

Beresford Commons HOA Rules and Regulations

The following rules and regulations have been established by the Board of Directors of the Beresford Commons Homeowners Association (heretofore "Board") and are in part, directly or indirectly, taken from the Declaration of Covenants, Conditions and Restrictions for Beresford Commons (hereafter "Covenants"). These rules and regulations are meant as a summary and they do not limit or negate the Covenants in any way. Always refer to the Covenants for further or additional details. Please contact Community Management Group (hereafter "Management Company") for a copy of the Covenants if you do not have them. Violation of any rules contained herein or in the Covenants is subject to fines and/or other penalties as determined by the Board.

General Rules:

1. No activity is permitted on the property which might cause damage to lawns, landscaping, buildings, pavement or other personal property. If damage is caused to any common area or to another owner's property due to actions of a homeowner, pet, guest or occupant, the owner of the unit will be responsible for repair charges as determined by the Board and/or Management Company.
2. Unreasonable noises, disturbances or nuisances (i.e., loud music, vibrations, barking dogs, wind chimes, etc.) are not allowed. No physical or verbal abuse is permitted and is subject to civil charges filed by the complainant.
3. Vehicular speeds should be kept to 15 MPH. Always be aware of your surroundings (i.e., other residents walking/jogging, children playing) while driving in Beresford Commons.
4. All trash must be stored in sanitary containers. Containers may be placed at the curb the evening before pickup and must be returned to the rear of the residence (or closed garage) by dusk on the day of pickup. Side of unit storage for end units is not permitted.
5. Littering of any kind is prohibited. Each unit owner is responsible for keeping his/her unit and surrounding area clear of all rubbish, debris and other unsightly material.
6. On the front porch, you may have outdoor furniture consisting of no more than two chairs and a small table (including rockers and benches). The furniture must be neutral in color and made of wrought iron, other coated metal or painted/stained wood. There should be no plastic, upholstered fabric, beach or football chairs, etc. (excluding cushions). Furniture must be in good repair, well-maintained and clean. The aesthetics of the porch furniture is at the discretion of the Board and/or Architectural Review Board (heretofore "ARB").
7. No household furnishings, equipment, lawn furniture, grills, lawn ornaments or flags, or other personal property are allowed in front of a unit. No children's play objects or bicycles shall remain outside the front of a unit overnight or for extended periods of non-use.

8. Hanging and potted plants are permitted on the front porch. Upkeep is the responsibility of the owner. The aesthetics of such plants are at the discretion of the Board and/or ARB. Artificial plants/flowers are not permitted.
9. Flowers may be planted in existing beds only. Upkeep is the responsibility of the owner. No other plants may be placed in the ground in front of a unit or common area without approval of the Board and/or ARB. Residents are not permitted to have any type of landscape border or landscape lighting.
10. When not in use, all garden hoses must be rolled neatly, on a reel or in an enclosed container and stored as near to the water spigot as possible. Under no circumstances should a hose reel be attached to the unit. Storage of garden hoses should be as unobtrusive as is reasonable and should not interfere with regular landscape maintenance.
11. Owners must get approval from the Board and/or ARB for any additions, alterations or other improvements to the outside of their unit (i.e., satellite dishes, porches/decks, fences, etc.). Please contact the Management Company for further guidelines and requirements.
12. Unsightly outdoor storage of personal property shall not be kept on porches, patios or yards (front or rear). The appropriateness of stored items is at the discretion of the Board and/or ARB.
13. All exterior holiday decorations must be removed within 7 days following the observance of the holiday with the exception of Christmas. Christmas decorations must be removed no later than January 15th.
14. The only type of flag that is permitted to be displayed is the American Flag. Residents must seek approval from the Board and/or ARB before installation of any brackets on the building. The displayed flag may not be larger than approximately 2.5' X 4'. The maintenance and respectful upkeep of the flag is solely the responsibility of the owner.
15. Home offices shall be allowed provided they do not create any traffic other than the owners or occupants of the residence.
16. One For Sale sign may be placed inside of a window of a unit that is for sale. Any other sign, including For Rent, political, etc. are not allowed. Signage for a security system may be placed as close to the front door as possible.
17. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot or within any unit. Dogs, cats and other household pets are allowed, provided they are not bred or maintained for commercial purposes. Refer to the Covenants for other regulations and limitations regarding household pets.
18. Dog owners must keep their dogs on a leash and under control at all times.
19. All pet litter must be removed by the owner or guest immediately, regardless of weather conditions, from the area surrounding their unit and from all other areas of the community.

Pool Rules:

1. Pool hours are from dawn until dusk. Noise levels should be kept to a reasonable minimum – be considerate of the homeowners near and around the pool.
2. No bottles, glasses or other glass items are allowed within the pool area.
3. No animals are allowed within the pool area.
4. Skateboards, roller blades and/or bicycles are not allowed within the pool area.
5. No loud radios are allowed. No physical or verbal abuse is permitted and is subject to civil charges filed by the complainant.
6. Food and drinks are allowed in the pool area, but not in the pool itself. Drinks must be in non-glass containers.
7. All trash must be disposed of properly.
8. The pool gate must be closed at all times. Please do not allow non-residents into the pool area, unless they are your personal guest. Guests are allowed in the pool area only when accompanied by a resident.
9. Children under the age of 16 are not allowed in the pool area unless accompanied by an adult.

NOTE: The operation of our pool is under the jurisdiction of DHEC. Violations of any of the above rules may result in DHEC closing the pool.

Parking Rules:

1. Owners/Residents shall have the use of two permanent parking spaces. For units that have a garage, these two spaces are the garage and attached driveway only. For units without a garage, you will be assigned two marked spaces.
2. Guest/Visitor spaces are for use by guests/visitors only, not additional resident parking. Guests/Visitors are defined as anyone staying for two weeks or less or visiting infrequently. Should you have a guest/visitor who plans to stay longer than two weeks, please contact the Board and /or Management Company.
3. Parking spaces in front of the pool are primarily for use by residents while they are using the pool. Guests/Visitors and residents may also utilize the spaces at the pool as visitor parking overflow. Residents may also use these spaces as a means of additional permanent parking.
4. At their own risk, residents and guests/visitors stopping by for an afternoon may park along the street/curb, during daylight hours, being mindful not to park on the lawn (in whole or in part) or block mailboxes, driveways or other parking spaces. However, no one should park along the street as a means of additional permanent parking. There is no parking whatsoever along the street/curb between the hours of 12AM-6AM.

5. Parking in unpaved areas, on sidewalks and on the lawn (in whole or in part) by residents, visitors or service personnel is strictly prohibited. Any damage caused by parking in prohibited areas will be directly billed to the offending resident.
6. No commercial vehicles shall be parked on the property. A commercial vehicle is defined a vehicle with visible tools and/or supplies (wood, pipes, ladders, etc.). This also includes any oversized vehicles (flatbed trucks, wreckers, etc.). Public safety vehicles are exempt, as long as the vehicle is located in one of the resident's two designated spaces. Commercial vehicles are also defined as any vehicle containing a logo larger than 2 x 2 feet in dimension. Properly sized logos must be on the painted portion of the vehicle, must not contain inappropriate or offensive language, and must match the overall color scheme of the vehicle. For the purposes of this rule, logos are defined as any company name, advertisement, pictures, or other depictions determined by the Board. Any vehicle (of an owner, occupant or visitor) in violation of these rules will be subject to monetary fines and/or towing 24 hours a day without warning at the owner's risk and expense.
7. RVs, boats, trailers of any kind, etc. shall not be parked on the property. These items are permitted in a closed garage. However, using a garage for such storage does not entitle the resident to an additional parking space elsewhere.
8. All parked vehicles must be able to operate under their own power, be properly maintained (no broken windows, flat tires, etc.) and display a current and valid license plate.
9. Changing and disposal of motor oil or other vehicular fluids anywhere on Association property is prohibited. Repairs and maintenance of vehicles anywhere on Association property is prohibited.
10. Storage pods may not remain on the property for more than 7 days. The pod must be contained within one of the resident's two parking spaces. They may not be placed in the street, on lawns or sidewalks.
11. Any vehicle (of an owner, occupant or visitor) in violation of these rules will be subject to monetary fines and/or towing 24 hours a day without warning at the owner's risk and expense.
12. Any vehicle (of an owner, occupant or visitor) parked in such a manner as to prevent the towing of another vehicle that is in violation of these rules will be subject to towing 24 hours a day without warning at the owner's risk and expense.

NOTE: Should your vehicle be towed as a result of rules violation, contact the Management Company to obtain the location where your vehicle was moved.