

WELLBORN VILLAGE
PROPERTY OWNERS ASSOCIATION, INC.

Community Living Guidelines

FirstService Residential Charleston is responsible for the administration of affairs of the Association. The Board has authorized the management company (FirstService Residential Charleston) to perform certain duties for the Association. These duties include:

1. Collection of Annual Assessments (HOA Dues)
2. Payment of bills to hired contractors (hired by the Board)
3. Preparation of monthly and annual reports
4. Assistance in collection of all fees and fines
5. Enforcement of Covenants, Conditions and Restrictions (CC&Rs) and Bylaws.
6. Communication with homeowners regarding community affairs via email, phone, and mailings, etc.

If you have any questions please feel free to email wellborn.sc@fsresidential.com or call (843)795-8484.

Assessment Collection:

Payment of Annual Assessments is required for the Homeowner's Association to operate and provide services to the members. Collection policies provide for collection of late fees, interest, administrative fees and legal fees. Prompt payment of Association billings is required of owners. Copies of the CC&Rs, By-Laws, Rules & Regulations and Architectural Request Form can be found on the website: <http://fsresidentialcharleston.com/wellborn-homeowners-association/>.

Architectural Review Process:

All exterior modifications and additions to include, but not limited to fences, satellite dishes, patios, sunrooms, screened porches, in-ground pools, trees, bushes, gutters, storm doors, signs, etc, MUST be approved by the Architectural Control Committee (ACC). All requests must be submitted in writing and can be emailed or mailed. The request form can be found on the website: <http://fsresidentialcharleston.com/wellborn-homeowners-association/>.

Maintenance of Property:

The appearance of every home in the community affects not only the overall look of the community but the individual property values within it. Property ownership in the community includes the responsibility for continued maintenance of all structures and grounds. This includes, but is not limited to keeping buildings and structures in good condition and repair, removing all debris, pet waste and unsightly materials and keeping all shrubs, trees, grass and other plantings neatly trimmed, properly cultivated and free of weeds. Homeowners may not allow trees, shrubs or plantings of any kind to overhang or otherwise encroach upon a sidewalk, street, pedestrian walkway, HOA common area or another homeowner's property. Trash should be kept in appropriate sanitary containers and must be screened to conceal them from the view of neighboring lots and the street.

All homeowners are responsible for inspecting their own property periodically to ensure that there is no faded or peeling paint, rotting wood, warped or loose siding, loose mortar or spalling masonry. It is necessary that all wood surfaces such as door and window trim, bay windows, dormers and garage doors be caulked, sanded and painted periodically to keep them in good condition. All decks, fences and children's recreation/play equipment must be kept in good repair and it is strongly suggested that any wood be treated periodically with a wood stain or preservative to maintain their conditions. Basketball hoops must be stored where they are out of sight from the street.

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Boats, Trailers, Campers, Trucks:

No trucks, buses, motorcycles, boats, boat trailers, commercial vehicles on blocks shall be kept, stored, or parked overnight either on any street or on any lot except within enclosed garages or screened from streets and adjoining lots. In addition, vehicles without current registration may not be kept or stored on any lot except within garages. Passenger vehicles may be parked in driveways. The foregoing will not be interpreted or construed or applied to prevent the temporary nonrecurrent parking of any vehicle, boat or trailer for a period of no more than 48 hours upon any lot.

Guests:

If you have guests or renters, it is your responsibility to make sure that these guests or renters abide by the community guidelines. If your guest breaks any of the rules and regulations, the Association can take action against you as if you had committed the violation yourself. One of the most important issues for residents is to make sure that their guests are respectful of not only rules and regulations, but of community residents in general.

Residential Use:

All residences shall be used for private residential purposes, and in accordance with all applicable zoning and no business or business activity shall be carried on upon any lot at any time except with the written approval of the Board; with the exception to the builder. Any discreet in home business must generate NO vehicular or pedestrian traffic and no noise, odor or other disturbance to neighbors.

Pets:

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 provided that they are not kept, bred or maintained for commercial purposes. Such household pets must not constitute a nuisance or cause unsanitary conditions.

Covenant Enforcement:

FirstService Residential Charleston is obligated to enforce the covenants and restrictions for the community. The Board of Directors will institute a Covenants Enforcement Violation policy based on the covenants and restrictions with inspections done on a regular basis. If an occurrence is noted the following notification procedure will apply:

1. A courtesy letter will be sent to the owner allowing fifteen days to correct the noted occurrence observed.
2. A second courtesy letter will be sent to the owner if the owner fails to correct the occurrence observed approximately 15 days after the first letter.
3. A third letter with a \$25 fine will be sent if the owner fails to correct the occurrence observed after 30 days (total).
4. If the owner continues to not correct the violation, the fine will double with each 15 days of non-compliance of corrective action with a max fine of \$400.

Please be aware that each fine will be added to the homeowner's account as an assessment. Any unpaid balance will also be subjective to administrative and delinquent/interest based on the Collection policy for Wellborn Village Property Owner's Association. At any point the Association may undertake to correct the violation at the owner's expense in accordance with the Documents and any violation of any of these preceding restrictions shall be sufficient to bring judicial action against the violator.