

LAKEVIEW AT ASHBOROUGH HOMEOWNERS ASSOCIATION  
RULES AND REGULATIONS

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FILED/RECORDED  
DECEMBER 27, 2018  
DORCHESTER COUNTY  
REGISTER OF DEEDS

Return to:  
Simons & Dean  
147 Wappoo Creek Drive, Suite 604  
Charleston, SC 29412

**1.0 PURPOSE**

- 1.1 In order to create a congenial and dignified living atmosphere, LAKEVIEW HOA has adopted these rules and regulations as guidelines for all homeowners, families, guests and tenants at LAKEVIEW.
- 1.2 The purpose of these rules and regulations is to assure that LAKEVIEW remains a residential community where residents and guests alike can enjoy an attractive and safe environment. The rules and regulations will supplement the Master Deed and the By-Laws and formalize requirements to be observed by property owners and their guests.
- 1.3 The rules and regulations apply to property owners, tenants/renters, contractors and their employees and all other business people who are at LAKEVIEW as described below:
  - 1.3.1 Property owners are those who own units in the community.
  - 1.3.2 Personal guests of property owners and other residents are persons whom property owners/residents personally invite for social purposes would include those visiting in their homes.
  - 1.3.3 Contractors and their employees are those during construction or other work.

**OWNERS ARE RESPONSIBLE FOR THEIR GUESTS, TENANTS AND EMPLOYEES' BEHAVIOR.****2.0 PARKING**

- 2.1 Parking is prohibited on the lawn or anywhere other than on pavement.
- 2.2 Overnight parking of recreational vehicles, campers, boats, trailers and trucks in excess of 3/4 ton capacity is prohibited. Storage of vehicles not belonging to residents is prohibited.
- 2.3 All vehicles driven or parked at LAKEVIEW must be road worthy and have a current valid registration and license tag or may be subject to removal from the property.
- 2.4 All violators will be towed at owner's expense.

**3.0 ANIMALS**

- 3.1 Only household pets are permitted at LAKEVIEW. Their owners are responsible to see that they do not constitute a nuisance.
- 3.2 Household pets will not be penned or chained on property. All pets will be leashed and under control at all times. Excessive barking or noise is prohibited.
- 3.3 Owners are required to immediately remove dog/pet waste at LAKEVIEW.

**4.0 FIREARMS, PELLET GUNS, AIR GUNS, BB GUNS, PAINTBALL GUNS, SLING SHOTS, BOWS AND ARROWS AND FIREWORKS:**

- 4.1 The use of firearms, pellet guns, bb guns, paintball guns, sling shots, bows and arrows or any other weapon is prohibited at LAKEVIEW.
- 4.2 Fireworks are prohibited at LAKEVIEW.

**5.0 CLUTTERED/DIRTY/HAZARDOUS/IN NEED OF REPAIRS**

- 5.1 This includes but is not limited to: broken items, standing water in containers stored outside, tossed cigarette butts, blinds, screens, doors or windows in need of repair or replacement are not allowed at LAKEVIEW. Flammable liquids are to be stored in approved containers.

**6.0 CABLES/SATELLITE DISHES**

- 6.1 Existing cable boxes and satellite dishes are on site and will be used for any new service
- 6.2 Cables and/or wires will not be installed through windows or doors.
- 6.3 Owners are responsible for any roof repair due to a satellite dish installation or removal.

**7.0 TRASH CANS**

- 7.1 Occupants are responsible for removal of cans from roadside on day of trash pickup

**8.0 MISCELLANEOUS RULES**

- 8.1 Owners, residents and guests may not hang beach towels, bathing suits, etc., or leave other items on any surface at the front of the unit. This practice creates an unsightly nuisance and is not in keeping with the wishes of owners and guests.
- 8.2 Exterior burning of any debris, not limited to trash, scrap lumber, debris, etc., is prohibited.
- 8.3 Any loud noise, boisterous behavior creating a disturbance is prohibited. Continuing such a behavior after being warned to cease and desist may be the cause for arrest as well as imposition of administration sanctions including the possibility of being prohibited to come on site.
- 8.4 All residents shall have all household garbage and trash deposited immediately in trash cans. Residents may not deposit garbage/trash anywhere except in trash cans.
- 8.5 No work (remodeling, painting, modifications, etc.) or added construction of any kind shall be done upon exterior walls or upon General or Common Areas unless approval in writing is obtained from the Board of Directors.
- 8.6 It is the responsibility of all owners/residents to report any infractions of these stated rules and regulations to the community manager.
- 8.7 No vehicle repairs will be permitted at LAKEVIEW except for emergency repairs such as a flat tire or dead battery and those that can be accomplished within a closed garage.

**9.0 ENFORCEMENT, PENALTIES and FEES**

- 9.1 Owners are responsibility for the compliance of their tenants and guests with these rules and regulations. Penalties and fines will be imposed against owners for violations.
  - 9.1.1 A warning letter will be issued
  - 9.1.2 Initial fine of \$25.00 if not corrected within 15 days
  - 9.1.3 Second fine of \$50.00 if not corrected within the second 15 days
  - 9.1.4 Subsequent fines of \$100.00 up to \$400.00 every additional 15 days.

APPROVED BY THE LAKEVIEW BOD TO BECOME EFFECTIVE 10/14/16

I certify that the foregoing Rules and Regulations constitute the original Rules and Regulations of Lakeview at Ashborough Horizontal Property Regime, as duly adopted at a meeting of the Board of Directors, held on the 14<sup>th</sup> day of October, 2016, and have executed the Rules and Regulations this 11 day of DECEMBER, 2018.

LAKEVIEW AT ASHBOROUGH  
HORIZONTAL PROPERTY REGIME



Printed Name: Charles Niblock

Its: President

FILED/RECORDED  
DECEMBER 27, 2018  
DORCHESTER COUNTY  
REGISTER OF DEEDS

MARGARET L BAILEY  
DORCHESTER COUNTY  
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\*



Instrument #:	2018031721	Return To:	SIMONS & DEAN
Receipt Number:	57220	Received From:	SIMONS & DEAN
Recorded As:	RESTRICTIONS	Parties:	
Recorded On:	December 27, 2018	Direct-	LAKEVIEW AT ASHBOROUGH HORIZONTAL
Recorded At:	12:03:39 PM	Indirect-	LAKEVIEW AT ASHBOROUGH
Recorded By:	NW		
Book/Page:	RB 11682: 347 - 352		
Total Pages:	6		

\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\*

Recording Fee: \$11.00  
Tax Charge: \$0.00

*Margaret Bailey*

Margaret Bailey - Register of Deeds

