

**The Farm at Buckwalter**  
**Community Wide Standards**  
**Adopted September 2022**

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Welcome to The Farm at Buckwalter!

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 six months. Any short-term rentals of less than six months or any types of vacation rentals are not allowed. Copies of the tenant's lease agreement, including the names of all occupants, must be on file with the management company. Fines exceeding \$650 on a rental property will result in the Owner's account being sent to collections and a lien placed on the property. This property will also be subject to the tenant's eviction. The homeowner is responsible for all costs associated with enforcing this requirement.
2. Amenities such as swimming pool, clubhouse, playgrounds, etc. 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. All amenities are to be closed at dusk unless otherwise posted or exclusively renting the clubhouse which is subject to the terms of the rental contract.
3. Pursuant to Section 6.3 of the CC&R's, no commercial business shall be operated or conducted inside The Farm. Further, no business shall be operated or conducted within the amenities provided to include, but not limited to, the playground, clubhouse, pool and parking lots.
4. **Overflow Parking** – All property owners and renters (with valid vehicle registration and lease) in The Farm at Buckwalter must register their vehicles with the management company to receive a valid decal to use overflow parking. The decal will be permanently affixed on the driver's side of the windshield by management and will allow residents **with a valid decal** to park in the designated overflow areas. Vehicles not displaying a proper decal will be removed at owner's expense without warning.

A maximum of 72 consecutive hours only is permitted to park any vehicle in one of the four Farm overflow lots at any time. Vehicle cannot rotate between lots.

5. **Street Parking** - **There is no street parking** on any roadway. Security will place a sticker on any vehicle found to be parked in the street. If they continue, Security will contact management so that a fine can be levied. If after the warning and fine the vehicle is found to be parked in the street again it will be towed at owner's expense. Vehicles are to be kept in your driveway, garage or in the designated overflow areas with proper resident decal and subject to time limitations.
6. Parking on the grass is strictly PROHIBITED. Violators will be subject to tow at owner's expense. Vehicular parking outside of permitted parking areas (garages, driveways, designated parking spaces, overflow lots) is prohibited. Violators will be subject to tow at owner's expense.
7. Boats will be allowed within the driveway for a maximum of 8 hours. All boats must be attached to a vehicle hitch while not in the garage. No boats, boat trailers, campers, utility trailer of any kind may be permitted on the property unless garaged by the owner.

- 8. Commercial Vehicles** – No commercial vehicle is allowed in any of the overflow parking lots. It may be kept in the homeowner’s driveway or garage, but must be of a size that would fit in a standard garage and is kept in a clean, well-maintained, orderly fashion so as not to be unsightly. Larger commercial vehicles (tractor trailer, lift bucket, etc.) are prohibited on property.

Commercial vehicles are defined as any of the following:

- has a commercial license plate;
- any vehicle with tonnage in excess of one (1) ton that may or may not have advertising signage;
- is owned by a company or corporation;
- has commercial or advertising signage;
- is designated, used or maintained primarily for the transportation of property incident to a business;
- is used for the purpose of transporting persons for hire;
- has ladder or other equipment racks.

Moving trucks/vans or POD storage units may be parked in the homeowner’s driveway for a maximum of five (5) days. Notice to the management company is required before it arrives.

- 9.** All street traffic signs must be obeyed. The speed limit within The Farm at Buckwalter is 20 MPH and 10 MPH within Gardners Circle and Gardners Lane. State tickets will be issued to violators of any posted traffic sign within the community.

- 10. Golf Carts** – Pursuant to South Carolina Law, golf carts may be driven on the street of the community only by licensed drivers 16 years of age or older. That means that it is illegal for young children or unlicensed drivers to drive a golf cart, even if you are seated next to the child; they still cannot drive. Golf carts must be insured, permitted, and registered with SCDMV. In South Carolina, you can only drive a golf cart during DAYLIGHT hours. Golf carts are subject to the same laws as normal motor vehicles on the road. Carts are to be stored in the homeowner’s garage when not in use.

- 11. Community Code of Conduct** – The following outlines the Code of Conduct that shall be adhered to within the community. Failure to do so will result in disciplinary action to include fines and/or suspension of privileges. All comments and complaints shall be directed to the management company in writing.

- Homeowners are responsible for the behavior of their occupants and guests. Occupants and guests will be held to the same standard of conduct as set forth for homeowners as outlined in governing documents.
- Homeowners will be held financially responsible for any damage to Association property caused by the homeowner, and/or the homeowners’ occupants or guests.
- Homeowners, occupants and guests shall conduct themselves so as not to jeopardize or interfere with the safety, rights and privileges of others.
- Homeowners, occupants and guests shall refrain from loud, profane or indecent language, racial slurs or derogatory remarks and shall not accost another individual.
- Homeowners shall not interfere verbally, physically or via email with management of the Association by any Association Director, management company, contractor or vendor.
- Offensive, vulgar or threatening language shall not be permitted at any Association Meeting nor directed toward the Association’s Management Agent.
- Homeowners, occupants and guests are prohibited from profiting financially, or by any other means, using the Association facilities.
- Upon review of any submitted written complaint, the Board of Directors’ determination and judgment shall be final and binding.

**12. Landscaping & Maintenance** – No weeds, underbrush or other unsightly vegetation shall be permitted to grow. The following is to be considered required to be maintained by all homeowners to the roadway 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 trees, bushes and shrubs pruned.
- e) All leaves must be raked and removed from the property. No leaves or debris may be blown into the street or drainage areas.
- f) No storage of any miscellaneous items on the sides, front or driveway of home is permitted.
- g) Power washing of home, driveway and fencing should be done whenever there are signs of mold, mildew or staining.

**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.**

**13.** All exterior alterations/changes/additions must have **ARB approval** prior to beginning a project, including, but not limited to:

- a) Repainting of house, doors and shutters
- b) Replacement or addition to house exterior and/or façade (siding, brick, etc.)
- c) Replacement or addition of windows, exterior doors, garage doors
- d) Roof repair or replacement
- e) Changes to driveway, patios and walkways
- f) Satellite dishes (locations)
- g) Adding on or enclosing a deck
- h) Sheds
- i) Addition of exterior trim/adornments
- j) Significant landscaping revisions
- k) Fencing (addition/change)

**ARC applications can only be submitted by the Owner of Record. Owner’s account must also be in good standing. ARC projects commenced without properly completed and submitted ARC application and receipt of approval will be subject to fines.**

**14. Pets**

- a) Pets **must** be kept on a leash when outside the confinement of your property.
- 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 The Farm Covenants animal code. Any violation of either will be deemed a violation of the Animal Regulations and fines for such will be imposed.

- 15. Lagoon Fishing** – Fishing in lagoons is permitted by homeowners and their guests on a catch and release basis only. Pursuant to South Carolina Law, at no time is anyone allowed to harass lagoon wildlife, particularly alligators. Violators are subject to fines and jail time. Lagoon access is from common areas only. Private property is directly adjacent to these common areas, so be mindful not to encroach on your neighbor's property while accessing lagoons or fishing. No vehicle parking is allowed on the grass/street to access lagoons.
- 16. 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.
- 17. Mailbox Repairs** – All residents need to assess the condition of their mailboxes including the newspaper holder and post and arrange to have them repaired, cleaned and/or re-painted. No ARC application needed.
- 18. Community Meetings** – The recording (audio, video, live streaming) of any community meeting is strictly prohibited. Recording of any meeting without consent of all participants to the recording could be in violation of the criminal laws of the state of South Carolina and therefore are restricted within The Farm.

Compliance with The Farm at Buckwalter's Covenants, Conditions and Restrictions, By-Laws, ARC Guidelines, Pool Rules and Regulations, Policy for Homeowners Participation at Meetings and Community Wide Standards is a responsibility of all homeowners. Owners are also responsible for violations by their guests and tenants.

Please visit [www.imchhi.com/the-farm-at-buckwalter](http://www.imchhi.com/the-farm-at-buckwalter) for a copy of the full printout of your governing documents. Please also be sure to check message boards for any updates or changes.

The Farm Board of Directors