

Carolina Plantations Rules and Regs

****For Exact Legal Wording Please see Section 11 and Exhibit B of the Recorded Restrictive Covenants****

- All exterior modifications, including but not limited to: fences, play sets, pools, sheds, etc... must be approved by the Carolina Plantations Architectural Review Committee (ARC). If items are not approved and are not built in accordance to the Community Documents the Board can impose fines of up to \$100.00 per day until the property comes into compliance. Please see section 11.3 of the community documents for a full list of the ARC standards.
- All Sheds must have the same siding and roofing material and color as the home.
- All Fences must come off the rear corners of the home. Fences are not permitted in and drainage easements. **If the fence does not carry all the way to the property line, it is the responsibility of the homeowner to maintain the landscaping outside of the fence to the property line.
- No buildings, sheds, pools or fences are permitted to be located on property lines, or anywhere outside the building setback lines.
- Only one single family home is permitted per lot, and shall be used for single family residential purposes only
- Any activity that causes an unclean, unhealthy or unsafe condition outside of the home is prohibited, including but not limited to: foul or obnoxious odors, fumes, dust, smoke, noise, risk of fire or explosion, or other conditions which are a nuisance.
- No Trucks over 1 ton capacity are allowed on the property unless they are enclosed in a garage.
- Boats on Trailers are allowed if they are located on a paved/concreted surface, they are behind the front face of the home, and are not located any closer than 10 feet from the property line. ARC approval is required for any paved/concreted additions.
- All vehicles must have current registration and insurance.
- No vehicles are permitted to be parked on the street in the right of way (on the sidewalk)

- Parking on the streets is not allowed within Carolina Plantations. It is a safety hazard and does not allow for easy access by emergency vehicles.
- No above ground swimming pools. Small kiddy pools are allowed but must be removed after each use.
- All pets must be kept on leashes when not in a fenced in area. All pet owners must clean up after their pet. Both of these items are not just rules but enforceable criminal laws.
- All Trash and Recycling bins must be stored out of view from the road as well as from any other lot, except on trash pickup day.
- All above ground propane tanks must be screened from view.
- All properties are to be maintained regularly. This includes mowing the grass, edging the sidewalks and driveways, and making sure the beds around the home are free of weeds.
**If the property has a drainage easement. It is the owner's responsibility to mow and maintain.
**If the property has a fence, the area outside the fence must be mowed and maintained to the property line.
- No Outdoor Clotheslines are permitted