, or other similar devices prior to their installation or placement on any property, dwelling house, garage, or other outbuilding. Approval or disapproval of any such antenna, aerial, or other similar device shall be at the sole discretion of the Committee (ARC). Small television receiving disks are permitted and shall be installed in an unobtrusive manner in a location providing a signal. Such location shall be coordinated with the ARC (or Board).

Only small television receiving disks are permitted and should be attached to the rear or side of the attached garage or ground mounted immediately adjacent to the rear or side of the residential dwelling.

11. **Parking:** All vehicles must be parked in driveways or garages. No abandoned, unlicensed, or inoperable motor vehicle shall be left on any lot. Repair or extraordinary maintenance of vehicle is not permitted in the yard, driveway, or common areas. No homeowner or guest shall park on the sidewalk, or park a vehicle in such manner as to create a public or private nuisance upon any roadway for the purpose of: Washing, greasing, repairing such vehicle except repairs necessitated by an emergency. No person shall park a vehicle in a roadway, other than parallel with the edge of the roadway, and with the curbside wheels of the vehicle within one foot of the edge of the roadway. No person shall stop, stand or park any vehicle on a street in such a manner as to leave available less than ten feet of the width of the roadway for the free movement of vehicular traffic, except that a driver shall stop when necessary in obedience to traffic regulations or traffic signs or signals or a police officer.
12. **Business/Commercial Vehicles:** The term "commercial vehicle" as used, herein, shall include, without limitation, any vehicle which bears any indicia of commercial use, including, but not limited to, writing, logos, ladders or vehicles which would not be primarily used for the transportation of passengers. Only passenger style cars, trucks, or vans used for business purposes may be parked in the driveway or garage and advertising wrap or other auto signage for advertising purposes must not be offensive in nature or content. Commercial vehicles shall not be permitted on any common property or lot, except if kept in an enclosed garage; provided however, construction, service, and delivery vehicles shall be exempt from this provision for such period of time as is reasonably necessary to provide service or to make a delivery to a lot or the common property. No eighteen-wheel trucks or the cabs of such trucks or trucks with a load

capacity in excess of three-quarters of a ton shall be parked, kept or stored within the community except during the time reasonably necessary to provide service delivery within the community. The Board of Directors may exercise any and all remedies in lieu of its authority to remove the violating vehicle.

13. **Portable Sporting Equipment:** No basketball hoops shall be attached to the front or side of any dwelling. No person shall place, erect, install, or use any sporting equipment, ball, puck, lines, or sporting goals in, or within ten feet of, any public right-of-way. Portable sporting equipment must be stored out of sight when not in use.
14. **Mailboxes:** Mailboxes must be black with white posts. Any modifications of the original design of mailboxes or posts must have ARC approval.
15. **Pools:** No above ground pools may be constructed on the lots. Any pool must be located to the rear of any dwelling on the lot and have at least a four foot security fence around it. Pool location, fences, gates, locks, and overall pool construction specifications must be approved by the ARC and conform to all municipal standards and codes.
16. **Retention Ponds:** The ponds are kept and maintained as an area for water retention, drainage, and water management purposes as part of the Storm Water Management System in compliance with applicable governmental and water management district requirements. Owners, tenants, guests, and non-members are prohibited from using the ponds for recreational purposes, including swimming, boating, or any other similar activity, except that fishing shall be allowed subject to any rules and regulations published by the Board. All members, tenants and guests will take care in releasing fish and not endangering any wildlife. Special care should also be taken to ensure NO fishing line is left floating in the pond so as to avoid endangering wildlife and the association fountain.
17. **Clotheslines:** Clotheslines are not permitted. Fences and/or railings shall not be used to hang clothes or other types of household linens.
18. **Fishing:** All residents, tenants and authorized guests (age 16 and older) must possess a SC Fishing license. Fishing is only permitted from Dawn to Dusk annually. Anyone fishing at the ponds is expected to be courteous to those members who reside next to the ponds.

19. **Firearms:** The use or discharge of firearms of any kind is prohibited. Paintball guns, air guns and pellet guns are also prohibited. Hunting of any kind or by any method is also prohibited.

20. **Holiday Lighting & Decorations:** All holiday lighting and decorations should be considered temporary and may not be installed prior to 30 days before the particular holiday. All holiday decorations must be removed within 15 days of the holiday or celebration. Decorations may not include any audio that can be heard beyond the limits of the lot.

Exhibit "A"
2015 Rules & Regulations

Ashley Ridge
Shed Guidelines

- Sheds must be located a minimum of three (3) feet from all property lines and not located within any easements five (5) feet on all sides of lots in a drainage and utility easement.
- It is solely the homeowner's responsibility to ensure that any structure and foundation comply with local building codes and that all necessary permits are obtained.
- Sheds can be a maximum of 120 square feet in size (10'x12')
- Sheds must be a maximum of 9.5 feet in height to the eave of the roof.
- Roof and siding must be similar to the principal structure in color, material and architectural design.
- The shed should be screened from a road or public access by landscaping or other such material deemed appropriate by the Architectural Review Committee.
- Location of the shed must not degrade the appearance of an adjacent neighbor's yard. (NO storage materials around or on the shed, that is, no ladders, bikes, wheelbarrows or other objects hung on or stored behind, adjacent or in front of shed.)
- A maximum of one (1) shed per lot.
- Exterior lighting (if installed) shall not exceed one 75watt light. Efforts must be taken to shield neighbors from light overrun.
- All sheds are to be approved by the Architectural Review Committee.
- Standard, off the shelf, products such as Rubbermaid and other pre-assembled sheds may be approved at the Architectural Review Committee's discretion.
- In submitting a shed request, the owner must provide the following:
 - a) Architectural Review Committee Request
 - b) Copy of plat detailing exact location of the shed.
 - c) Photo showing proposed location.
 - d) List of materials to be used.

Exhibit "B"
2015 Rules & Regulations

Ashley Ridge
Fence Guidelines

- The ARC must approve all fence specifications prior to construction.
- Fences will be to a maximum of 6' (72") in height.
- Golf course lots are designated as lots 19-25. These lots shall be 4' (48") in height but may be 6' (72") in height if the owners of these lots obtain the written permission of each adjacent property owner. Lot 19 will need to obtain permission of lot 20 only and lot 25 will need to obtain permission of lot 24 only. Lots 20, 21, 22, 23, & 24 will need permission of each adjacent owner to erect a 6' (72") fence.
- Fences shall be constructed of unpainted smooth planed pressure treated lumber, ornamental metal, or white PVC.
- The aesthetic side of the fence shall face adjacent property or street.
- Fences may extend from rear property line up to 1/3 of the side of the home.
- A variance is permitted if side access door needs to be included.
- Fences shall come off the side of the home at a 90 degree angle.
- Fences shall not extend pass the property line of any home.
- No fence may block any part of a neighbors front yard.
- Specific criteria may be applicable to fences installed on corner lots when a side yard is contiguous with the front yard of another lot. For example: No fence can be forward of a front setback line, and in case of a corner lot, cannot be closer to a side street than the front setback of the adjacent lot.
- Fence material such as split rail, chain link, chicken wire, or any other material other than that specified above is strictly prohibited.
- All fences are to be installed with vertical supports just inside ones property line so that siding material can be installed right on the property line. If a fence exists on a neighbor's adjacent property then attach to or butt up to that existing fence. No gap or space between side fences will be allowed.
- Hinges and closures to be black decorative metal, NOT barn type.
- Any fence placed in an easement is done so with the full understanding and acknowledgement by owner that any damage done to fence is entirely the owners and owner understands and acknowledges that the owner will bring damaged fence back into conformity within 10 days after such damage or when work in easement is completed. An encroachment permit from governing municipalities is **VERY STRONGLY RECOMMENDED**.
- Any approved work which has not begun within 60 days will be void and a new permit will be required. Any approved work which has begun but not completed within 120 days will be considered abandoned or neglected and will be dealt with by the HOA. Extenuating circumstances will certainly be considered so as not to pose a hardship on someone. This is for blatant neglect or abandonment so as not to make the community look bad or be unsafe.