

## *Hamlin Park Covenants and Restrictions Quick Start Guide*

When you moved into Hamlin Park you received a very large document containing your community Covenants and Restrictions. Since this document can be somewhat overwhelming, we are giving you an abbreviated version based on the most common infractions and violations. Please take just a moment to make yourself familiar with these simple guidelines.

1. **Trash cans** should be placed at the curb no sooner than the night before pick-up (Monday) and must be out of sight no later than the evening of the pick-up day (Tuesday). Please note that trash cans must be stored out of sight (i.e. stored either in the garage or at the rear of the unit), and NOT along the sides or fronts of units, on days that there is no pick-up.
2. **Yard debris**, construction waste, household garbage, etc. may not be left at the curb or anywhere in plain sight prior to the evening before scheduled pick-up. No yard debris of any kind is allowed in the common areas.
3. **Boats**. There shall be no outside storage or parking of any boat, watercraft or boat trailer upon any portion of the Development.
4. **Parking**. Only automobiles bearing current license and registration tags, as required pursuant to state law, shall be permitted to be parked on any of the Property except wholly within a garage. **Overnight parking** on the grass, in the street, or on the sidewalk is not permitted. Parking is not permitted on the sidewalk or on the grass at any time.
5. **No construction, modification, alteration**, or improvement of any nature whatsoever, except for interior alterations not affecting the external structure or appearance of any Residence, shall be undertaken on any Lot unless and until a plan of such construction, modification, alteration, or improvement shall have been approved in writing by the Architectural Review Board (ARB).
6. **All pets** must be held or kept leashed or otherwise appropriately restrained at all times they are on the Property, and all owners of pets shall be held strictly responsible to immediately collect and properly dispose of the wastes and litter of their pets. These are not only Hamlin Park HOA restrictions, they are also laws within the Town of Mount Pleasant, and they are punishable with fines.
7. **No sign**, advertisement or notice of any type or nature whatsoever including, without limitations, "For Sale" and "For Lease" signs, shall be erected or displayed upon any Lot, Residence, the Common Property, Automobiles or from any window, unless express prior written approval of its

size, shape, content, appearance and location has been obtained from the ARB, which approval may be withheld for any reason, and the ARB may, in its sole discretion, prohibit all signs.

8. **All antennae, satellites dishes** and other receptor devices to be installed on the Property shall be no larger than thirty (30") inches in diameter and twelve (12') feet in height. All such devices shall be placed in the rear of any Lot so as to not be visible from the road. Devices may be placed in the yard or on the rear deck, but are not permitted to be attached to the building or roof of the Unit. In addition, Owners shall endeavor to assure that the location of such devices is screened to the extent possible from the view of others. Owners are expected to remove any non-operational satellite dishes, or dishes no longer in use, in a timely fashion.

9. **Back of home maintenance** should be treated with equal importance as the front of the home. Trash cans should be stored neatly under the deck. Backyard spaces are not to be treated as storage areas for extra furniture, non-operating grills, gardening supplies, etc. Owner-installed vegetation should be maintained and groomed as consistently as the entire Property is maintained.

10. **Erosion** is solely the responsibility of the homeowner. Downspouts should be buried underground in such a way that water flows away from the opening of the downspout. Erosion incurred from downspouts is subject to fines and repairs by the homeowner.

11. **Dumpsters** for construction waste management are not allowed unless previously approved by the Board. If approved, dumpsters may only be allowed in front of the unit during the time period agreed upon. Dumpsters left past the time of agreement are subject to fines. Any damages to driveway grass strips, driveway, or other areas of the property are the responsibility of the owner to repair.

We encourage voluntary compliance and we hope that everyone will observe the rules and guidelines that are in place. The Covenants and Restrictions exist to maintain and enhance both property value and quality of life here in Hamlin Park. Should you choose to remain out of compliance with the Covenants and Restrictions, and after written notice is given, you may be assessed a fine. We hope that a first written notice can clear up questions or infractions. If you have any questions or concerns regarding the Covenants and Restrictions, please feel free to contact your management company or one of your Board members. Management and Board member contact information may be found online at [www.adamsprops.com](http://www.adamsprops.com)

Revised April 27, 2017 by the Hamlin Park BOD