



SUMMER GLEN

Specific Covenants and Restrictions Summarized

Summer Glen subdivision is governed by Covenants, Restrictions, and Bylaws. The purpose of the Covenants and Restrictions is to maintain and promote the property values and aesthetics of all common properties and homes in the subdivision.

Prior to closing or at closing for your home you should have been made aware of the Covenants, Restrictions, and provided a copy by your realtor or legal representative for your review. This document is a legal and binding part of the deed for your lot and home. If this did not happen, address the issue with your legal representative for you are bound by the Covenants, Restrictions whether you were aware of them or not based on SC law.

The section below highlights a couple of areas, which most likely will immediately affect a new **homeowner or renter** in the subdivision

Residential Use of Property:

All lots shall be used for single family, residential use only, and no business activity shall be carried on at any time without the written approval of the HOA Board.

Architectural Review Committee (ARC). All improvements or changes which significantly affect the exterior appearance of your home, lot or any structure, mail box and post included, must be approved by the Architectural Review Committee (ARC).. ARC submission forms are available on the website and may either be emailed once complete to or mailed to

Summer Glen HOA -PO Box 431, Summerville, SC 29484, Attn: ARC.

The ARC will review the request to your proposed changes and approve or deny in writing, which must be done before any proposed changes can be made.

Improvements/changes can include but are not limited to adding an addition to your home, adding a porch or deck, constructing a fence, replacing garage doors, putting in a swimming pool, constructing a play house, enlarging the driveway, and removal of trees from your lot. Even if you are re-roofing your home or repainting your home or trim, ARC approval is required. Just because a color was in favor in 1979, does not mean the same color would be approved now. Additionally, Dorchester County has an ordinance, which defines the tree removal restrictions.

Animals:

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other small household pets may be kept subject to applicable leash laws. Such household pets may not be kept, bred or maintained for commercial purposes and must not constitute a nuisance or cause unsanitary conditions. (**Pickup After Your Pet**)

Offensive Activities:

No noxious, offensive or **illegal** activities shall be carried on upon any Lot, nor anything done thereon which is or may become an annoyance to the other residents in Summer Glen.

Garbage Disposal and Screening:

Garbage cans and equipment shall be screened to conceal them from view of other neighboring lots and streets, except the evening before and the day of pickup. Trash, garbage or other waste must be kept in sanitary containers designed for that purpose.

No unlicensed motor vehicles, including motorcycles, dirt bikes, atv's etc, shall be permitted on any street or sidewalk within the community nor shall dirt bikes or atv's be permitted to operate on any common areas and owners lots. Child Toy Vehicles are excluded.

Any person who operates a golf cart must be at least sixteen (16) years of age. No person may operate a golf cart unless that person holds a valid driver's license permitting such person to drive upon the public streets, and then only in accordance with such driver's license. **The South Carolina DMV requires a golf cart to carry liability insurance** if driven on secondary roads. **You must have** a valid driver's license and be at least 16 years old as of Jul 26, 2017 SC LAW

Trailers, boats, campers, buses:

Boats may be parked in garages or in the rear of yards. No recreational vehicles, house trailers, mobile homes, buses, trucks, boats, boat trailers, motor homes, motorcycles, campers, vans or vehicles on blocks shall be kept, stored, or parked overnight on either streets or lots. No vehicle of any kind may be kept, stored or parked on any non-paved area of a lot. The foregoing will not be applied to prevent temporary non recurrent parking of any vehicle, boat or trailer for a period not to exceed 48 hours.

No parking is permitted on the grass areas of your lot. Vehicles should be parked in the driveway or in the garage. No parking is permitted on the streets overnight.

Signs:

No advertising signs or billboards are allowed except for the purpose of re selling houses provided they are approved by the HOA Board.

Exterior Maintenance:

Each owner shall be responsible for the exterior maintenance of his dwelling and lot as follows: painting, replacement and **care of:** roofs, gutters, downspouts, exterior building surfaces , **lawn, trees, shrubs**, driveways, fences and other exterior improvements. In the event an owner neglects or fails to maintain his or her lot or dwelling in Summer Glen, the HOA shall give written notice to the owner of the specific items that must be corrected. The owner shall have **20 days from the date of the mailing/ notice to correct the specific items listed.**

Owners are responsible for any renter or lessee that is non compliant with the covenants and use restrictions of Summer Glen.

This summary is not all inclusive of the complete Covenants and Restrictions of Summer Glen.

Please refer to the registered Declaration of Covenants, Conditions, Restrictions and Easements for Summer Glen. Dorchester County Register of Deeds BK 3225PG03

or view on our website: www.mysummerglasshome.com

email : mysummerglasshome@gmail.com