

- Modifications to the exterior decks or rear porches of your unit must be approved by the Board prior to work being performed.
- AC units may not be placed in the windows
- All exterior light fixtures, if replaced, must be like the ones already installed.
- For Sale or For Rent signs must be placed in the windows or in the gardens in front of the unit.
- No business is to be conducted in the unit except home offices.
- Garbage must be taken to the dumpster, not left on the porch.
- No planting bushes or flowers on common property except for the garden area and within the fence boundaries.
- No grilling on porches or fire bowls permitted on the common property.
- Personal property must not be left in unattended public areas. No bicycles, scooters, baby carriages or similar toys or other personal articles shall be allowed to be or remain in any general common property
- Each unit including back porches are to be kept in good state of preservation, repair and cleanliness.
- No noxious or offensive activity shall be carried on in any unit or on the common property, nor shall anything be done therein which may become an annoyance or nuisance to other unit owners.
- Nothing shall be stored on or in the common property without prior written consent of the Board.
- Walkways, entrances or stairways shall not be obstructed or used by unit owners.
- Doors, windows, door frames, glass, window panes and window frames are the owner's responsibility. Owners may change but not modify without Board approval. Any window treatment must be white on the outside as seen from the street or common elements. Flags, towels or sheets may not be used as window treatments.
- No article shall be hung from the doors, windows or placed outside window sills or other areas of the unit. This includes towels, laundry, clothing, rugs, radio or TV antennas.
- Installation of satellite dishes must be approved by the Board. Installation on roofs is not allowed but poles may be placed in the ground behind the units and close to the building.
- Hazardous materials are not allowed on the common property.
- Dogs must be kept on a leash. Scoop up after your pets! Please do not feed stray animals. Pets may be kept in the unit as long as they are not a nuisance.
- There is one non-reserved parking spaces per unit. The other space in front of your unit is for a second car or a guest. Have your guest park in outlying parking if a second spot is not available. All vehicles must have current tags and a current plate and be in operating condition. No mechanical or other repair work may be performed on a vehicle.
- No buses, trailers, recreational, commercial vehicles or boats may be parked in the lot without approval from the Board.

Owner requests must come to the Board via K.J. Property Management at [kjpm@knology.net](mailto:kjpm@knology.net) 843-763-0943. The Master Deed, By Laws and amendments may be downloaded along with unit repair requests from [www.kjpm.net](http://www.kjpm.net).

Violation fines per occurrence per month 1<sup>st</sup> offense - \$25, 2<sup>nd</sup> offense - \$50, 3<sup>rd</sup> offense - \$100, 4<sup>th</sup> offense - \$200, 5<sup>th</sup> offense - \$400.