



## Arborwood ~ The Willows Community Wide Standards Adopted May 2017

Welcome to – Arborwood ~ The Willows

We hope your home ownership or rental experience within our community is a pleasant one. We value our community very much and therefore have created a brief overview of community standards.

1. ALL rental agreements are for not less than a minimum of one year. Short term / six-month renewal, add on rentals or any types of vacation rentals are not allowed. Copies of the tenants' lease agreement including the names of all occupants must be on file with IMC Resort Services, Inc. Any owner who rents or leases their home are required to contract with a local lawn care service company to perform Owner's lawn care duties and shall provide the Association with proof of such contract within (30) days of renting or leasing.
2. Amenities such as the swimming pool are for the exclusive use of homeowners / homeowner guests. Homeowners not current in their HOA dues, outstanding fines, etc. are prohibited from using the amenities.
3. Parking on the grass is strictly PROHIBITED. Violators will be subject to tow at owner's expense.
4. Landscaping Maintenance. No weeds, underbrush or other unsightly vegetation shall be permitted to grow. The following is to be considered required to be maintained on a regular basis:
  - a) Lawn to be kept mowed, edged and free of weeds. During growing season grass should not exceed 5".
  - b) All plant beds weeded and defined.
  - c) Fresh ground cover, i.e., mulch or pine straw added as needed.
  - d) All bushes and shrubs pruned.
  - e) All leaves must be raked and removed from the property.
  - f) No storage of any miscellaneous items on the sides, front or driveway of home is permitted.
  - g) Power washing of home should be done whenever there are signs of exterior mold or mildew.

**If the same violation(s) are found at any time within a 6-month period of the initial notice, no further courtesy notices will be issued and the violation(s) will result in a fine.**

5. **All exterior changes/additions must have **ARB approval** prior to any work commencing, including but not limited to:**
  - a) Repainting of house and shutters
  - b) Replacement of windows, exterior doors, garage doors
  - c) Roof replacements
  - d) Changes to driveways, patios and walkways
  - e) Satellite dishes (locations)
  - f) Adding on or enclosing a deck
  - g) Sheds
  - h) Addition of exterior trim/adornments
  - i) Significant landscaping revisions
  - j) Fencing (addition/change/painting)
  - k) Solar Panels

**ARC applications may only be submitted by the Owner of Record. Owner's accounts must also be in good standing and the property in full Compliance with the Covenants Conditions and Restriction.**

**Fines will apply for any violation of the ARB guidelines.**

6. Window AC units. Window AC units are permitted for emergency purposes only. An ARC application must be submitted for a short-term installation of window AC unit, which will be presented to the Board for their consideration and decision. If permitted, AC's may only be installed for a period not to exceed 30 days. A portable air conditioner/heater is permitted as long as it is not visible from the exterior of the home at any time.
7. Pets
  - a) Pets **must** be kept on a leash when outside the confinement of your property or under voice command per Beaufort County in accordance with the South Carolina Leash Law and your covenants.
  - b) Persons walking dogs other than on their own property must have in their possession, and must use, a means to clean up and dispose of excrement in a sanitary manner.
  - c) Residents shall adhere to the Beaufort County Animal Code and Arborwood Willows Covenants animal code. Any violation of either will be deemed a violation of the Animal Regulations and fines for such will be imposed.
  - d) Check your covenants for specific regulations pertaining to pets.
8. Trash cans. Trash receptacles can be placed curbside the night before pickup but **MUST** be removed and stored out of view by the day's end of the scheduled pickup.
9. Mailbox Repairs. All residents need to assess the condition of their mailboxes including the newspaper holder and post and arrange to have them repaired if unable to do so yourself. If you need assistance, please contact Trey Flood at 843-384-3997. Trey will be able to assist you in bringing your mailbox back into regulation. Please also assess when mailbox and post are in need of cleaning and or fresh paint.
10. Power Washing

The Board has negotiated preferred rates for residents so if you need assistance contact Brad with South East Landscape at 368-2370.

11. Lagoons

Refrain from polluting the lagoons. Pollution does great damage to the ecosystem in the lagoons. Take some simple steps to **preserve** or protect water bodies without even leaving your own yard. Use fertilizers and lawn chemicals wisely. Don't apply them right before a rain – they will just wash away. Don't throw litter on the ground as all the litter that goes into the lagoons has to come out; which costs us money as an Association. Please secure beach balls, coolers, light weight chairs and other debris that can blow into our lagoons. Please always clean up and dispose of pet waste properly.

12. Feeding Wildlife

No wildlife animals are to be fed, harassed, or otherwise tampered with in Arborwood/ Willows at any time within 200 feet of any pond, lagoon, or other area which is permanently or temporarily inhabited or utilized by ducks or alligators during any portion of the year. Feeding of wildlife can result in damage to property and spreading of disease, as well as overpopulation and safety concerns.

Compliance with the Arborwood ~ The Willows Covenants and Rules & Regulations (CC&R) is a responsibility of all owners. Owners are also responsible for violations by their guests and tenants. Please visit <http://www.imcresortservices.com/properties/ArWillows.htm> for a complete copy of the Covenants. Please also be sure to check message boards for any updates or changes.

The Arborwood ~ The Willows Board of Directors

This information is a simple synopsis of the expected lifestyle at Arborwood ~ The Willows.  
Please refer to the CC&R's for complete information.