

COMMUNITY RULES

2. Community Rules

In accordance with the Crosswinds Declaration of Covenants, the POA Board of Directors has the authority to establish reasonable rules and regulations concerning the use of Lots, Dwellings, Easement Areas, Open Space, Common Property and facilities located thereon. This summary provides an overview of the Association Rules as per the Crosswinds Declaration of Covenants, and the Crosswinds Architecture Review Board Policies, Procedures and Guidelines. It is not intended to replace these documents or to be a complete listing of all regulations.

2.1 Garages/Driveways/Entry Elements

- a. Parking is permitted on driveways and in garages only. No on street parking except in the case of occasional gatherings at a home in which case the time is not to exceed 4 hours.
- b. Boats, trailers, recreational vehicles and similar vehicles shall be stored in an enclosed garage and not be exposed to view.
- c. Reflectors of any type shall not be permitted.
- d. No elements, other than mailboxes, shall be located in the easement between the curb and the property line.

2.2 Guest Parking

Guests shall park in the driveway of the home they are visiting. In cases where the number of cars exceeds the capacity of the owner's driveway, any excess cars shall be parked in available guest parking spaces only. Overnight parking is not permitted in the guest parking spaces unless the home being visited does not have room to accommodate guests. If a property owner is having a large gathering, temporary parking on the street for up to 4 hours is permitted.

2.3 Fences

Fences, in general, are discouraged. Because of the style of the neighborhood, fences will be considered for privacy issues i.e. courtyards, patios. The use of "Living Fence Structures" is acceptable. Under no circumstance shall fencing be considered for pet containment. Pool fences are covered in paragraph 2.5 Pools of this section.

2.4 Antennas/Satellite Dishes and Accessory Structures

Satellite dishes, which do not exceed 1 meter in diameter or height, may be erected and maintained on the property with ARB approval. Care should be taken to provide adequate screening if on the ground. An FCC ruling covers what is allowed. The full ruling can be found

at <https://www.fcc.gov/consumers/guides/installing-consumer-owned-antennas-and-satellite-dishes>.

Excerpts from the FCC ruling allow the following:

- a. A dish antenna one meter or less in diameter (or any size dish if located in Alaska) that is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite including a hub or relay antenna used to receive or transmit fixed wireless services that are not classified as telecommunications services.
- b. An antenna that is one meter or less in diameter and is designed to receive video programming services via broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other than via satellite, including a hub or relay antenna used to receive or transmit fixed wireless services that are not classified as telecommunication services.
- c. An antenna that is designed to receive local television broadcast signals.

Other than the above, no antenna, radio receiver, transmitter, or other similar device shall be attached or installed on the exterior of any residence or land area within Crosswinds.

2.5 Pools

Any pool installation shall be approved by the ARB.

- a. Pool equipment shall be placed inside an approved service yard or other enclosure.
- b. The top of the pool or pool deck shall not be over 36 inches above finished grade and shall be integrated into the landscaping plan approved by the ARB.
- c. Backwash shall not be discharged into the sanitary sewer system, storm water sewer system, or the marsh and shall be contained on the lot.
- d. Significant landscaping shall be required around pools and pool decks to screen adjacent properties.
- e. Pools shall be located within the normal setback lines for all lots.
- f. If a pool fence is approved, it shall be constructed from a substantial material such as heavy gauge anodized aluminum or painted wrought iron. All pool fences shall be installed in the immediate area of the pool in conformance with the

normal setback requirements. All pools fences will be evaluated on a case-by-case basis.

2.6 Landscaping

All improvements, including landscaping in street rights-of-way, shall be approved by the ARB.

- a. Grass (sod) is to be established in the area between the front (and side, if applicable) property line and the edge of the street pavement. The lot is to have a finished look to the street's edge as well as the side and rear property lines. Ground cover may be considered in cases where the amount of shade prevents grass from growing.
- b. No tree with a trunk diameter measuring 4 inches or more at a height/distance of 4 feet above ground level shall be removed, or effectively removed through damage, without written approval of the ARB.
- c. Planting, other than grass, shall not be allowed outside the property owner's property line.
- d. The cutting or trimming of any vegetation outside of an Owner's property line shall be prohibited.
- e. Sod areas and shrubs shall be watered by an underground irrigation system. Irrigation shall be set to run on the days approved by the Town of Hilton Head and each irrigation system shall have a rain sensor to prevent irrigation from running when it is raining or we have had sufficient rain. .
- f. Motion activated sprinklers are prohibited.
- g. Every property owner shall prevent the development of any unclean, unsightly or unkept conditions of building or yards, which reduces the beauty of the neighborhood as a whole. All formal landscaped beds shall be mulched and maintained. All lawn areas shall be mowed on a regular basis. In natural areas, weed growth shall be controlled, trees pruned, and vines and yard debris removed.
- h. Rock or crushed rock as a predominant mulch shall not be permitted.
- i. Any proposed changes or additions in landscaping such as fences, fountains, lighting, game structures, pole-supported feeders/bird houses, drives, walkways, landscape structures and statuaries shall be approved by the ARB.

- j. All landscape accessory structures such as birdhouses, statues, flagpoles, lampposts, etc. shall be within the applicable setbacks and shall be approved by the ARB. Name and house number signs in the yard shall be prohibited.
- k. All outdoor play equipment shall be nature blending in color. In most cases any outdoor play equipment shall be confined to the back yard. Any outdoor play equipment shall be placed only with approval of the ARB. Any outdoor play equipment of a temporary nature placed in the driveway, such as soccer nets and basketball hoops shall be portable.
- l. No tool sheds, doghouses, or exposed clotheslines shall be permitted.

2.7 Landscaping Maintenance

- a. No weeds, underbrush or other unsightly vegetation shall be permitted to grow or remain upon any lot, and no refuse pile or unsightly objects shall be allowed to be placed or remain on property.
- b. Undeveloped lots that are primarily grass shall be mowed on a regular basis. The community POA shall arrange for treed lots to be bush hogged quarterly and bill the property owner.
- c. All properties and all portions of the property and any improvements placed thereon shall at all times be maintained in a neat, attractive and orderly manner, including maintenance of grass, plants, plant beds, trees, turf, proper irrigation and lake/conservancy/water/marsh maintenance.
- d. In order to implement effective control, the POA has the right to enter upon any property or undeveloped lot to mow, prune, remove, clear or cut underbrush, weeds or other unsightly growth and trash, which in the opinion of the ARB detracts from the overall beauty and safety of the Property. All expenses incurred in such corrective action shall be the responsibility of the respective Owner.
- e. Property owners shall be responsible for providing landscaping and maintenance between property lines and the roadway.
- f. Dumping or blowing lawn and yard debris into community lagoons, marshes, Broad Creek, vacant lots, common areas or roadways is prohibited. Property owners who hire independent landscapers are responsible for compliance of these rules.

2.8 Mail Box and House Numbers

- a. House numbers shall be three (3) inches in height and white in color and shall be part of the approved mailbox assembly, any part of which can be purchased from a local supplier (Hilton Head Signs). House numbers shall not be painted on the curb. Mailbox posts shall be maintained and painted when necessary by paint the community keeps for such purposes.
- b. All homes shall display their correct physical address on the building.

2.9 Illegal Dumping and Burning

Dumping or burning of debris shall be prohibited within Crosswinds.

2.10 Signs

- a. No commercial signs or advertising posters of any kind including “for rent”, “for sale”, “yard sale”, “keep out” and other similar signs, shall be erected or maintained on property without written permission of the ARB, or except as may be required by legal proceedings. If such permission is granted, the ARB reserves the right to restrict size, color and content of sign.
- b. During construction, no signs other than the approved homeowner, contractor and architect signs shall be placed on a property.

2.11 Traffic Laws/Parking

- a. No privately owned property or common areas may be used for parking without the written approval from the property owner. Proof of this approval shall be provided to the ARB prior to commencement of any construction.
- b. Posted speed limits and safe driving practices will be strictly enforced.
- c. No parking shall be permitted on the street at any time. If a property owner is having a large gathering, temporary parking on the street for up to 4 hours is permitted.
- d. 18 wheeler trucks of any kind are not permitted inside the entrance gates.

2.12 Contractor/Construction Work

- a. Contractor/construction work, both exterior and interior, shall be limited to the hours of 7:30 AM to 6:00 PM Monday through Friday and 9:00 AM to 5:00 PM on Saturday only. No work shall be permitted outside of these hours or on

Sunday, New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Friday following, and Christmas Day unless there is an emergency.

- b. Workers shall not be permitted to use any Crosswinds facilities except for restrooms in the pool area.
- c. Workers shall not be permitted to fish in any lagoon or from any dock within Crosswinds.
- d. The possession and/or consumption of alcohol or drugs shall be strictly prohibited on Crosswinds property.
- e. Workers shall refrain from using inappropriate language, honking horns and playing loud music within Crosswinds.
- f. Workers shall be prohibited from bringing dogs, cats or others pets to a job site within Crosswinds.
- g. Workers shall be prohibited from bringing children to a job site within Crosswinds.
- h. Workers shall obey all posted speed limits within Crosswinds.
- i. Workers shall not throw litter from windows of vehicles and shall prevent litter on job sites within Crosswinds.

2.13 Temporary Structures

No structure of a temporary character shall be placed upon a lot at any time except during construction of any main building subject to restrictions defined in the covenants.

2.14 Animals

- a. No animals, livestock or poultry of any kind shall be raised, bred, kept or pastured on the property other than household pets kept in any one residence. Excluded from the definition of household pets are those animals such as cows, horses, snakes, swine, goats and fowl all of which are specifically prohibited.
- b. Dog breeds, including, but not limited to, Staffordshire Bull Terriers, Bull Terriers, Pit Terriers, American Pit Bull Terriers, Pure Bred Rottweiler and Chow canines are prohibited.

- c. Notwithstanding anything contained herein to the contrary, not more than four (4) household pets may be maintained on any one lot without the express written approval of the POA.
- d. Homeowners shall pick up after their pets if they relieve themselves on community property. Allowing pets to relieve themselves on private property is prohibited.
- e. Unless on their owner's private property, dogs must be leashed in the neighborhood and not allowed to roam.

2.15 Unsightly Conditions

Homeowner shall prevent the development of any unclean, unsightly or unkempt conditions of buildings or grounds that tend to decrease the beauty of the neighborhood.

2.16 Offensive Activity

- a. No noxious or offensive activity shall be carried on upon property, nor shall anything be done to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood.
- b. The homeowner shall not maintain any plants or devices or thing of any sort whose normal activities or existence is in any way noxious, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of the other property in the neighborhood.
- c. No boats, boat trailers, camper trailers, recreational vehicles, trucks, motorcycles or utility trailers may be maintained on the property without prior written approval of the ARB unless garaged at all times. The term "truck" refers to those vehicles of various sizes and designs for transporting goods, moving heavy articles, or hauling quantities of cargo and which are used in a trade or business in which the truck is used because of its commercial capabilities or identification of a commercial enterprise on the exterior of the vehicle.

2.17 Interval Ownership and Short Term Rentals

- a. No time sharing or other forms of interval ownership shall be permitted.
- b. No rentals under one (1) year shall be permitted.

2.18 Docks, Landings and Boat-slips

No docks, landing, boat-slips or similar structures (other than the common community dock) may be constructed or placed on the Property or any lot or any marsh or waterway adjacent to any lot.

2.19 Topography and Vegetation

Topographic and vegetation characteristics of a lot shall not be altered by removal, reduction, cutting, excavation, fill or any other means without the prior written approval of the ARB.

2.20 Insect, Pest and Fire Control

To implement effective insect, pest and fire control, the POA has the right to enter any lot on which a building or structure has not been constructed and upon which no landscaping plan has been implemented for the purpose of mowing, removing, clearing, cutting or pruning underbrush, weeds or other unsightly growth, removing trash, draining standing water or dispensing pesticides. Any costs associated with remediation will be paid by the respective homeowner.

2.21 Mitigation Wetlands

No filling, grading, mowing or other disturbance of any kind whatsoever shall be permitted in any area within the property designated as “mitigation wetlands”.

2.22 Commercial Trash Pickup

Curbside trash pickup shall not be allowed. Trash haulers shall be notified by the property owner that trash is required to be picked up from the service yard.

2.23 Community Swimming Pool Rules

The swimming pool rules are posted at the pool.

- a. There should be no solo swimming.
- b. There should be no running, boisterous or rough play.
- c. No person under the influence of alcohol or drugs should use the pool.
- d. There should be no spitting or blowing nose in pool.
- e. Persons with diarrheal illness or nausea should not enter the pool.
- f. Persons with skin, eye, ear or respiratory infections should not enter the pool.
- g. Persons with open lesions or wounds should not enter the pool.
- h. No animals or pets allowed in the pool enclosure or the pool.
- i. No glass allowed in the pool or on the deck.

- j. No children under the age of 16 shall be allowed in the pool enclosure or pool without adult supervision.
- k. Showering before entering the pool is recommended.
- l. The community pool is open daily from sunrise to sunset during the open season.

2.24 Garage Sales

Any garage sale must be approved by the Board of Directors in advance. The Board will consider requests from any owner in good financial standing with the Association. Homes will be limited to one sale per year, and must be scheduled only on Saturday mornings between the hours of 8:00 am and noon.

2.25 Exterior Lighting

Exterior lighting shall be installed so that neighboring properties and street traffic are not affected by the glare.

- a. Walkway, driveway and lamppost lighting shall be located a minimum of 20 feet from the street curb line. In addition, the property owner is advised that all elements including lampposts that are installed in the utility easement are installed at the property owner's risk.
- b. Surface mounted floodlights shall not be permitted.
- c. Landscape lighting shall be subdued (low voltage and low wattage).
- d. Night lighting for walkway, driveway and steps illumination sources, shall be subdued (low wattage), directed downward and where possible should be concealed into steps, walls, bollards, handrails or landscape to avoid direct view of light sources. Driveway and walkway lighting shall be of the type that is located close to the ground.
- e. **COLORED LIGHTING SHALL NOT BE ALLOWED** for landscape lighting.
- f. Exterior lighting, including front/rear entry, service yards or other exterior wall mounted fixtures shall contain lighting elements of 75 watts or less.

2.26 Propane Tanks

- a. Large propane tanks shall be buried underground and located no closer than 5 feet to the property line.

- b. Smaller propane tanks and 100 lb. exchange units, may be installed above ground but shall be hidden from view by enclosures built within the required setbacks.
- c. All propane tank installations shall comply with the current NFPA documents administered by the State Fire Marshall.

2.27 Roofs

- a. Architectural roofing materials shall be approved by the ARB.
- b. Fiberglass shingles chosen shall be colors and configurations that do not call attention to the roof. They shall also be a minimum of 300 lb. and a 30 year warranty is recommended.
- c. Metal roofs are allowed.
- d. Skylights shall not be visible on the street side elevation.
- e. Solar panels shall be permitted, but a plan must be submitted to the ARB for approval.

2.28 Exterior Storm/Hurricane Shutters

All requests for storm shutters shall be reviewed by the ARB. Approved storm shutters or other exterior hurricane protective measures may only be installed when the community is under a hurricane watch or warning or when notified by the Crosswinds POA. Storm shutters must be removed after the storm has passed or within two (2) weeks after reentry to the neighborhood is authorized.

2.29 Drainage Management on Properties

All property owners shall ensure that there is proper drainage management on their property to manage water from guttering and storm runoff so that it is contained on their own property and not allowed to flow onto neighboring properties under normal circumstances.

2.30 Periodic Neighborhood Inspections

In order to support the integrity, beauty and property values of all residents, a neighborhood inspection will be conducted by the property management company at least twice a year. Any property owner receiving a notification of item(s) that need remediation will be given 30 days to remediate. If further time is required, the property owner shall notify the property management company and give them an approximate time line for remediation. If the property management company does not hear from the homeowner within the 30 day period or the items listed in their

notice have not been remediated, fines will be assessed in accordance with the fine table under Paragraph 3 of this section. Notification of deficiencies may be appealed to the Property Owner's Association Board by sending an email to the property management company notifying them an appeal is being made. Please refer to the Crosswinds Covenants, Section 10.3 Procedure for details. If no appeal is made and there is no remediation of the violation, the violation shall be abated or removed by Crosswinds POA at the expense of the owner as stated in Crosswinds Covenants, Section 3.11 Right of Entry, if necessary.

2.31 Bulkheads

- a. The location shall have a current written approval by the DHEC Office of Ocean and Coastal Resource Management (OCRM).
- b. Bulkheads must be wood construction and be of the same design specifications as the bulkhead built behind 45 Crosswinds Dr.
- c. Plans shall be submitted that include design drawings showing an elevation as viewed from the water side and a site plan location drawing.

2.32 Exterior Paint Colors

Neutral colors shall be used to paint the exterior of homes. Subdued shades of white, cream, beige, tan, and gray are acceptable. Darker accent colors may be used on shutters and doors.

3. Fines for Homeowner Offenses

In order to support the integrity, beauty and property values of all residents, the table below was developed and lists offenses where fines can be assessed to homeowners for non-compliance.

Table 1 - Examples of Homeowner Offenses

Failure to remediate items 30 days after being identified during neighborhood inspections will result in a fine of \$100 for each week of non-compliance.	\$100.00 Minimum
Any work or changes to home exterior without submitting the proper paperwork and obtaining ARB approval.	\$200.00 Minimum
Having scheduled contractors work outside of community work hours unless it is for an emergency.	\$100.00 Minimum
Unauthorized removal of trees with a trunk greater than 4".	\$500.00 Minimum
Removal of more than 25% of landscape or adding hardscape or structures on property without submitting the proper paperwork and obtaining ARB approval.	\$200.00 Minimum
Dumping or blowing yard debris into community lagoons, marsh, Broad Creek, vacant lots, roadways or common areas.	\$250.00 Minimum
Not picking up after your pet on community property or allowing your pet to relieve itself on private property.	\$100.00 Minimum
Failure to maintain yard and planting beds. The fine will continue to be assessed weekly for each week of non-compliance.	\$100.00 Minimum
Storing boats, trailers, 2 wheeled motorized vehicles, golf carts, recreational vehicles or work vehicles with signage outside of a garage. The fine will continue to be assessed weekly for each week of non-compliance.	\$200.00 Minimum per vehicle
Other offenses deemed to be offensive pursuant to Section 3.6 Offensive Activity of the covenants.	\$100.00 Minimum

Homeowners will be notified of any fines by email and U.S. Mail and if no response is received within 10 days, the management company will contact the homeowner by telephone.

Please see Article X: Rules and Regulations and Enforcement Generally, Section 10.3 Procedure on pages 23 and 24 of the Covenants for the procedure for assessing and appealing fines.