

Horlbeck Creek POA, Inc. Rules and Regulations

Pursuant to the Covenants, Conditions and Restrictions and the Bylaws of Horlbeck Creek POA, Inc. (the "Association Documents"), these rules and regulations apply to all Owners (including renters) and guests of Horlbeck Creek POA, Inc., as well as, all Properties within the jurisdiction of the Association. These rules and regulations, passed unanimously by the board on March 11, 2014, are designed to maintain a safe and harmonious residential neighborhood, and are effective as of May 1, 2014.

1. PARKING/TRAFFIC

- a. All Properties shall remain clear of inoperable vehicles.
- b. **Without prior Board approval, all Properties shall remain clear of overnight storage of trailers, dumpsters, or commercial equipment and vehicles.** To obtain board approval, please email your written request to: horlbeckcreekpoa@gmail.com.
- c. **No Owner or guest vehicle/trailer may be parked on the road. The road must remain free and clear of parked vehicles/trailers for the safety of all residents. Guest parking is restricted to designated/marked areas and is reserved for guests only. Guest parking is not to be used by Owners under ANY circumstances as "overflow" parking. No vehicle or trailer shall remain in guest areas longer than 48 hours.**
- d. **Designated Guest Parking areas are clearly defined and marked as such with signage.**
- e. **In accordance with The Town of Mount Pleasant Zoning Rules, no traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard. (See attached Home Occupation Guidelines).**

2. WATERCRAFT, RECREATIONAL VEHICLES AND ASSOCIATED TRAILERS

- a. Unless adequately screened from view, parking or storage of watercraft, recreational vehicles and associated trailers is prohibited except during the following periods of time:
 - i. Weekends: Friday 12:00 PM to Monday 12:00 PM.
 - ii. All federal and South Carolina recognized holidays, plus any holidays listed on our website: www.horlbeckcreek.com: 12:00 PM the day before such holiday to 12:00PM the day after such holiday. (See attached lists).
 - iii. For Maintenance: No more than 24 hours on any such day without Board approval.

3. TRASH AND DEBRIS DISPOSAL

- a. All Properties shall remain clean at all times. No littering (including cigar and cigarette butts) of any kind will be tolerated.
- b. No Properties shall contain trash or debris transported to Horlbeck Creek for disposal.
- c. Large items (household and yard) should be hauled away by contractors or taken to a local landfill (such as the Georgetown County Landfill in Awendaw, etc.). Large household items should be removed by calling the Salvation Army, Habitat for Humanity, Good Will or other charitable organization. (See attached list).
- d. Recycling and household trash shall be placed inside its appropriate container whenever possible and at no time shall block the road from travel. Recycling, household trash and bagged yard debris, may only be placed curbside of the Owner's Lot after 7:00pm the day prior to removal by the County. Recycling and household trash containers and bagged yard debris shall not be visible from the street or by a neighbor at any other time.
- e. Yard debris that is not bagged should be hauled away by contractors when possible. Yard debris shall be placed curbside of the owner's lot after 7:00pm the day prior to removal by the County. Yard debris shall not block the curb or roadway, or be placed at the community dock parking area. **The roadways must remain free and clear of yard debris for the safety of all residents.**
- f. All debris and containers must be removed 12 hours after collection and all remnants cleaned up.

4. BUILDING AND YARD MAINTENANCE

- a. All Properties must be maintained (including no missing or broken doors, windows, screens, fencing, siding and trim) and no Properties shall contain mold or mildew visible from the street or by a neighbor.
- b. No dilapidated items (including athletic equipment) or laundry (including beach towels and sheets) shall be visible from the street or by a neighbor.
- c. Except for trampolines and basket ball goals, athletic equipment (including bicycles and goals) shall not remain visible overnight from the street or by a neighbor.
- d. All holiday decor visible from the street or by a neighbor shall be removed within 30 days of holiday.

5. DISTURBANCES, NOISE, ETC

- a. No resident may permit or cause any disturbing noise or boisterous conduct at any time that upsets peace and quiet.

- b. Quiet shall be observed between 11 :00 p.m. and 8:00 a.m. Loud remodeling, repairs and renovations (including hammering and use of power tools) shall not occur during these hours. Moving in and out shall not occur during these hours.
- c. Television, stereos or other musical instruments must be played at reasonable levels at all times, particularly between the hours of 11 :00 p.m. and 8:00 a.m.
- d. No one shall cause embarrassment, harassment, annoyance or nuisance to the neighborhood to diminish, destroy, or interfere with the peaceful enjoyment by Owners.
- e. There is no soliciting on the property for any reason at any time. The website www.horlbeckcreek.com may be used for this purpose. Posting requests should be emailed to horlbeckcreek@gmail.com and postings may be removed at any time by the Board.

6. COMMUNITY TOWER AND DOCK

- a. For safety and insurance purposes, any gate shall be closed and not be propped or otherwise left open.

7. PETS

- a. Owners must immediately pick up after their pets defecate.
- b. Quiet shall be observed between 11 :00 p.m. and 8:00 a.m.
- c. Owners should seek assistance from animal control for any other animal related issues.

Violations of these rules and regulations are violations of the Association Documents and will result in a \$75.00 a day fine to the Owner, and/or any additional actions deemed appropriate by the Board. It is each Owner's responsibility to report violations to the property management company or local authorities as that will ensure that Horlbeck Creek remains a desirable place to live. When possible, a time-stamped photo is preferred.

Rent Charleston, Inc.
Emerson@landmllc.com
Telephone: 843-723-1988
Mobile: 843-469-1248
Facsimile: 843-469-1248

For a copy of the Association Documents, please see our website, www.horlbeckcreek.com.



Mount Pleasant

Department of Planning and Development
100 Ann Edwards Ln.
Mount Pleasant, SC 29465
Tel: (843) 884-1229 Fax: (843) 856-2195

CUSTOMARY HOME OCCUPATION GUIDELINES

Assuming all conditions listed below are met, a customary home occupation is a permitted use in the following zoning districts: RR (Rural Residential), ARC (Agricultural Residential Community), R-1 (Low Density Residential), R-2 (Low Density Residential), and R-3 (Medium Density Residential).

Section §156.007 DEFINITIONS.

CUSTOMARY HOME OCCUPATION. An occupation, profession, or trade customarily carried on by an occupant in a dwelling unit as a secondary use, which is clearly incidental to the dwelling unit for residential purposes, and which meets with the following conditions:

- ★ (1) The occupation, profession or trade is carried on wholly within the principal building;
- (2) Not more than 25% of the floor area of the principal building is used for the conduct of the home occupations;
- (3) No merchandise or articles are displayed for advertising purposes, nor are displayed in such a way as to be visible from outside the dwelling;
- (4) No merchandise or articles are stored other than inside the principal building;
- (5) There is no alteration of the residential character of the building or premises;
- (6) No person, not resident of the premises, is employed;
- ★ (7) No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard;
- (8) The occupation, profession, or trade is licensed by the town, and generates no noise, vibration, heat, glare, smoke, odor, or dust perceptible to adjacent uses.

To report a violation, please contact the
Code Enforcement Officer, Chris Hoover
at 843.884.1229
★ \$480 fine ★



Horlbeck Creek Neighborhood

Yellow - POA common areas where towing is enforced 24x7

Green - POA common areas where guest parking is allowed (please do not disturb the wetland areas starting from the treeline, behind marked signs)

No vehicle or trailer shall remain in guest areas longer than 48 hours. Vehicles in yellow areas may be towed at owner's expense at any time. Vehicles in green areas may be towed at owner's expense after 48 hours. Please report violations to the property management company (info below) or local authorities. When possible, a time-stamped photo is preferred.

emerson@landmllc.com

phone: 843-723-1988

mobile: 843-469-1248

State Holidays

State and Federal Holidays:

New Years Day
Birthday of Martin Luther King Jr
Washington's Birthday
Presidents Day
Memorial Day
Confederate Memorial Day
Independence Day
Labor Day
Columbus Day
Veterans Day
Thanksgiving Day
Day after Thanksgiving Day
Christmas Eve Day
Christmas Day
Day after Christmas

Untitled

Charitable Organizations

Habitat for Humanity: (843) 849-8002

Salvation Army: (843) 747-5271

Goodwill: (843) 375-0195 or (843) 216-8088