

CHARTWELL ESTATES

RULES AND REGULATIONS

GENERAL CONSIDERATIONS:

- a. Speed Limit: the speed limit within Chartwell Estates is as posted.
- b. Nuisance: any noxious or offensive activity which, in the reasonable determination of the Board tends to cause embarrassment, discomfort, annoyance or nuisance to the occupants of lots, is not allowed
- c. Absent Owners: owners absenting themselves remain responsible for all of the Rules and Regulations and for making arrangements to receive mail, including written notices from the Board of Directors or Property Manager, during their absence.
- d. Lot Usage: lots are to be exclusively used as a single family residence and for residential or domestic purposes only.
- e. Business: no trade, business, profession or other type of commercial activity shall be carried out on any lot.
- f. Signs: a small “for sale” sign or “for rent” sign of no more than 36” x 24” may be displayed in the front of any lot. Political signs of no more than 36” x 24” may be displayed no earlier than 60 days before an election and must be removed within 2 days after the election. No signs of any type may be displayed on the common property, on fences or at the entrances of Chartwell Estates. Miscellaneous signage for lost pets, garage sales, etc. that is posted throughout the property must be removed by the person posting the sign no longer than 10 days after the initial posting.
- g. Burning: no burning of trash, leaves, debris or other materials is allowed on any lot or common area. The use of a fire pit on any lot must be submitted to the Property Manager and be approved by the Architectural Review Committee. The Architectural Review Committee may request additional details from the lot owner and may take up to fourteen (14) days to respond to a request. Homeowners should be mindful of this timeframe when submitting a request for a fire pit.
- h. Window Air Conditioners: no window air conditioning units may be installed on the side or front of any building.
- i. Fireworks: the use of fireworks is permitted on two dates – July 4th from dusk to midnight and New Year’s Eve from 10:00 pm to 1:00 am. A parent must be present at all times when fireworks are being used by children under 18 years of age. Residents who shoot fireworks are responsible for cleaning up any debris from their fireworks. Any damage to the home or lots which is attributed to the use of fireworks is the liability of the person or persons

responsible for the fireworks that cause the damage. Fireworks are permitted from use on any common area within Chartwell Estates. Fireworks are not permitted at any other time in Chartwell Estates.

- j. Firearms: discharge of firearms in the subdivision is strictly prohibited.
- k. Seasonal Décor: all holiday and seasonal décor is to be removed within 15 days after each holiday.
- l. Garbage Containers: The City of Greer determines and publishes the trash schedule. Trash cans can be put out by the street the evening before the pick-up date and must be removed from the street by noon the following day. Owners are responsible for removing trash not picked up by the City of Greer (electronics, furniture, etc.). Owners should place the trash can out of sight on the property, if it is possible to do so.
- m. Address Numbers: for emergency and mail delivery purposes, all units are required to post the numerical address on the mailbox.
- n. Resident Reporting Process: residents are to contact a Board member with non-emergency concerns and any suggestions/recommendations; residents are to contact 911 for all emergencies.

ARCHITECTURAL CONTROL/DESIGN GUIDELINES:

- a. Structures: all structures, including but not limited to buildings, fences, walls, storage buildings, satellite dishes and driveways must have plans submitted to the Property Manager and be approved in writing by the Architectural Review Committee before any construction can begin. The Architectural Review Committee may request additional details from the owner and may take up to 14 days to respond to a request. Homeowners should be mindful of this timeframe when submitting requests.
- b. Exterior Changes: all exterior structural improvements, alterations, or changes, including paint color changes made to your home or lot require prior written approval from the Architectural Review Committee. An Architectural Review Form (ARF) must be filled out and submitted in writing along with a copy of detailed drawings and specifications for approval to the Property Manager.
- c. Exterior Modifications: basketball goals, swing sets, trampolines and similar sports and play equipment, woodpiles, above-ground swimming pools, walls, dog runs/animal pens or fences of any kind, mailboxes, lawn "art" sculptures, arbors, satellite, sheds, etc. regardless of whether any of the items above are removable or permanent require architectural approval.
- d. Use of Accessory Structures: no tent, shack, barn, carport, or other building, other than dwelling and its garage, may be erected on a lot and used temporarily and permanently as a

residence or for any other purpose. Storage sheds are allowed in the backyard of properties with approval from the Architectural Review Form.

- e. Fences: refer to the Architectural Review Form (ARF) for particulars. All fence construction must have prior architectural approval before construction is started.
- f. Mailboxes: no mailbox or paper box can be installed or replaced without an Architectural Review Form (ARF) being submitted for approval first, and must be the same as or similar to the style and color of existing neighboring mailboxes and mailbox stands.
- g. Lot Maintenance: each owner shall maintain his lot (including all structures, parking areas, landscaping, keeping exterior of structures free from mildew, and other improvements) in a manner consistent with community wide standards. If, after reasonable notice given, any owner fails to properly maintain such and correct any problems noted, the Association may perform the necessary maintenance and assess all costs incurred against the lot and owner.
- h. Clotheslines: outside clothes hanging devices are not permitted.
- i. Rubbish Storage: rubbish storage is not permitted on any lot.

PARKING POLICY:

- a. Parking Rights: vehicles should only be parked in areas designated as garages, driveways, or parking areas. No vehicles are to be parked on lawns, sidewalks, unsold lots or common areas. Any vehicle parked on the sidewalk, on an unsold lot/property or common property will be subject to fines and may be towed at the owner's expense.
- b. On Street Parking: On-street parking is not permitted on the sidewalk side of the street, and at no time should any vehicles be "double parked" across from each other on the street. At no time should any vehicle block another homeowner's driveway, mailbox, or garbage can that has been set out for pick up. Additionally, cars must obey the rules of the City of Greer, which prohibit parking a certain distance (30 ft) from stop signs, 30 ft from the intersection, parking on sidewalks, and parking directly across from a driveway etc. Any vehicle found to be in violation of the on street parking rules and regulations will be subject to fines and may be towed at the owner's expense. ** No parking in the cul de sac on the side walk side***.
- c. Commercial Vehicles: no large truck or vehicle used primarily for commercial purposes, no trailer, no boats, and no RVs may be parked on any lot or common area.
- d. Types of Vehicles: all vehicles must display current license plates. Disabled vehicles must be kept inside garages and concealed from view.
- e. Vehicle Repairs: no mechanical or other car repairs shall be conducted other than in a garage, concealed from public view.

LANDSCAPING:

- a. Shrubbery or Hedges: shrubbery or hedges must be kept trimmed at all times. All lots must be maintained so as to not detract from the overall appearance of the community. This includes, but is not limited to, cutting and trimming of all grassed areas, spraying of weeds along sidewalks and curb lines, and maintaining flower and other beds.
- b. Street Obstructions: no fence, wall, hedge, shrub, bush, tree or other object may be located on any lot that will obstruct the vision of any motorist or pedestrian upon any street.

PETS:

- a. Types of Pets: dogs, cats or other usual household pets, in a reasonable number, are allowed. No livestock may be kept on any lot.
- b. Local Ordinances: all local ordinances pertaining to pets must be observed. Both Greenville County and Chartwell Estates have a leash law that requires that all pets must be kept on a leash or confined in an acceptable manner, with shelter and the necessary provisions, on the owner's lot.
- c. Owner Responsibility: the owner is responsible for the actions of pets belonging to anyone residing in or visiting the residence, including immediate cleanup after pets and abiding to the City of Greer noise ordinance. Pets are not permitted inside the fenced pool area or clubhouse.

TRANSFER OF PROPERTY AND RENTAL POLICY:

- a. The Association Manager must be notified 10 days prior to the transfer of any property within Chartwell Estates. All dues paid or unpaid must be verified prior to closing.
- b. No owner may lease less than the entire home or townhome. All rentals must be for a period of no less than six months.
- c. Any lease must be in writing and provide that the terms of the lease and the occupancy of the unit shall be subject in all respects to the provisions of the Covenants, the By-Laws and the Rules and Regulations of the Association. Any lessee who fails to comply with the terms of such documents shall be in default under the lease.
- d. Any homeowner who is planning on renting his/her house or townhouse shall, prior to the commencement of the lease or rental term, contact the Association Manager and provide the following information on lessee: license plate numbers, car description, renter contact information, etc. This information is required in case of any emergency and also in order to provide the renter with community documents, newsletters, etc.