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DORCHESTER COUNTY
SC Deed Rec Fee: .00
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Filing Fee: 10.00
Exemption #:
MARGARET L. BAILEY
Register of Deeds



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REGISTER OF DEEDS
DORCHESTER COUNTY SOUTH CAROLINA
MARGARET L. BAILEY, REGISTER
POST OFFICE BOX 38
ST. GEORGE, SC 29477
843-563-0181 or 843-832-0181

FILED/RECORDED
September 10, 2009
DORCHESTER COUNTY
REGISTER OF DEEDS

September 1, 2009

Ashley Ridge Homeowners Association **(HOA) Amendment A**

Amendment A to Declaration of Covenants, conditions, and Restrictions for Ashley Ridge Subdivision dated 24 Sept, 2004, Article VI, Lot Restrictions.

This document does not void the above mentioned covenant but amends Article VI, Lot Restrictions to put the specific Guidelines listed below in effect as of September 1, 2009.

Lot Restrictions

Vehicles

1. All vehicles to include commercial, recreational, disabled or unlicensed vehicles, boats, jet skis, boat trailers, motorcycles, motor homes, trucks, mobile or stationary trailers of any kind shall not be kept, stored or parked overnight either on any street or on common areas (areas owned by the HOA).
 - a) All residents are expected to park their vehicles in their driveway or garage.
 - b) Parking overnight is allowed for residents' guests and for those guests staying temporarily for up to one week. After one week, residents are asked politely to make other parking arrangements for their guests or contact the HOA.
 - c) Temporary disabled vehicles will be sheltered in garages out of view.
 - d) Long term inoperable vehicles will not be allowed to be stored on any lot, and it will be the owner's responsibility to remove it from the subdivision.
 - e) Repair or extraordinary maintenance of vehicle is not permitted on street, in the yard, driveway, garage, or common area.
 - f) Temporary parking of boats, motor homes, for preventative maintenance and/or preparation for a trip on any street will should not take more than 24 hours but not exceed 72 hours. This is not to be construed that every weekend these type vehicles can be parked out on the street or in a driveway. This exception is made only for a valid need due to the above mentioned reasons. If preventative maintenance/trip preparation is complete in 12 hours then the vehicle shall be placed back in the appropriate storage area as soon as possible.
 - G. Garage doors when open should not expose unsightly storage areas when not attended by the member's presence. If members are not going to be present for long periods of time garages being used for large bulk storage areas should be closed.
 - H. Vehicle displaying business signs or writing will not exceed 3ft by 3ft. Vehicles that display larger signs or more writing will have to be parked in the garage. Also vans and commercial trucks with large painted logos shall be parked in garages.

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Ashley Ridge HOA
717 Old Trolley Rd.
Suite 6, Unit 177
Summerville, SC 29485

Recreation Vehicles/Business Vehicles

2. Boats, Recreational vehicles, large commercial trucks, and trailers of any kind will be stored in garages or in backyards out of view. Also vans and commercial trucks with large painted logos shall be parked in garages. No advertising signs deemed illegal by law or considered offensive will be allowed to be displayed in the subdivision.

Neighborhood Activities

3. No activity that is considered noxious (physically harmful), offensive or illegal activities shall be carried on upon any Lot. Nor shall anything any substance, thing or material be kept that which is or may cause any noise or foul or obnoxious odors, or become an annoyance or nuisance to the Owners of other Lots, that will or might disturb the peace, quiet, comfort, or serenity of others. This includes but is not all inclusive to loud activities that goes pass local ordinance "Quiet hours", such as loud music from passing vehicles from residents or guests visiting Ashley Ridge Subdivision. (It is recommended residents holding large outings should as a courtesy inform neighbors of the upcoming event).

4. Lawn and house appearance

Members shall ensure their respective lawns and landscaping are maintained to present a neat and attractive appearance at all times

- a) Grass lawns shall be free of weeds and cut on regular basis, weekly if necessary. The height shall not exceed 5 inches and be edged regularly as needed.
- b) Landscaped area shall be kept free of weeds, and owners are responsible for ensuring that pests (i.e. ant hills), are eradicated for their safety and that of their adjacent neighbors.
- c) Owners will ensure the outside appearances of their residences are consistently free of mold and dirt at all times. Owners shall utilize methods such as pressure washing at least once a year to ensure homes are free of mold and mildew, birds' nests and insect infestation.
- d) Houses shall be kept in serviceable condition; members shall repair broken items such as shutters, gutters, fences, porch railings as soon as possible. Members will be given adequate time to make repairs, if a member fails to make an effort to return a home to serviceable condition, letters will be sent, and ultimately fines levied until the problem is corrected.
- d) The ARC will normally inspect the neighborhood weekly or at an interval of their choosing. If any discrepancies are noted, the ARC will send a letter to the member asking them to correct the problem. If after a prescribed given time (normally 10 days) the problem is not corrected a second letter will go out asking once again for the member to take care of the problem. It will also inform the member that if a third letter is sent it will entail an initial fine of \$50.00, and an additional \$50.00 per day that the problem is not corrected. If a third letter is sent it will carry a fine with it and additional fines with it. If the member still does not make an effort to correct the problem, the HOA shall
 - 1) File a lien on the member's house with the appropriate Magistrate for our area.
 - 2) Possibly file a report of indebtedness with the three Credit Bureau Agencies.
 - 3) Base on the amount take the member to court for judgment, and if the HOA is awarded judgment, the member also will be responsible for the HOA's lawyer fees as part of the resolution. If the judgment is for the member taking action against the HOA, the HOA will be responsible for the member's lawyer fees.
- e) Seasonal decorations will be taken down no later than 7 days after the respective Holiday/observance is over. All religious observances will be respected but the above mentioned time frame will apply.

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Owner Responsibilities

4. Pet owners are responsible for control of their animals and picking up after them. Pets will not allowed to use common areas (Front entrance, sidewalks, Ponds), other residents yards, as bathrooms. Dogs shall be leashed at all times when walking in Ashley Ridge in accordance with local laws. Cats while not expected to kept on leashes, owners will ensure they are respectful of other people's properties and not cause damages. Complaints of stray animals can be forwarded to North Charleston Animal Control for resolution.
5. No neon or flashing signs are allowed.
6. Trash containers (including recyclable bins) shall not be placed out for pickup no earlier than 5 p.m. the day before scheduled pickup. After pickup, containers shall be placed in the rear of the house out of view from the street and adjacent neighbors by 9 p.m. When away from the house for extended periods, residents will arrangements for care of trash responsibilities.
7. No clothes lines are allowed to be hung anywhere on lots. Hanging mops or other unsightly things (Front or back yards) shall not be seen from the street.
8. Trees over 6 inches in diameter require approval from North Charleston Code Enforcement Office and the ARC prior to attempting to cut down. Residents will contact both before cutting down any trees of this size.
9. All outbuildings (Sheds permanent or temporary setup) shall be of similar design and color as The main residential building and will not exceed two stories. In no event shall the structure be used as a temporary or permanent residence.
10. All construction projects will be completed in a timely manner (see Ashley Ridge Covenants Deed). Before starting any projects residents will check with the ARC for approval (if applicable).
11. Any firearm or weapon discharge or release, other than for the defense or protection of one life or property, is strictly prohibited on any and all property in the Subdivision/Development.
12. Basketball goals whether free-standing, removable or attached to mounts shall not be placed in or any street, road, right-of-way, side walk, front yard, easement, or attached to the front or side of residents or garages. Basketball goals are to be stored in the rear of the house when not in use. Goals can be placed in driveways when in use. In accordance with North Charleston ordinance all sports equipment will be operated 10 feet away from any Right-of-Way.
13. Adults will accompany and supervise young children activities when visiting the three HOA ponds. Fishing is allowed but for the safety of all our members' families and insurance liability reasons there is no swimming, wading, and any type of water boarding sports allowed.
14. All Common Area protected Wetlands are considered property and responsibility of the HOA. While provided for the enjoyment of all members of the Association, these areas are to remain undisturbed and preserved in their natural settings. No erecting of personal buildings, hunting stands, disturbing wildlife, and destroying or removing of vegetation shall be allowed in these areas.

HOA Common Area Responsibilities

15. Mailboxes are the property of the members and it is a Federal violation to place something in someone else's mailbox. However the HOA does have jurisdiction over continuity of design and maintenance of mailbox posts.

- b. Maintenance of the front entrance extending from Wescott Boulevard to Vital Road (60ft to 10ft on each side from the curbside).
- c. Maintenance and care of all three HOA ponds.

The above items are not all inclusive of responsibilities governing Ashley Ridge's Covenants. For any questions email the HOA at ashleyridgehoa.com

Respectfully
 //Signed//
 Charles W. Morris,
 President, Ashley Ridge HOA

In WITNESS WHEREOF the undersigned Declarant has caused this addendum to the above mentioned Declaration covenant dated 24, Sept 2004 be executed this 8 day of Sept, 2009.

ASHLEY RIDGE HOMEOWNERS ASSOCIATION

Margaret Heits

By: Charles W. Morris

Ronnie Heits

Its: President

STATE OF SOUTH CAROLINA)
)
 COUNTY OF DORCHESTER)

Personally appeared before me, the undersigned witness who, being duly sworn, deposes and says that (s) he saw the within name ASHLEY RIDGE HOMEOWNERS ASSOCIATION by Charles Morris, its, President sign, seals, and as its act and deed, deliver the within written instrument, and that (s) he with the other above-subscribed witness witnessed the execution thereof.

Witness my hand and official and seal at office, on this the ^{8th} day of Sept 2009.

Ronnie Heits
Annadee
 Notary Public

My Commission Expires: 12-4-17