



Additional Rules & Regulations of the Highwoods Plantation HOA

Adopted by the Board of Directors April 19, 2012

Additional Rules:

(1) Highwoods Covenants, Section 6.3 - Special Assessments

Additional Rule:

Written notification of the cause or purpose of any special assessment levied by the Board of Directors must be given to homeowners not less than 60 days before the special assessment amount is due.

(2) Highwoods Covenants, Section 7.38 – Gardens, Basketball Goals, Etc.

Additional Rule:

While not in use, Basketball Goals must be stored overnight within 15 feet of garage; not on the street or sidewalk.

(3) Highwoods Covenants, Section 7.22 - Certain Vehicles Prohibited On Lots, Streets and Common Areas

Additional Rule(s):

Two -night limit-

"Trailers, campers, boats and other recreational vehicles which may be seen parked on a homeowner's lot from any street or common area, will be limited to two (2) consecutive nights within any seven (7) day period.

Vehicles not already restricted by section 7.22 of the C&R's shall be parked only in driveways or other areas of the owner's lot which are not visible from any street or common area.

"Commercial Vehicles" shall be defined as: Any vehicles with over 10,000 pounds Gross Vehicle Weight, with air brakes, or requiring a Class A or B License. Since these Vehicles will not fit in Driveways, they will be subject to towing if parked on streets or common areas overnight.

(4) Highwoods Covenants, Section 7.25 – Pets

In agreement with Dorchester County Animal Control Ordinance 11-15, Section 4.9, Pets will be considered a nuisance if homeowners or renters...

"Have an animal that disturbs the rights of, threatens the safety of, or interferes with the ordinary use and enjoyment of their property, or public [common] property; Allowing or permitting an animal to damage the property of anyone other than its owner, including, but not limited to, turning over garbage containers or damaging gardens, flowers or vegetables, or repeatedly defecating upon the property of another."

Residents who are seen not cleaning up their pet's waste after allowing them to defecate on other's property or common areas will receive a Warning Notice. If the violation is repeated within a ninety (90) day period, the Association shall, according to Section 8.1 of the Highwoods Plantation Covenants, assess a fine of \$50.00. Pets who become a nuisance may be reported to the Dorchester County Animal Control Office.