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BEAUFORT COUNTY SC - ROD  
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**Lake Estates HPR**  
**Rules and Regulations**  
**August 1, 2020**

## **Lake Estates Horizontal Property Regime Rules and Regulations**

Lake Estates Rules and Regulations - Revised 8/1/20:

### **Landscaping**

1. The irrigation system servicing our community is easily damaged by shovels and other items that penetrate the soil, particularly in the mulched landscaped areas. Please do not engage in any activity that may damage the irrigation system.
2. Landscape lighting additions are not permitted. Only community-wide lighting modifications approved by the Hampton Lake ARB & the Lake Estates Board will be allowed.
3. To maintain consistency throughout our common areas, homeowners are not allowed to plant anything or place any potted plants in the straw/mulched landscaped areas around the units.

### **Exterior enhancement:**

1. The exterior of the buildings may not be modified or penetrated to attach flag poles or other displays.
2. Each unit is permitted a maximum of two (2) potted plants in the courtyard at the front doors. All planters must be decorative containers in a color that blends in with the building. Containers should not exceed 32" high by 18" in width and the tops of plants should not exceed five (5) feet above the pavers to avoid covering unit numbers. Plantings are limited to greenery and/or flowers. All plants should be maintained by the homeowner so that they are healthy, watered and not unsightly or encroach in the common walkway.
3. Potted plants in the garage area are restricted to no more than three (3), one-pot between the garage doors and another at the outdoor water faucet on either side of the garage doors. All planters must be decorative containers in a color that blends in with the building. Containers should not exceed 32" high by 18" in width and tops of plants should not exceed five (5) feet from pavers. Plantings are limited to greenery, flowers and herbs. Consistent with Hampton Lake Rules and Regulations vegetables and fruits plants are not permitted if visible from the street. All plants should be maintained by the homeowner so that they are healthy, watered and not unsightly or encroach in the

common walkway. Garden hose containers at outdoor faucet replace one potted plant in garage areas, see #4 below.

4. Garden hoses, if left outside of the garage, must be kept in a container designed for hose storage and located at the outdoor water faucet.
5. Birdbaths and bird feeders are not allowed.
6. Wind chimes are not allowed.
7. No outdoor furniture is permitted, except furniture in place on August 1, 2020.
8. Statuaries or decorative outdoor objects are only permitted at the front doors and garage area. No statuary or decorative outside objects may be placed in the mulched landscape areas or any other common area. Statuary placed at the front doors or in garage area must not exceed 32" high by 18" wide. Statuary placed at the front door replaces one of the allowable potted plants and statuary placed in the garage area replaces either a potted plant or a garden hose container.
9. American flag not to exceed 12" x 15", maybe displayed at front door area, garage area or in one front window at any time. Avoid displaying flags on any type of stand that may damage the irrigation system (reference #1 above this section).
10. Consistent with Hampton Lake Rules and Regulations, holiday decorations of garland, lights and wreaths may be displayed from Thanksgiving until 3 weeks after Christmas.
11. No signs may be posted in the windows, on doors or on building other than warning signs of alarm services, special medical notifications, and open houses. Request to display signs in support of a community or national events may be submitted to the Board for review.

**Pets (existing regulations are well defined within Hampton Lake regulations) and include the following:**

1. All pets must always be on a leash or under the homeowner's control while outside. Cats and dogs are not permitted to roam in the community at any time.
2. Cleaning up after your cat or dog is extremely important. Allowing pets to defecate on common or private property without removing it is not permitted.

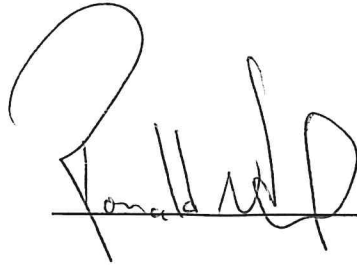
3. Incessant annoying pet noises, i.e. barking, should be monitored and avoided as best as possible.

**Miscellaneous:**

1. Owners shall not cause or permit any disturbing noises or objectionable odors to be produced upon or emulate from their residences. Sound events from audio/visual and other equipment should be controlled so as not to be annoying or offensive to neighbors.
2. Enforcement of Rules and Regulations rests with the Board and/or their Property Manager. Homeowners charged with violations will be given 15 days to remedy and may appeal in person to the board. Fines will be imposed at the rate of \$50 per day per occurrence for violations until resolved.
3. Rules and Regulations will be amended from time to time at the discretion of the Board. Changes will be communicated to homeowners ten (10) days before the effective date.
4. Trash cans and Recycle bins may not be put out at the curb before five (5) pm on the day before pick up and must be stored by midnight day of pickup.
5. Consistent with the Master Deed, Article XVII, no overnight parking, or parking for more than 3 consecutive hours is permitted in the driveway. Violators may be fined
6. Service trucks must park in the street unless the truck is needed to perform specific tasks. If the service truck must be parked in the driveway, the vehicle must be parked parallel to the unit garage door to avoid interference with the ingress and egress of neighboring homeowners.
7. As a fire prevention measure for the community, it is recommended that owners coordinate cleaning their dryer exhaust vents annually. Most HVAC service providers offer this service.
8. During the hurricane season from June – November all exterior items (potted plants, doormats) that could become projectiles and items on lanais must be secured during hurricane warnings. Consider moving potted plants, doormats and garden hose containers into the garage Owners traveling for long periods during the season should secure items before departure. For those who choose not to evacuate during a storm, Hampton Lake support groups form via the Next-Door website to provide information and support as required.

Signature Page:

Ronald Lee, President, Lake Estates HPR  
August 18, 2020



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Anne Koenig, Treasurer, Lake Estates HPR  
August 18, 2020



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