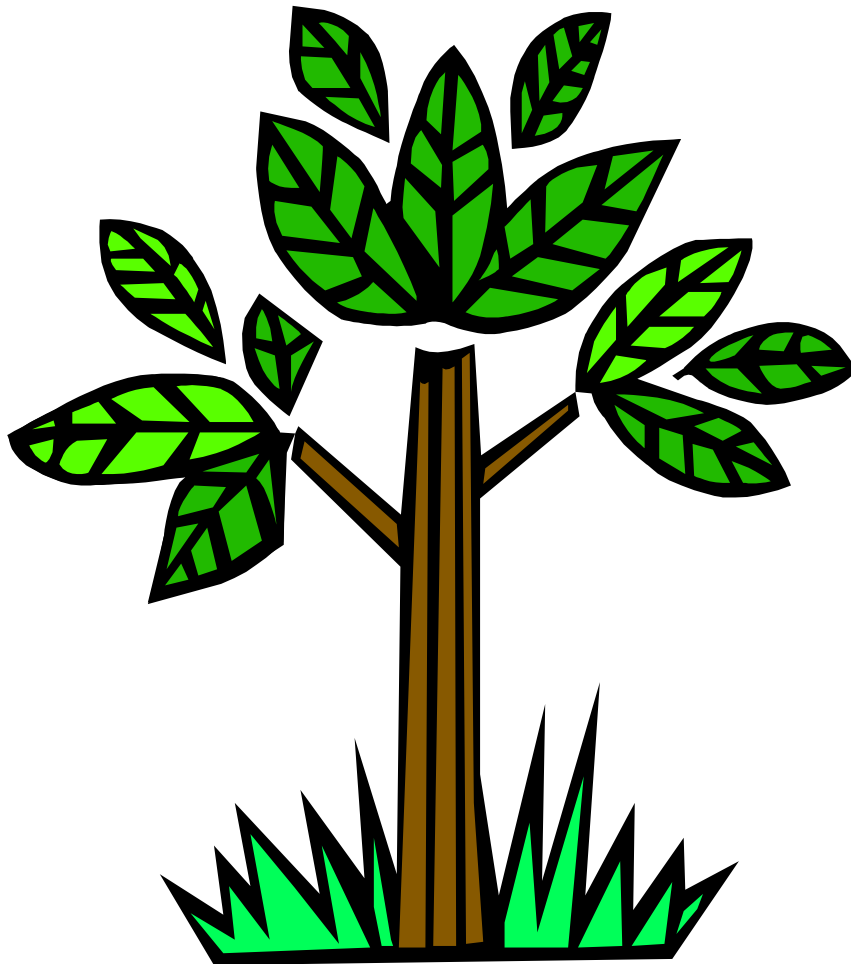


PLANTER'S ROW IN A NUT SHELL



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- 1. Who is the property manager for Planter's Row and what do they do?**
HOA Community Management is the company contracted with Planter's Row Homeowners Association. They can be reached at 277-4507 ext 4. They help the board of directors, maintain accounts, write checks to vendors, collect homeowner dues, obtain contractors for repairs and act a consultant for homeowners and many other things.
- 2. I'm planning to build a fence, new patio and maybe a screen porch. Do I need to fill out a form or request approval before construction can start?**
Yes. We are excited when neighbors invest in their properties by making additions to their homes or yards. In order to maintain a sense of continuity, property in Planter's Row is guided by a set of covenants and building guidelines. This includes any addition to your home such as a deck, screen porch, additional room, and canopies over doors or windows, changes in driveways or sidewalks etc. This also includes any changes to your property such as adding a fence, detached storage building, pool, patio, satellite dish, removal of living trees, etc. The Architectural Control Committee (ACC) must approve any addition to your home or property prior to construction. Refer to the ACC guidelines for details on what needs to be approved.
- 3. I would like to have a storage shed in my backyard. Are there any forms I need to complete or approvals needed before construction can start?**
Yes. Since adding a storage shed is a change to your property, the same procedure should be followed as above. Complete the ACC form as directed above.
- 4. My neighbor is building a new deck and I don't think he has applied for ACC approval. What should I do?**
You should ask your neighbor if they have applied for and received approval for their new addition from the ACC. If there are any questions whether a project has been approved, you can contact a member of the ACC to inquire.
- 5. The street light near my house has gone out. Who do I contact?**
Duke Power Company is responsible for maintaining the street lights in Planter's Row. When you notice a bulb has burned out or the light is in need of repair, make a note of the exact street address and contact the Planter's Row Liaison Committee by email at liaison@plantersrow.net or president@plantersrow.net and they will report the matter directly to Duke Power.
- 6. Can I have statues, lawn decorations or bird feeders in my front yard?**
Sculptures, statues, bird feeders, bird baths, windmills and similar items located in the front yard are permitted under the following conditions; the number of such items be few, the size be in harmony with the surrounding landscaping and structures, the color be an earth tone, and the material be either stone, concrete or a plastic/faux material that simulates wood, stone or concrete.

7. I have a small boat and trailer. Can I keep it in my driveway or back yard?

No. The covenants of our neighborhood state that boat trailers or vehicles are not to be stored in the yard, street or driveway. They must be stored in the garage if the size allows the garage door to close completely. If this is not possible, off-site storage is required.

8. I saw a loose dog roaming. Are there any restrictions?

Yes. Greenville County has a “leash law” as defined by Greenville County Ordinance 730. Please show courtesy with your animals and do not let them roam loose at any time. Animals must be on a leash or confined at all times. This applies to cats and dogs. This is for the safety of your animals as well as your neighbors. Remember when you walk a dog please “scoop the poop!” Our “scoop the poop” request is not only for neat appearance to our community’s grounds and streets, but more importantly for sanitation reasons and compliance with the Mauldin City Code.

The city of Mauldin requires homeowners to register your dog(s) annually. You can register your dog at Police Records-City Hall, downstairs. You will need to bring proof of vaccinations and proof if your dog has been spayed or neutered. Annual registration fee per dog-\$5.00 if dog is spayed/neutered, \$10.00 if animal is not spayed/neutered. Open registration is between July 1 and August 31st. If registration is done after that, a late fee may be assessed. Full details are available here: <http://www.mauldinpolice.com/dog-registration/>

9. Who should I call to report barking dogs or other animal complaints?

As a courtesy to your neighbor we recommend a phone call to the neighbor who owns the animal. If you are unable to resolve the matter, you can contact the Animal Control Office at 289-8921. They handle all complaints regarding domestic animal disturbances such as barking dogs, dogs running at large etc. Full details are available here: <http://www.mauldinpolice.com/animal-control/>

10. I would like to invite my weekend guests to the pool. Do I need to let someone know?

Homeowners are permitted to bring guests to the pool. Please instruct guests on proper use of the “recreational facility access card” and “pool rules”. If you wish to have a group [10 or greater] attend the pool during posted operating hours, you must ensure lifeguard coverage is adequate. Prior arrangements must be made with the lifeguard management company by completing a *Pool Party Request Form*. A blank form can be found in your resource guide, www.plantersrow.net or from a lifeguard. The homeowner is responsible for additional lifeguard fees. If prior arrangements are not made, the lifeguard has the authority to deny guests access to the pool.

11. I would like to have a pool party after regular pool hours. Is this permitted?

Yes. Private parties are allowed during the pool season before and after posted operating hours. Lifeguard supervision is required at all private parties. Prior arrangements must be made with the lifeguard management company by completing a *Pool Party Request Form*. A blank form can be found in your resource guide, www.plantersrow.net or from a lifeguard. The homeowner hosting the party is responsible for lifeguard fees. Additional clean-up fees may be assessed to the homeowner if premise is not left in an acceptable condition. To avoid the cleaning

fee, leave the pool deck and cabana as it was found (pick-up trash and straighten pool furniture etc).

12. My kids would like to attend the pool by themselves, is that ok?

It is the parent's responsibility to ensure proper supervision and behavior of their children during pool use. Children under the age of 14 may not enter the pool or pool area without supervision. The lifeguards are not to be used as baby-sitters. Adult supervision of children of all ages is strongly encouraged. If parents allow children to attend the pool unsupervised, it is their responsibility to ensure their children are able to swim independently, i.e. swim two laps and tread water for at least one minute without the use of swim aids. Persons of all ages are required to conduct themselves in a responsible and respectful manner. Parents must advise children of all rules and regulations regarding pool use, as well as the need to follow direction given by the lifeguard. Parents please note, the lifeguard has the authority to take action as indicated to ensure safe and appropriate behavior and activities. This includes the authority to revoke the privilege to attend the pool without adult supervision.

13. We would like to have an "adult beverage" while relaxing at the pool, is this ok?

Drinking an "adult beverage" while relaxing at the pool is permitted. Please make sure that the beverage is in a cup or koozee and remember no glass containers, as this is a hazard! Please be a responsible drinker. Anyone who appears to be under the influence, as determined by the lifeguard on duty, will not be permitted to swim.

14. My children would like to set up a snack stand at the pool during the summer, is this ok?

No. Although we commend the person with such "entrepreneurial spirit" due to strict OSHA regulations with regard to food and beverage sales, we can't permit food or drink to be sold from an unlicensed person.

15. When I take my evening walk, I have noticed kids loitering around the pool and tennis courts...what should I do?

Loitering is prohibited after pool operating hours and after dark around the playground and tennis courts areas. Please remind children of this rule. If you suspect or witness an act of vandalism, or any other suspicious activity, please contact the Mauldin Police Department by calling 289-8900. Please also notify your community neighborhood watch committee by email at: nwc@plantersrow.net. It is always recommended that you carry a mobile phone when walking, especially at night.

16. I noticed one of the sprinklers at the entrance isn't working correctly and a spotlight for the monument is out. Whom do I contact?

We appreciate homeowners who help us keep an eye on the common grounds. If you notice something not working or in disrepair you can give a call to our property management company HOA Community Management (864) 277-4507 ext. 4 or report the matter to the landscape committee by email at landscape@plantersrow.net.

17. I have some suggestions to improve life in Planter's Row but I'm not sure who to share them with?

The board of directors and members of the various committees are always looking for input from creative homeowners! This is your home and we want to make it the best place to live in Mauldin! If you have an idea that could make life more pleasant and fun in our subdivision, we would love to hear from you. You can contact us directly (we post our telephone numbers and email addresses in the newsletters) or you can leave a message for us with the property manager at HOA Community Management (864) 277-4507 ext 4. Also, we solicit "constructive criticism" on our current practices. Remember the board of directors and committee members are all volunteers and give up hours of their precious free time to serve you. The more creative minds... the better! The President and Vice-President can be emailed directly at president@plantersrow.net and vicepresident@plantersrow.net

18. I would like to become involved in my community, but don't have much time to volunteer, is there anything I can do to help?

Yes! There are several volunteer committees that are in place to serve Planter's Row. There are also several committees we would love to see created and developed. If you are interested in serving on any of these committees, please contact a board member or chairperson for the committee you are interested in.

19. When is the homeowner annual meeting held?

The annual homeowner meeting is usually held in March at a local meeting place such as a church hall or library. This is your opportunity to hear what your Board of Directors has planned for the upcoming year. It's also a great opportunity to meet some of your neighbors. Homeowners are advised of the meeting date and time by mail. Please be sure to attend as your participation is important!

20. What type of "security" do we have here in Planter's Row?

Planter's Row has a "Neighborhood Watch" program in place. Several of your neighbors have volunteered to act as a "block captain". They serve as an extra set of eyes for your area. Please report any suspicious activity or vandalism to the Mauldin Police Dept. 289-8900, as well as your block captain. You should advise your block captain when you out of town and provide them with a contact number should an emergency arise in your absence. The block captains are listed in the back of the homeowner's directory. The Mauldin Police Department will provide additional patrol while you are away if you notify them of your vacation schedule. An officer will drive past your home several times and walk the property to make sure everything is safe. This is a great service our local police department offers...a benefit of living in a small town!

21. My home has a security system installed. Is there anyone I need to notify?

Yes. If you have a home security system, it must be registered with the Mauldin City Police Department. Registration fee is \$10.00. The require form can be accessed here: <http://cityofmauldin.org/Data/Sites/1/media/departments/police/city-of-mauldin-alarm-registration.pdf>

This is a new requirement and can result in a fine if not followed. Registration and information changes can be completed at the Mauldin City Hall- Alarm Registration Office. Please notify the Alarm Registration Office when you make changes to the

following: alarm monitoring company, homeowner information, and emergency contact information.

22. When is trash/recycle day? Where can I store my trash bin?

Trash and recycling is picked up curbside on Friday mornings (with the exception of holidays.) There is no additional charge for these services. Holiday schedules are usually posted on the Mauldin Public Access TV station. Trash should be contained in the large trash bin and recycling items should be placed in the recycle bin provided by the City of Mauldin Sanitation Department. If trash is put in a container other than what the city has provided, it will not be emptied. The city provides curbside recycling of plastic milk jugs and soda bottles, green, clear and brown glass, newspaper and aluminum cans.

Please remember to store your trash and recycling bin in a location that is not visible from the street or from neighboring properties. Your trash bin should not be visible except on regular trash pick-up days when at curbside.

23. Where can I recycle items other than what the city picks up at curbside?

If you would like to recycle items other than what is available curbside, there are many drop-off sites in the area including next to the fire station on Stone Avenue/ I-385 in Greenville. They accept all plastic #1 and #2, steel and aluminum cans, miscellaneous office paper, magazines, newspaper and cardboard. Plastic shopping bags can be recycled at local grocery stores such as Bi-Lo, Ingles and Publix.

24. What should I do with the grass clipping and the tree limbs I just trimmed?

Yard waste is handled separately from household trash. Plant and grass clippings should be neatly bagged and left at the curbside until picked up. Yard waste trucks come unscheduled one to two times each week, so please leave at the curb until picked up. Yard waste should not to be placed in the regular trash bin. If the trash collector finds yard waste in the trash bin, it will not be emptied. If you have professional lawn or landscape services, please ensure they provide disposal of the yard waste they create. The city does not provide removal services of yard waste created by commercial contractors.

Tree or shrub branches should be no longer than 5-6 feet in length or 6 inches in diameter and should be neatly bundled and left at the curbside until picked up. The “grinder truck” comes at unscheduled times one to two times each week, so please leave at the curb until picked up. Branches are taken to the Enoree Landfill, ground up and made into mulch, which is available for free to the public.

Please note there are two separate trucks that collect yard waste. One truck is for grass clippings and one to collect tree and shrub limbs. The trucks may arrive on different days. Yard waste should not be emptied on vacant lots or common areas. Homeowners who do so will be charged a removal fee.

25. Does the city pick up leaves in the fall?

Between November 1-April 1, the city of Mauldin provides periodic curbside pick-up of leaves. Leaves should be neatly raked into piles at curbside. Leaves should not be bagged.

26. My family has three cars, where should we park? Is it ok to park the extra car in the yard or on the street?

Vehicle parking should be restricted to your garage and driveway only. Parking vehicles overnight in the street is a hazard. If for any reason you have to park a vehicle on the road, it should be parked with the flow of traffic. Failure to do so may result in receiving a parking fine from the Mauldin Police Dept. Also, please do not park vehicles in the yard as this is prohibited.

27. I would like to park my camper in the pool parking lot over the weekend before we leave for vacation, is this ok?

No. The parking lot is strictly for those using the tennis courts, playground or pool facilities. Vehicles parked for reasons other than this will be towed at the owner's expense. No over night parking is permitted.

28. My mailbox is old and I'm considering replacing it? Can I install a decorative mailbox in its place?

No. In order to maintain consistency, your mailbox should be replaced with the standard size box in black metal. If your mailbox post should need replaced, the new one needs to be a replica of the original.

29. My mailbox post needs repainted. What paint color should I use?

The paint to be used for the mailbox post is made by Sherwin Williams and is *Stone Lion (TWT SW 2037)*. There is a Sherwin-Williams paint store located 314 North Main Street Mauldin. Please contact your Community Liaison Committee email: liaison@plantersrow.net as they organize special mailbox days once or twice a year. Paint is sometimes made available free of charge on these days.

30. Can we use the pool located inside the Grove, subdivision entrance?

No. The Grove is a separate community and is not associated with Planter's Row and therefore we do not share amenities.

31. I have noticed shrubbery on a corner lot that restricts my ability to see oncoming traffic, what should I do?

If you live on a corner lot, please be aware of how your landscaping affects your neighbor's ability to safely enter the intersection at your corner. It would be advisable to occasionally drive around your corner and see what your neighbors see. Please keep bushes and trees trimmed so as not to cause an obstructed view. If you notice a home that has an obstructed view and you are comfortable addressing your neighbor, please do so. If you are not comfortable doing this, please report the matter to HOA Community Management (864) 277-4507 ext. 4, or complete the form <http://www.hoacommunitymgt.com/PDF/HOA%20Complaint%20Form.pdf> If you are contacted about an obstructed view on your lot, please be "neighborly" and trim the bush or tree back in a timely manner. We have had several accidents in the neighborhoods that were attributed to an obstructed view due to overgrown landscape.

32. My neighbor's lawn is very over grown, do we have restrictions on this?

Yes. We all have busy lives, but keeping your lawn cut and landscape trimmed is part of being a homeowner and good neighbor. Please mow your lawn and trim the bushes on a regular basis. It will make your neighbors happy, increase your homes "curb appeal" and keep you from getting a "reminder letter" from your homeowners association.

33. My neighbor's home is showing signs of disrepair such as peeling paint. Are there any rules regarding this?

Keeping your home and property in good repair is part of being a good neighbor. All of our home values are improved when properties have good "curb appeal". The covenants do require that your home be maintained in good repair. Please take a walk around your house and make sure that the exterior is in good repair and address maintenance issues promptly. If you have a concern about the upkeep of a neighboring property, you can bring it to the attention of HOA Community Management (864) 277-4507 ext. 4 or complete the form <http://www.hoacommunitymgt.com/PDF/HOA%20Complaint%20Form.pdf>.

Helpful Information

- Dogs must have a City of Mauldin license, must be leashed, and are not welcome in city parks
- Fireworks are not permitted within Mauldin City limits
- Yard waste pick up is not scheduled, so you will see piles of leaves, bags of grass or branches on the side of our streets
- Speeding in the neighborhood is an issue, please slow down and report offenders
- Southside Park/Discovery Island is a county recreation complex with waterpark. Directions from the neighborhood: Turn right onto Planter's Row Dr. Turn right onto Fieldgate Ct. Turn left onto Woodvine Way. Turn left onto Pruitt Dr. Turn right onto Log Shoals Rd. Go over 185. Turn left onto Baldwin Rd. The park is on your right. (less than 2 miles)
- Sunset Park is a city park with walking trail, playground, and soccer and baseball fields. From Ashmore Bridge Rd., turn left onto Butler Rd. Turn left onto Fowler Rd. The park is on your left. From the neighborhood, take Bel Arbor Lane to Park Grove Dr. past the 'soccer field', turn left at Peach Grove Pl., and continue through the Grove subdivision. Turn right onto Fowler Rd., wind around until you see the park sign on your right.

Neighborhood Website: www.plantersrow.net

Facebook: <https://www.facebook.com/groups/PRsocial/>