

GRIMBALL GATES



COMMUNITY RULES & REGULATIONS

In accordance with the Amended and Restated Declaration of Restrictions and Protective Covenants for Grimball Gates dated August 2015, the following are the Grimball Gates Community Rules and Regulations:

LAND USE WITHIN THE GRIMBALL GATES COMMUNITY:

A. Residential Quiet Enjoyment

1. All Lots shall be used for residential purposes only, and must be maintained by the Owner in a neat, orderly, safe and aesthetically attractive condition.
2. The Common Areas are for the use and quiet enjoyment of Owners, their family, lessees, guests, and other invitees.
3. No noxious, illegal, or offensive activity may be conducted upon any Lot, within any dwelling, or upon the Common Areas, including, without limitation, the emission of loud prolonged noise clearly audible on another Lot, weapon firing, hunting or trapping, or the setting of fires. The removal of plants or shrubs is expressly prohibited within Common Areas. No other activity may be conducted on any Lot or upon the Common Areas that may be or may become an annoyance or nuisance to the neighborhood. Activities such as fishing and crabbing must be conducted in full compliance with all applicable federal, state and local laws.

B. Pets

1. Owners may keep companion pets such as fish, birds, domesticated cats and dogs, and other small mammals in their homes. No Owner may keep exotic cats, non-human primates, reptiles, fowl, horses or other farm livestock, or zoo-type animals anywhere on the property.
2. Pets must be on a leash or otherwise contained when on the Common Areas, and are not permitted on any Lot other than the Owner's own Lot, without permission.
3. Permitted pets may not cause unsanitary conditions. It shall be the Owner's obligation to dispose of waste material from pets. Failure to clean the waste material from a pet may be deemed a nuisance.

C. Community Island and Dock

1. The Community Dock is for temporary tie-up of small recreational boats for the Owners' convenience and recreation. Tie up to the dock for more than 24 hours is prohibited.
2. The Community Island and all of the trails in the neighborhood are restricted to foot traffic, bicycles, and golf carts.
3. All usage of the boat storage yard must be in compliance with the Boat Yard Rules posted separately on the Grimboll Gates website.

PARKING and TEMPORARY VEHICLE STORAGE:

1. The number of vehicles parked on a Lot may not exceed the number of parking spaces on such Lot that are available for parking. No parking on any unpaved space on any Lot or Common Area is allowed. No vehicle or appurtenance may be parked overnight on Community streets or rights of way.
2. Up to four (4) residential motor vehicles (automobiles, SUVs, pick-up trucks and vans) may be parked in a Lot driveway. Continuing storage of other vehicles and appurtenances such as boats, campers, large commercial trucks, recreational vehicles, motorbikes, motorcycles, tractors, trailers and storage containers, in yards or driveways is prohibited without the prior written approval of the Board. Such vehicles and appurtenances are required to be stored out of sight in garages, below houses, or in other designated areas (e.g. the Boat Yard). However, they may be temporarily stored in driveways for up to 3 continuous days, but no more than 6 total days in a 15 calendar day period.
3. Parking on both sides of a Community street must be avoided to ensure that at a minimum, a single lane of ingress and egress is available at all times. Double-parking on Community streets is not allowed, and mailboxes, driveways and access to Common Areas may not be blocked by any vehicle or appurtenance.
4. No inoperative vehicle or vehicle in a state of noticeable disrepair may be kept or stored upon any Lot or Common Area, nor may any repair work be done to any motor vehicle, boat or trailer upon any Lot or Common Area, except for very minor repair work.

SCREENING AND STORING OTHER ITEMS:

1. Unless expressly approved by the ARB, play equipment, such as basketball goals, swings, other play structures, pool equipment and other recreational

- equipment, and pet houses or pet paraphernalia, should be concealed from view from adjacent Lots or Common Areas.
2. No item, including without limitation, garbage cans, yard waste, play equipment, golf carts, grills or the like may be stored by an Owner outside of the Owner's own Lot, without permission from the Board. Play equipment such as basketball goals, swings, bicycles and tricycles, wagons, golf carts, pet paraphernalia, and the like may not be left or kept on Common Areas such as walkways, streets, access paths or any other Common Area in a manner that obstructs the Common Area rights of way.

REFUSE COLLECTION:

The City of Charleston has established a uniform refuse collection system that applies to Grimball Gates, and requires placement of refuse containers at the curb on designated collection days. Except on collection days, all refuse containers are required to be concealed from street view.

A. On collection days:

1. Containers should be placed within a foot of the curbing adjacent to the drive, not earlier than the afternoon prior to collection days.
2. Only the City-supplied containers are to be used for house garbage and recycling. To the extent possible, yard debris such as grass clippings, leaves, and debris from the pruning of trees and bushes should be bagged and placed at the curb for collection.
3. Containers are required to be removed from the curb as soon as possible after the collector has collected the refuse.
4. Containers are not to be left overnight on non-collection days.
5. Any spills or debris left at the curb after the collector pick-up are required to be cleaned up when the containers are removed.
6. All equipment for storage or disposal of any refuse or other waste must be kept in a clean and sanitary condition.

B. On Non-collection days

1. Containers are not to be left at the curb.
2. Containers are to be stored in the garage or service yard, suitably screened from view.

3. Any location desired for refuse storage containers other than in the garage or service yard must receive the prior written approval of the Grimball Gates' Architectural Review Board ("ARB"). The granting of such an approval will depend mainly on adequate screening.

More information on the City of Charleston's rules and regulations regarding refuse and recycling may be found on the City or County of Charleston's governmental website, in the environmental management department section.

YARD MAINTENANCE:

A. Mowing and Weeding

All yards and landscapes must be maintained by keeping grass mowed below the height of four inches (4") and must be kept free of weeds, debris and garbage. Every property Owner is responsible for preventing the development of any unclean, unsightly, or unkempt conditions of buildings or yards, which reduces the beauty of the neighborhood as a whole. Examples of such unacceptable conditions would be houses in need of power-washing and/or painting and dirty or stained driveways and sidewalks in need of power-washing or other effective cleaning. In formal landscaped areas, bed, lawn, sidewalk and driveway areas must be maintained, which includes edging and weed removal. In natural areas, weed growth must be controlled.

B. Fruit and Vegetable Gardens

Fruit and vegetable gardens may not be planted in the front of any Lot. The garden must be kept in the back yard and must not be visible from street view. Fruit and vegetable gardens may not jeopardize neighboring properties by invasion or degradation.

The use of other than a standard, retail sold vegetable and fruit herbicide, pesticide or other chemical is prohibited.

C. Trees

Except as may be approved by the ARB, and in compliance with the tree protection ordinance in effect in the City of Charleston, a tree eight inches or more in diameter (when measured "breast or chest high") may be trimmed, but not otherwise cut, removed or intentionally damaged on any Lot unless such tree is dead or diseased, or presents a hazard to persons and property.

D. Watering

Water may not be diverted or taken from ponds or lagoons for any purpose, including yard and landscape maintenance.

E. Yard Ornamentation

No yard ornaments, statues or figurines of any kind, including birdbaths, shall be placed or erected on a Lot without the express written permission of the ARB.

F. Other Structures

1. No chain link fences are permitted on any Lot or part thereof. No other types of fences of any kind are permitted without the prior written permission of the ARB.
2. No above ground pools shall be permitted on any Lot.
3. No mercury vapor or similar lights which are situated upon poles or lamp posts similar to street lights shall be permitted on any Lot without the prior written permission of the ARB, which may decline such permission in its sole discretion.
4. Exterior television or citizens band radio antennas are not permitted. Satellite dishes are permitted with the express prior written permission of the ARB, and must be installed in compliance with governmental regulations. To the extent possible, satellite dishes must be positioned on the Lot, in a manner that helps conceal them from view from Community streets.
5. No signs may be posted on any Lot except those for the purpose of new construction identification, renting, or selling of the property. All signs

must adhere to the Community's standardized format approved by the ARB. Homes must be identified by their house number affixed to the Community's standardized mailbox; and Owners must maintain their mailbox. House numbers applied to the house entry area are optional. Owners' names and house names may not be used on the front of homes or on signs other than those approved by the ARB.

G. Changes to Yards and Landscaping

Any proposed major change to existing landscaping, as well as changes to Lot yards, including fences, fountains, lighting, game structures, drives, walks, mailboxes, landscape structures, statuaries and other ornamentation must be approved by the ARB.

COMPLIANCE WITH RULES AND REGULATIONS:

1. These Grimball Gates Community Rules and Regulations are taken directly from the Declaration, the Architectural Review Board Guidelines & Standards, or are otherwise adopted by the Board of Directors of the Grimball Gates Property Owners Association, Inc. ("Board") and the ARB, pursuant to authority granted in the Declaration. As set forth in Article XIII of the Declaration, every Owner shall ensure compliance with the rules and regulations set forth herein, unless they have sought, and the Board has granted them, an exception. Failure of compliance may, in the sole discretion of the Board, result in a fine being imposed.
2. It is not within the authority of the Board or the Property Manager to resolve disputes or to relay complaints between Members. For disputes or other activity not within the purview of law enforcement authorities, Members should first communicate their concerns directly to one another and attempt to resolve the issue in an amicable fashion. If such attempts fail and provided there is a potential violation of a provision in the Declaration, or of any Community rule or regulation, a complaint may be submitted in writing to the Property Manager for evaluation. The provision believed to be violated must be identified and the stated violation must be accompanied by supporting documentation such as video footage, pictures, affirmations by witnesses, and the like. After evaluation, the Property Manager may elect to first communicate directly with the Members involved in an attempt to mediate a resolution in an amicable manner. If this also fails, the Property Manager may then refer

the complaint to the Board for appropriate action, in the Board's sole discretion.

3. The Architectural Review Board Guidelines & Standards should be referenced for additional information wherever the ARB is noted in these Community Rules and Regulations. Prior to engaging in any new construction or adding or making any change to any existing structure or a Lot itself, the Architectural Review Board Guidelines & Standards should be consulted, and a request for ARB review and approval must be filed with the ARB if applicable. The Architectural Review Board Guidelines & Standards, along with Exhibits containing the appropriate request forms, are posted on the Grimball Gates website.

4. Questions, comments and other communications relative to these Grimball Gates Community Rules and Regulations or otherwise, may be directed to:

**Ms. Cameron Leyh
Ravenel Associates
C/O Grimball Gates
3730 Betsy Kerrison Parkway
Suite 2
Johns Island SC 29455
843.768.9480**