The Village at Olde Town HOA
Guidelines, Rules and Neighborly Tips

Revised February 18, 2014

1. Pest control is arranged privately. Because we live in a semi-tropical climate, some regularly scheduled service is recommended. If you do not spray periodically in and outside your home, you and your neighbors will suffer in terms of bugs and vermin.
2. It is strongly recommended that you see to it that your yard is taken care of every 2 weeks during the growing season. This not only makes for pleasant living, but also keeps up our property values.
3. PLEASE be CONSIDERATE of your neighbors, we all have to reside together. Keep your pets on a leash, PICK UP ANY PET WASTE, don't litter, and keep the noise to a minimum.

SPECIAL NOTES:

The town and county have leash laws. Should an animal become a nuisance, or worse a hazard, the animal authorities can be called in to take action. Fines are also applicable for anyone not following these rules.

The posted speed limit within Olde Town HOA is 20 mph along with the reminder that the speed limit is in accordance with South Carolina traffic code and speeders can be ticketed. There are CHILDREN AT PLAY in the community, slow down.

Important Phone Numbers

Trista DiNovo, Association Manager	843-785-4775 ext. 200
Tasha Ard, Administrative Assistant	843-785-4775 ext. 204
NON EMERGENCY - Sheriff	843-524-2777
Beaufort-Jasper Water and Sewer	843-757-2667
South Carolina Electric and Gas	888-333-4465
Hargray Telephone Company	843-757-0411
Hargray Cable	843-757-0411
Bluffton Library	843-757-1519

Dues Information

The Board of Directors of the Village at Olde Town sets quarterly dues. The property owners at the annual meeting vote on changes for the annual dues. The amount of the dues is based on a budget submitted annually by the Treasurer of the HOA. The fees are split equally between all homes in the HOA. Coupons books are sent by our Management Company once a year. Dues are considered delinquent if not paid by the 15th of each quarter (Jan, April, July, and October). If you are late in paying your dues, you will receive a delinquent letter with late fees. If payment is not received within sixty days, collection proceedings will ensure. All costs associated in the collection of your dues will posted to your account for payment.

The basis for the dues figure comes from expenses incurred and anticipated to keep the Village at Olde Town HOA functional, safe and attractive. Line items in the budget included but are not limited to: common electricity, landscaping of the common areas, water (for irrigation), road repair, painting signs, lagoon, pathways to the lagoon and management of such. A copy of your budget is annually included with the notice of your annual meeting.

Rules and Regulations

1. Each lot and Dwelling shall be used for single family residential purposes only, and no trade or business of any kind will be carried on therein.
2. Outside clotheslines for drying or airing of towels or clothes are prohibited, as well as clothing, towels, rugs or other items being hung from any railing, fence, hedge or wall.
3. No signs or advertising posters shall be permitted within any windows or on the exterior of any windows or on the exterior of any windows or on the exterior of any improvements on the property, or upon any portion of the property in any manner. No ornamental statues, fountains, or displays are permitted without Board approval.
4. No television antennae, radio receiver, satellite dish or other similar devices shall be attached or installed on dwelling, unless contained entirely within the interior of a building or other structure and not visible from other Lots or Dwellings. Approval from the Board is required.
5. Private water wells, septic tanks or similar sewage facilities are prohibited.
6. No building, fence, out-building, wall, other structure, driveway, fuel storage tanks, or other storage tanks shall be constructed, installed, or altered without written approval from the Association.
7. **PETS**
    a) Animals (except house pets), livestock, birds, or poultry of any kind shall not be raised, bred or kept by any owner upon property.
    b) Domestic pets may be kept but shall not be maintained for commercial purposes.
    c) Pets shall not make an unreasonable amount of noise or become a nuisance.

d) Structures for the care, housing or confinement of a pet are prohibited on Common Area.
e) Pets shall be leashed at all times
f) Owners must dispose of pets' droppings in trash receptacle immediately
g) Violation of the above mentioned pet rules may result in a $50.00 fine to the owner of the Lot or Dwelling

8. No resident of the Property shall:
    a) Dump, place or accumulate on any portion of Property rubbish, debris, any nuisance or odor as to create a Property to be unsanitary, unsightly, offensive or detrimental to process using or occupying any other portions of the Property. Violation of such may result in at $50.00 removal fee or the actual cost to remove debris, whichever is greater.
    b) Do not leave trash cans at curb, except for pick-up days. All trash cans must be stored in garage or screened enclosure.
    c) All residence shall exercise extreme care to avoid unnecessary noise which could disturb other residents; to include but not limited to the use of musical instruments, radios, televisions, stereos, amplifiers, horns, whistles, or bells. Excessive noise is further defined ads that which can be heard beyond the perimeter of the Dwelling itself.
    d) Do not act so as to interfere unreasonably with the peace and enjoyment of the other owners, families, tenants, guests, invitees, servants or agents
9. Storage or parking on any Lot or within any portion of the Common Areas except in garage area of Dwelling or other area designated by the Board of Directors, of any disabled vehicle, mobile home, or trailer (with or without wheels), motor home, tractor, truck (other than pick-up trucks), commercial vehicles of any type, camper, motorized camper or trailer, boat or other watercraft, boat trailer, motorcycle, motorized go-cart are prohibited.
10. Non-licensed motorized vehicles are prohibited from use on The Village at Olde Town roads, alleyways or common areas.
11. Time-Sharing time interval or similar right-to-use interval ownership programs are prohibited
12. Short-term rental of any dwelling (weekly or monthly) shall not be allowed. Only rentals for a period of greater than six (6) months or longer shall be allowed.

Schedule of Fines

	1st Violation	2nd and or Subsequent
1. Fail to remove pet waste	warning	$50.00
2. Unleashed Animals	warning	$50.00
3. Unkempt Lawn	warning	$25.00 a day
4. Operation of a Business	warning	$50.00 a day
5. Unreasonable Noise/Nuisance	warning	$50.00 per incident
6. Disabled Vehicle	warning	Tow at owners expense

7.	Boat, trailer, RV on street	warning	$50.00 a day
8.	Trash can left out	warning	$25.00 a day
9.	Parking outside the lines	warning	Tow at owners expense
10.	Overcrowding Home	warning	$50.00 a day
11.	Dangerous Breed	warning	$50.00 a day
12.	Parking in Yellow	warning	$50.00 a day or towed
13.	Parking beyond signage	warning	$50.00 a day or towed
14.	Non-licensed vehicles	warning	$50.00 a day

Additional Notes

1. The Association reserves the right to take other action to enforce the rule, regulation and Covenants in addition to imposing a fine or fines.
2. All unpaid fines shall be treated as any unpaid assessment and shall constitute a lien on the owner's property pursuant to Article XI Sections 11.1 of the Covenants.
3. This listing of fines is in addition to any other fine set forth in the Covenants or By-laws