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Misc/Amend

Michael Miller, Register
Charleston County, SC

MAKER:

RIVERLAND PARK HOA

RECIPIENT:

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Amendment 003
Covenants, Conditions, Restrictions and Easement
For Riverland Park
Original Book 0325 *Page 226*
Recorded Book 2/13/18; 0698 *Page 463*

Article VI
Exterior Maintenance Guidelines

Effective with the recording of this amendment by the County of Charleston, Riverland Park hereby incorporates the following guidelines as part of its homeowner maintenance requirements.

1) LAWN and GARDEN MAINTENANCE

- a) Lawn areas must be mowed and edged regularly. Grass cannot encroach or extend over permanent surfacing such as driveways, curbs and sidewalks. To facilitate this the BoD has arranged with the current landscaping service to edge all curb and sidewalks. The HOA will be notified if this service is revised.
- b) Lawn areas adjacent to driveways, curbs, and sidewalks must be free of encroachment growth of lawn grass or other vegetation growth.
- c) Lawns must be reasonably uniform in appearance and during the months of March through November (growing season) be predominantly green in color. Dead or unsightly spots must be appropriately treated or sodded.
- d) Grass clippings and all other lawn debris must be swept off of all adjacent sidewalks, driveway, and street. Further, dead vegetation must be disposed.
- e) Garden areas must be maintained to be predominantly free of weeds, and have a fresh appearance by full coverage of pine straw or mulch. This may require mulch or pine straw being laid at least once a year. Mulch must be a shade of black or brown. Red mulch is prohibited.
- f) Plants, hedges, trees, and shrubs must be pruned if necessary to provide an appropriate appearance.
- g) Any dead plant, tree, or shrub must be removed and replaced if applicable. Homeowners are to request approval of the BoD if they do not wish to replace specific plants, trees or shrubs.
- h) Yards must be kept neat and uncluttered. Daily activities are allowed but are to be cleared at the end of each day. This does not include sandboxes and other children's toys in the back of one's house or within a fenced in enclosure.
- i) Items a-h are not exhaustive. The BoD reserves the right to notify homeowners if one's general lawn or garden maintenance is not adequate, however the notice will be specific to the remedy required.

2) STRUCTURE

- a) House exteriors and other structures must be kept in a clean condition; free of mold, soot, resin, dirt, etc. This includes sidewalks and driveways on one's lot.

- b) All peeling, chipping, cracking, or splitting surfaces must be cleaned, repaired and or restored to original condition. This includes windows, screens, gutters and or any other attachment to the house.
- c) All painted surfaces must be kept in clean condition, uniform in color, and if needed restored to original condition. NOTE: Any homeowner must obtain approval from the BoD to paint their house a different color.
- d) All trim must remain white. There will be no exceptions.
- e) All vertical stair risers must remain white.
- f) Homeowners may stain horizontal wood porches or stairs an appropriate wood color. It is recommended that homeowners get BoD approval before staining horizontal wood surfaces anything other than natural. Otherwise the risk is having to have the surface power washed clean.
- g) All doors must remain "Forest Black."
- h) Homeowners must request and obtain approval to put in storm doors.
- i) Homeowners must request and obtain approval to erect any fence in any place upon their lot. Once erected the fence must be kept clean and maintained in good condition. General weathering to natural wood fences is permitted, however any warped, split, missing or cracked boards must be replaced.
- j) Light fixtures on the house or in the yard must be kept clean and free of debris. Any broken glass must be replaced.

3) MISCELLANEOUS

- a) Exterior decorative objects in the front of the home, including the porch is limited to 10 objects. This includes plants in pots and statuary. It does not include porch chairs or tables. Appropriate porch furniture must be used.
- b) Temporary holiday or event décor is exempt from item a. However, the erection and taking down must be appropriate to the timing of the event.
- c) Yard flags are limited to two (2). They must be within an existing garden and no bigger than 2' x 3' in size. They may not be considered inappropriate or vulgar in nature.
- d) Houses may fly one (1) flag. It may not be larger than 3' x 6' in size. It may fly from an appropriate sized pole attached to the first story of the house on the porch columns or porch rails. No flag poles of any kind maybe erected on the property. It may not be considered inappropriate or vulgar in nature.
- e) Temporary basketball hoops or other similar structures may not be used in the street or common property at any time.
- f) Marking the street with permanent marker or paint is prohibited.
- g) Trash and recycle bins if stored outside must be kept in the rear of the property against the house. They may not be stored on the side of the house within a direct sight line from Pentland or Riverland. If an owner has a fence the trash and recycle bins at a minimum must be kept within the fence enclosure.
- h) Clothes lines are not permitted for use at any time.
- i) Mailboxes must be maintained and in good repair. Please obtain specs from the Board for the approved mailbox paint color and numbers. Mailboxes must be maintained uniformly throughout the HOA.

- j) Window treatments visible from the street must be traditional window coverings eg blinds, shutters or white backed curtains. Towels, non-white backed tapestries or similar materials may not be used as visible window coverings.

4) NOTICE AND ENFORCEMENT

- a) First in writing notice will be via email accomplishing the requirement to provide notice in writing.
- b) Second notice will be by U.S. mail if after 5 days there is no response.
- c) Per Article IX as cited at the top of this document the BoD will proceed with all authorized timeframes and measures to enforce the guidelines.
- d) Per Article IX as cited at the top of this document the BoD will proceed with all authorized timeframes and measures to enforce the guidelines.
- e) Article IX sets forth the process of notice, enforcement, and authority of the BoD to assess a fine of not more than \$50 per violation per day for first time violators, and up to \$100 per day for repeated violations. The BoD has the authority to collect these fines and if necessary the BoD on behalf of the HOA will put a lien on the property and or engage a collection agency. This has been done effectively with one former owner.

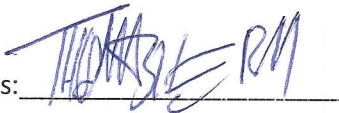
Signed: _____



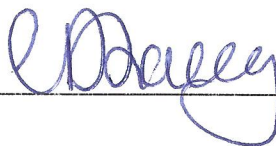
1/9/19

Aaron Michael Gottlieb, Treasurer, Riverland Park HOA Board Member

Witness: _____



Witness: _____



STATE OF SOUTH CAROLINA)

) ACKNOWLEDGMENT

COUNTY OF Charleston)

The foregoing instrument was acknowledged before me by Aaron Michael Gottlieb, Riverland Park HOA Treasurer/Board Member.

SWORN to before me this 9 day of January, ^{2019 EL}~~2018~~.


Notary Public for South Carolina

My commission expires: 09/22/2027

