

PLANTATION GREENE RULES AND REGULATIONS

A. General Considerations

1. Speed Limit. The speed limit within Plantation Green is posted.
2. Nuisances. Any noise or other nuisance that may unreasonably interfere with the peace and quiet of other residents is not permitted.
3. Absent Owners. Owners absenting themselves remain responsible for adherence to the Rules and Regulations, and for making arrangements to receive mail, including written notices from the Board of Directors or Property Manager, during their absence.
4. Commercial Enterprise. No business or business activity shall be carried on or upon any lot at any time except with the written approval of the Board. Home offices may be maintained in dwellings so long as such use is incidental to the primary residential use of the dwelling.
5. Firearms. Discharging of firearms of any kind is prohibited within the subdivision. No hunting or shooting is permitted.
6. Signs. No signs may be placed on the common property. However, a single “for sale / for rent” sign may be placed in front of any residence. One small security sign (no larger than 6” x 6”) per residence is permitted to be placed within the confines of a flower bed. Signs announcing neighborhood events will be permitted, with the approval of the Board of Directors, provided they will be removed immediately following such event.
7. Trash Cans. Shall be concealed from view of neighboring lots and streets. In addition, all cans must be put away within twenty-four (24) hours of trash pickup. Trash day depends on the side of community in which you live. If you are on the Mauldin side, your trash service is through the City of Mauldin and trash day is on Tuesday. If you are on the Greenville County side, you are responsible for setting up your trash service through Waste Industries, and your trash day is on Wednesday. You can reach Waste Industries at 864.269.1065.
8. Guests. Guests and invitees are not permitted on the common area unless accompanied by the owner or a household member.

B. Architectural Control – Architectural Review Committee

1. Structures. All structures, including buildings, fences, walls, driveways, other structures, plantings and landscaping must have plans submitted to the property Manager and be approved in writing by the Architectural Review Committee (ARC) before construction can begin.
2. Exterior Changes. All exterior improvements, alterations, or changes made to your home or lot require written approval from the ARC. Plans (2 sets) must be submitted in writing (including the attached request form) for approval to the Property Manager or ARC Chairperson including detailed drawings and specifications. The ARC or Board may request additional details from the owner, and may take up to forty-five days to respond to a request. Homeowners should be mindful of this time frame when submitting drawings and specifications.
3. Fences. All fences must have ARC approval and must meet the standard fence requirements set for Plantation Greene. The approved fence color is *Sherwin Williams, Beveled Tan #3002. All Aluminum/Wrought iron fences must be Black color.*

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4. Storage Sheds/Garages. Such structures are not permitted without prior approval of the ARC. All structures of this nature must be placed in a location as inconspicuous as possible. Materials must match the main dwelling.
5. Satellite Dishes. Satellite dishes over 18” in diameter are **prohibited** due to their detrimental effect on the aesthetics of the community. Screening and location must be approved by the ARC.
6. Mailboxes. All mailboxes must be consistent with the approved standard. Individual homeowners of detached homes will be responsible for maintaining their boxes to this standard.
7. Air Conditioning Units. No window air conditioning units are permitted.
8. Swimming Pools and Hot Tubs. All pools and hot tubs must have ARC approval.
9. Play Equipment/Gardens. All gardens and play equipment must have ARC approval. Any such items must be located between the rear of the dwelling located on the lot and the rear lot line.
10. Basketball Goals. One basketball goal may be permanently mounted over the concrete slab used as a driveway or parking area. All such goals must be mounted on a black pole and have ARC approval.

C. Parking Policy

1. Parking. No vehicle of any kind may be kept, stored or parked on any non-paved area of a lot or adjacent lot. No motorized vehicle shall be permitted on pathways or unpaved common area.
All vehicles shall be parked within the parking areas allocated for individual homes/townhomes. This includes the garage and driveway. Garage doors shall be kept closed at all times.
2. Location of Vehicles. No unlicensed vehicle shall be left on any portion of the community except in the owner’s garage.
No vehicle, boat, motor home, trailer, recreational vehicle or trailer may be left upon any portion of the community for a period longer than five (5) days unless it is stored in a garage.
Trucks with mounted campers which are the owner’s primary means of transportation shall not
be considered recreational vehicles, provided they are used on a regular basis for transportation. The camper must be stored out of public view upon removal.

D. Landscaping

1. Shrubbery or Hedges. Shrubbery or hedges that may become traffic hazards shall be trimmed. Property located at street intersections must be landscaped so as to permit safe sight across the street corners.
2. Maintenance of Lots. Grass and hedges shall be kept trimmed and all lots should be kept in a sanitary condition. Dead shrubs, trees and plants should be promptly removed. Should an owner fail to maintain a lot in a neat, sanitary condition, the Association, after notice, may enter the lot and take the necessary steps to maintain such a lot. The cost of such will become an obligation of the lot owner.

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3. Artificial Vegetation. No artificial vegetation shall be permitted on the exterior of any property.
4. Exterior Sculpture/Flags and Similar Items. Exterior sculpture, fountains, flags and similar items must have ARC approval.

E. Pets

1. Number of Pets. No more than two (2) household pets are permitted on any lot.
2. Local Ordinances. All local ordinances pertaining to pets must be observed. Please note, there is a leash law in Greenville County. No animals are permitted beyond the perimeter of any residence unless on a leash and under control of its owner.
3. Common Area. No pets shall be permitted in any portion of the Common Areas unless. No pets are allowed within the fenced pool area under any circumstances.
4. Pet Waste. All owners are responsible for cleaning up all pet excrement immediately.
5. Pet Behavior. Any pet that is determined by the Board of Directors to be endangering health, making objectionable noise or constituting a nuisance or inconvenience to other owners/occupants, must be removed by their owner upon the request of the Board.
6. Owner Responsibility. The owner is responsible for the actions of pets belonging to anyone residing in or visiting their residence. The costs of repairing any damage to the Common Areas caused by any pet shall be assessed to the owner or resident responsible.

F. Rental Policy

1. No owner may lease less than the entire lot, nor shall any lot be leased for transient or hotel purposes, which shall be defined as:
 - a. Rental for any period less than six (6) months; or
 - b. Any rental if the occupants of this unit are provided customary hotel services, such as maid service, or furnishing laundry and linen.
2. Any lease must be in writing and provide that the terms of the lease and the occupancy of the unit shall be subject in all respects to the provisions of the Declaration, the By-Laws and Rules and Regulations of the Association. Homeowners must inform renters of the applicable policies and covenants governing Common Areas and elements as stipulated in the Declaration and By-Laws of the Association and provide renter with a copy of these "Rules and Regulations". Any lessee who fails to comply with the terms of such document shall be in default under the lease.
3. Owners who rent or lease their lots shall not be entitled to use of any recreational/common facilities during the time the lot is occupied by a tenant.

**Plantation Greene
c/o NHE, Inc.
PO Box 5539, Greenville, SC 29606
Phone (864) 467-1600 Fax (864) 467-1655**

Architectural Review Request

Date: _____

Homeowner Name: _____

Street Address: _____ Lot#: _____

Phone #: (home) _____ (work) _____

Category of Improvement

Check Category: (use additional form for more than one category)

Landscaping: _____

Playground Equip: _____

Fencing: _____

Satellite Dish: _____

Structure: _____

Other (specify): _____

Storage Building: _____

Checklist and Items Committee will need to proceed with request: (NOTE: Attach all supporting documentation)

***Please refer to covenants regarding your request(s). ***Incomplete documentation will be returned.

- ▶ Copy of Site Plan (Included in your closing documents)
- ▶ Indicate location of improvements on site plan (draw with broken line)
- ▶ Grading/Landscape Plan (if applicable)
- ▶ Include photo, brochure, or sketch of Improvement
- ▶ Clear, concise written description
- ▶ Types of Materials (listing should include colors, etc.)
- ▶ Check all that apply: Fence Height ____ 4" ____ 6" Fence Style ____ Privacy ____ Picket ____

Shadow Box

____ Wooden ____ Aluminum ____ Wrought Iron Fence Color _____

NOTE: ONLY APPROVED FENCE COLOR = SHERWIN WILLIAMS-WOOD SCAPES, BELEVEDERE TAN #3002 FENCE MUST BE STAINED WITHIN 30 DAYS FROM COMPLETION. ALL ALUMINUM/WROUGHT IRON FENCES MUST BE BLACK COLOR.

Estimated Start Date: _____ Estimated Completion Date: _____

APPROVAL: (At least two members must sign form to validate action.)

ARC Member: _____ Date: _____

ARC Member: _____ Date: _____

DENIED: (At least two members must sign form to validate action.)

ARC Member: _____ Date: _____

ARC Member: _____ Date: _____

REASON FOR DENIAL: _____

