

Association Standards for Taylor Plantation

	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"> - Must be clean and in good working order - Net must be in good working order - Must be at least 10 feet away from roadway (City of North Charleston requirements) - Cannot be used in Roadway - May be kept in driveway of home when not in use 	<ul style="list-style-type: none"> - Equipment closer than 10 feet to roadway at any time - Equipment not clean or in disrepair - Equipment not in good working order - Permanent Basketball systems require an ACC request and approval
	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 	<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 but the Association will not issue violations for this item.</p>
	Trash can visible on non-trash day	Any container utilized for refuse that is visible from in front of the residence	<ul style="list-style-type: none"> - Permitted in front of house on day prior to trash pickup and on day of trash pickup - per City of North Charleston not to be placed on street before 7pm the day before and must be put away with 12 hours of pickup - Items to be stored behind house or fence or in garage on non-trash pickup days 	<ul style="list-style-type: none"> - Containers visible from street on non-trash days - Inspection of properties shall consider holiday schedules when appropriate
	Yard Art and flags visible	<p>Items visible from curbside that are intended for personal expression of support for holidays and other events</p> <ul style="list-style-type: none"> - United States Flag - 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 other Governmental Flag at any time - Holiday Decorations for 60 days prior to and 30 days after Holiday - Items to convey support of teams or organizations during appropriate season - Political signs during election season and for 14 days after election is completed 	<ul style="list-style-type: none"> - Items displayed outside of appropriate season or time (example: Football flag in March, Valentines Day decorations in August) - 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 without ACC approval - Items improperly displayed (example: United States Flag flown upside down) - Items in disrepair* <p>* Worn out Flags should be retired by Veterans or Scouting Organizations</p>
	Misc items (ladders, tools, etc. storage)	<p>Items that are not part of the normal appearance of the residence; may include:</p> <ul style="list-style-type: none"> - Ladders - Tools - Storage not covered under POA shed guidelines - Hoses - Portable Sprinklers 	<ul style="list-style-type: none"> - Items used in maintenance of home cannot be permanently stored in a location visible from the street - Exception may be made for items such as hose reels if they are consistent with the appearance of the home and have ACC approval 	<ul style="list-style-type: none"> - 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 Taylor Plantation 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)	<ul style="list-style-type: none"> - No permanently installed window AC units are permitted - Temporary installations may be permitted if home AC system is under repair* <p>* Temporary installations may be granted by the ACC through an email request</p>	<ul style="list-style-type: none"> - Permanently installed window AC units - Window AC units installed temporarily for home AC repairs for which ACC was not notified - ACC approval required for any installation not covered in this section

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Parking	Parking on Street	Parking of motor vehicles	- Vehicles parking on street must meet City regulations.	- See City Codes; example noted in Attachment #1
	Parking of motor vehicles on areas other than street	Permissible locations for parking of motor vehicles	- Vehicles are permitted to be parked on street, driveway or garage - Exceptions permitted for maintenance or loading and unloading; parking for this purpose for longer than a day requires notification to the ACC	- Vehicles that do not have all wheels on street or driveway
	Boats / boat trailers in driveway	Boats parked temporarily on property	- Permissible up to 48 hours - Boat must be removed from property for at least 24 hours before 48 hour clock resets	- Present for more than 48 hours - Boat present regularly without breaks of at least 24 hours between occurrences of being on property
	Boats / boat trailers in garage	Boats parked within structures on property	- Must be stored within enclosed garage - Garage door must be able to close with boat & trailer fully contained inside	- Stored other than in enclosed garage - Garage Door unable to close or portions of boat/trailer protruding from structure
	Boats/boat trailers in backyard	Boats/boat trailers parked on property on a long term basis	- Backyard boats/trailers must be screened from view by house or fencing	- Backyard boats/trailers are viewable from curbside in front or sides of house.
	RV/Camper/Trailer (Box & flatbed) on street or driveway	RV/Camper/Trailer parked temporarily on street or driveway	- Permissible up to 48 hours - RV/Camper/Trailer must be removed from property for at least 24 hours before 72 hour clock starts resets	- Present for 48 hours or more - RV/Camper/Trailer present regularly without breaks of at least 24 hours between occurrences of being on property
	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
	RV/Camper/Trailer (Box & flatbed) in backyard	RV/Camper/Trailer parked on property on a long term basis	- Backyard RV/Camper/Trailers must be screened from view by house or fencing.	- Backyard RV/Camper/Trailers are viewable from streets or adjoining lots
	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 but Association will not issue violations for this item - Obstructing Sidewalk is a City of North Charleston Code Violation and the POA defers to local authorities to enforce this
	Trailers on property	Any towed vehicle not covered in the Items above	- Permissible up to 48 hours - Exceptions permitted for trailers being used for maintenance or loading/unloading with ACC approval - Trailers must have motor vehicle attached to trailer	- Trailer in driveway longer than 48 hours without exception approved by the ACC - Trailer does not have vehicle attached
	Trucks parked on property	Truck or tractor trailer unit of over 10,000 lb GVWR or with three or more axles	- Not permitted per Section 11-33 of the City of North Charleston parking codes - Trucks being used for maintenance or loading/unloading are not considered "Parked" as long as they are "in use" for the loading/unloading activity	The POA will not enforce this item as it falls under the purvue of the City of North Charleston
	Commercial Vehicle on property	Vehicle with commercial advertising signage	- Permissible up to 48 hours - Vehicle with commercial advertising signage that are used as the homeowners primary vehicle may be permitted long term with ACC approval - Exception may not be approved for more than one Commercial Vehicle per property	- Commercial Vehicle on property for 48 hours without exception approved by the ACC - More than one Commercial Vehicle from same Company on property

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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	- 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.	- Continuous grass surface broken only by designed landscaping - Grass surface regularly maintained and consistent in appearance	Presence, except after periods of heavy rain, of: - 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: - Grass or other plants growing over borders - Grass or other plants growing over hardscape materials except as designed and approved through the ACC 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 "Monuments" within a landscaped area	- Dead trees & bushes should be removed - Tree branches should not interfere with pedestrians on sidewalks or vehicle traffic in roadway - Trees and bushes should be uniform in appearance	- 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: - 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: - 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 ACC process
	Home Siding	Building materials, typically vinyl siding or Hardiplank ®, applied to the exterior surfaces of a home	- 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	Presence, except during Spring pollen season, of: - Inconsistent coloring across exterior of home - Dirt or mold on exterior of home - Discoloration of exterior of home - Inconsistent lines or "melted" appearance* * Melting of siding should be communicated to ACC to request exception for appearance if otherwise structurally sound
	Trim on siding and exterior of home	- 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.	Presence of problems visible from curbside such as: - Broken sections or cracks - Discoloration - Dirtiness - Mismatch to other trim pieces and/or areas of the structure

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Fixtures on home	Lights, electrical outlets, door handles and hinges on exterior of home	Exterior fixtures should be clean and functional	Presence of problems visible from curbside such as: - 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	Permanent sprinkler systems are encouraged - Do not require an ACC as they should not change the external appearance of the home - 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	- 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	Property owners are encouraged to irrigate their lawns and landscaping to maintain optimal health of the plant materials. Portable Sprinklers should be: - 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	- Fences should have a "natural" appearance - Clear Coats and Sealants are allowed and encouraged in accordance with the Taylor Plantation Fence Guidelines - Fences should be structurally sound with no loose or missing boards - Gate latches should be functional	- Painted or Stained fences - Fences in disrepair with loose or missing boards - Fences without functional latches on gates

General Note on Association Standards: All properties in Taylor Plantation 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 Article III, Section 4 (j) of 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 per Article VI of the Covenants, Codes and Restrictions and have 20 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.

Attachment #1 - City of North Charleston Parking Codes as of 8/8/17

https://library.municode.com/sc/north_charleston/codes/code_of_ordinances?nodetd=COOR_CH11MOVETR_ARTIISTSTPA_DIV1GE_S11-17PAPRCEPU

Sec. 11-17. - Parking prohibited for certain purposes. No person shall stand or park a vehicle in such manner as to create a public or private nuisance upon any roadway for the purpose of: (1) Displaying it for sale. (2) Advertising of any nature whatsoever. (3) Washing, greasing, repairing such vehicle except repairs necessitated by an emergency.

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Sec. 11-20. - Parking within lines indicating parking space.

Whenever lines have been painted to indicate parking spaces, vehicles shall be parked entirely within those lines.

Sec. 11-21. - Parking for more than one day.

No person shall park a vehicle on any street for a period longer than twenty-four (24) hours.

Sec. 11-22. - Unattached trailers. No person shall park a trailer or allow the same to stand at any point upon any street unless the motor vehicle unit is at all times attached to such trailer.

Sec. 11-23. - Minimum width of roadway required to be free of traffic. No person shall stop, stand or park any vehicle upon a street in such a manner as to leave available less than ten (10) feet of the width of the roadway for the free movement of vehicular traffic.

Sec. 11-33. - Parking heavy vehicles on city streets prohibited. It shall be unlawful for any person to park or leave unattended any truck or tractor trailer unit of over two-ton capacity on any portion of a street located within districts zoned R-1, R-2, or R-3 within the city.