

	Item	Definition	Standard	Violation Criteria
Visible Items Requiring Storage	Basketball Goals	Portable Basketball equipment (Goal and Stand, not permanently installed or affixed to the home)	<ul style="list-style-type: none"> - Cannot be used in Roadway - May be NOT be kept in driveway of home when not in use 	<ul style="list-style-type: none"> - Permanent Basketball systems are not allowed in the Association - Basketball goals left out when not in use - Basketball goals that are portable but stored in a visible location when not in use
	Play Items (bicycle, toys & toy storage)	Non-permanent items used for entertainment or exercise	<ul style="list-style-type: none"> - Items should not remain in front of home overnight or when not in use 	<p>Putting play items away after use encourages a neat and orderly appearance of the home and discourages theft in our neighborhood. Homeowners are encouraged to return play items to their storage locations after use.</p>
	Trash can visible on non-trash day	Any container utilized for refuse or recycling that is visible from in front of the residence	<ul style="list-style-type: none"> - Permitted in front of house on evening prior to trash pickup and on day of trash pickup - Items to be stored behind house, fence, APPROVED trashcan screen, or in garage on non-trash pickup days 	<ul style="list-style-type: none"> - Containers left curbside on non-trash days - Containers left at top of driveway - Containers not stored behind house, fence, APPROVED trashcan scree, or in garage - UNAPPROVED trashcan screens <p>* Inspection of properties shall consider holiday schedules when appropriate</p>
	Yard Art and flags visible	<ul style="list-style-type: none"> - Lawn ornaments, exterior sculptures, fountains, concrete or plastic figures, decorative benches, flags/flagpoles, trellises, or physical structures of any sort. - Holiday and seasonal decorations - Items meant to convey support of teams or organizations - Political signs 	<p>Permitted to remain in front of house:</p> <ul style="list-style-type: none"> - National, State or military flag with ARB approval - Holiday Decorations for 30 days prior to and 30 days after major Holiday - Holiday flags with ARB approval given beforehand - Political signs 30 days prior to election and for 1 day after election is completed 	<ul style="list-style-type: none"> - Items displayed without prior ARB approval - Items with inappropriate images or vulgar language - Items that are not seasonal and are semi-permanent in nature such as pink flamingos and garden gnomes are not permitted - Items improperly displayed (example: United States Flag flown upside down) - Items in disrepair* <p>* Any flag that had approval but is now in disrepair should be replaced</p>

	Misc items (ladders, tools, etc. storage)	Items that are not part of the normal appearance of the residence; may include: - Ladders - Tools - Storage not covered under POA shed guidelines - Hoses - Portable Sprinklers	- Items used in maintenance of home cannot be permanently stored in a location visible from the front of residence - Exception may be made for Items such as hose reels if they are consistent with the appearance of the home and have ARB approval	- Items left in visible area for two consecutive weeks - Permanent items that do not have ACC approval
	Window AC units in home or garage	All Carolina Bay homes have whole home AC units installed as a standard option so window AC units should not be required more than temporarily (as when home AC system is under repair)	- No permanently installed window AC units are permitted - Temporary installations may be permitted if home AC system is under repair* * Temporary installations may be granted by the ARB through an email request	- Permanently installed window AC units - Window AC units installed temporarily for home AC repairs for which ACC was not notified - ARB approval required for any installation not covered in this section
Parking	Parking on Street	Parking of cars and non-commercial trucks on the City roads	- Vehicles parking on street during the day must follow all City signage.	- Overnight parking is not permitted - RVs, boats, boat trailers, trailers, and commercial vehicles cannot be parked on street
	Parking of motor vehicles on areas other than street	Permissible locations for parking of motor vehicles	- Vehicles are permitted to be parked on street DURING THE DAY, driveway or garage - Exceptions permitted for maintenance or loading and unloading; parking for this purpose for longer than a day requires notification to the ARB	- Vehicles that are parked on the lawn of a lot - Blocking sidewalks is not permitted - Commercial vehicles cannot be parked in view overnight - RVs/Campers/Trailers (camper trailer, box & flatbed) are not permitted
	RV/Camper/Trailer (Box & flatbed) in garage	RV/Camper/Trailer parked within structures on property	- Must be stored within enclosed garage - Garage door must be able to close with RV/Camper/Trailer fully contained inside	- Stored other than in enclosed garage - Garage door unable to close or portions of RV/Camper/Trailer protruding from structure
	Vehicles in driveway obstructing sidewalk	Vehicles parking in driveway across area of sidewalk pass through (where sidewalks are installed in community)	- Sidewalks should be unobstructed so that strollers or baby carriages, or two people walking side-by-side may pass without difficulty	Homeowners are encouraged to be considerate of pedestrians utilizing the sidewalks
	Weeds in beds or lawn	A weed is a plant considered undesirable in a particular situation, "a plant in the wrong place". Examples commonly are plants unwanted in human-controlled settings.	No weeds should be visible from curbside	- Presence, except after periods of heavy rain; some common weeds include, but are not limited to: - Dandelions - Clover - Crabgrass

Lot Maintenance	Weeds in beds or lawn	A weed is a plant considered undesirable in a particular situation, "a plant in the wrong place". Examples commonly are plants unwanted in human-controlled settings.	No weeds should be visible from curbside	<ul style="list-style-type: none"> - Presence, except after periods of heavy rain; some common weeds include, but are NOT limited to: - Dandelions - Clover - Crabgrass
	Turf maintenance (mowing, bare dirt)	Turf: grass and the surface layer of earth held together by its roots.	<ul style="list-style-type: none"> - Continuous grass surface broken only by designed landscaping - Grass surface regularly maintained and consistent in appearance 	Presence, except after periods of heavy rain, of: <ul style="list-style-type: none"> - Areas of growth where grass has "gone to seed" - Bare areas - Areas of discoloration or dead grass - Grass clippings left on sidewalk or street - Leaves left on lawn for more than a week
	Lawn & bed edging	Borders of definition between hardscape (elements such as rocks, edging material and pavement) and softscape (natural elements such as plants and mulch)	Borders between landscaping elements should be clearly defined except in such cases where the borders are designed to blend (such as with plant overhangs) Mature Trees (diameter over 6 inches) are exempted from requirement to have landscaping defining their borders	Presence, except after periods of heavy rain, of: <ul style="list-style-type: none"> - Grass or other plants growing over borders - Grass or other plants growing over hardscape materials except as designed and approved through the ARB process - Trees and other "Monuments" within the yard that do not have landscaping to define their borders (as with grass growing up to the trunk of a tree)
	Tree and bush maintenance (trimming, dead removal)	Responsibility to maintain a landscaped area	<ul style="list-style-type: none"> - Dead trees & bushes should be removed - Tree branches should not interfere with pedestrians on sidewalks - Trees and bushes should be uniform in appearance 	<ul style="list-style-type: none"> - Branches of trees overhanging sidewalks - Dead trees or bushes - Unevenly trimmed or untrimmed trees or bushes
	Adequate mulch/pine straw in beds	Softscape materials such as Pine Straw or Mulch used to beautify and present a uniform appearance of the surface of landscaped beds	Softscape materials within a bed should be: <ul style="list-style-type: none"> - Fresh in appearance (not faded or discolored) - Cover the surface area so that the soil cannot be seen from the sidewalk 	Presence between April and November, except after periods of heavy rain, of: <ul style="list-style-type: none"> - Mulch or pine straw showing bare patches greater than 6 inches in greatest dimension - Materials not included in the approved materials list or approved through the ARB

Home Siding	Building materials applied to the exterior surfaces of a home	<ul style="list-style-type: none"> - Siding should have a consistent appearance over the entire exterior of the home - Siding should be free of dirt and discoloring materials such as mold - Siding color should not be faded - Siding should be structurally sound with consistent lines throughout exterior 	<p>Presence, except during Spring pollen season, of:</p> <ul style="list-style-type: none"> - Inconsistent coloring across exterior of home - Dirt or mold on exterior of home - Discoloration of exterior of home - Inconsistent lines or "melted" appearance
Trim on siding and exterior of home	<ul style="list-style-type: none"> - Designed trim pieces installed with siding to provide borders - Trim for windows, doors, and porches/structures of home 	Problems with siding, house trim, outdoor fixtures such as lamps, or fences should not be noticeable from the curbside.	<p>Presence of problems visible from curbside such as:</p> <ul style="list-style-type: none"> - Broken sections or cracks - Discoloration - Dirtiness - Mismatch to other trim pieces and/or areas of the structure - Unapproved modifications
Fixtures on home	Lights, electrical outlets, door handles and hinges on exterior of home	Exterior fixtures should be clean and functional	<p>Presence of problems visible from curbside such as:</p> <ul style="list-style-type: none"> - Dirty or discolored fixtures - Broken or damaged fixtures - Fixtures that visibly non-functional (such as burned out bulb in one of two lights on garage)
Permanently Installed Sprinklers	Permanent sprinkler systems installed in ground	<p>Permanent sprinkler systems are encouraged</p> <ul style="list-style-type: none"> - Requires ARB approval - Must be installed in ground - No visible hoses or pipes permitted - Mechanical systems are ideally installed on rear of house or behind fence so as to not be visible from the curbside; if not installed on rear of house property owner should maintain landscaping to limit visibility of mechanical systems from curbside - Sprinkler heads must retract below the level of the turf 	<ul style="list-style-type: none"> - Visible pipes or hoses - Mechanical systems Visible from curbside - Sprinkler heads not below level of turf when retracted

Portable Sprinklers	Yard tools used to provide irrigation to lawn or landscaping that are not permanently installed	<p>Property owners are encouraged to irrigate their lawns and landscaping to maintain optimal health of the plant materials. Portable Sprinklers should be:</p> <ul style="list-style-type: none"> - Used only temporarily and not left on lawn overnight - Stored out of sight when not being used - Not left running excessively (the use of timers if unattended is encouraged) 	Homeowners are encouraged to maintain the plant materials on their properties through proper irrigation and to be cognizant of the appearance of equipment left unattended for long periods of time. The Association will not issue violations for this item.
Fence Maintenance	Structure and appearance of Fences	<ul style="list-style-type: none"> - Fences should have a "natural" appearance or painted Charleston Green WHERE APPROVED - Clear Coats and Sealants are allowed and encouraged in accordance with the Carolina Bay Fence Guidelines - Fences should be structurally sound with no loose or missing boards - Gate latches should be functional - ARB application is required for all fence installations 	<ul style="list-style-type: none"> - Painted fences in sections of the community where not allowed - Stained fences - Fences in disrepair with loose or missing boards - Fences without functional latches on gates - Approved fence installations

General Note on Association Standards: All properties in Carolina Bay are unique. Because of the variability from property to property the application of Association Standards requires the Property Association (or delegate for inspection) to apply judgment in determining whether an individual property is or is not in compliance with the standards. The POA Board is required by the Covenants, Codes and Restrictions to take action to enforce Association Standards. Homeowners are responsible for exterior maintenance of his or her dwelling and Lot the Covenants, Codes and Restrictions and have 10 days from the date of mailing of a notice of violation to correct said violation or to appeal the violation to the POA Board. The POA Board may at its discretion waive a violation or provide an exemption for homes to which the Association Standards by the nature of the property may not be appropriate or for special situations which may arise.