



LITCHFIELD PLANTATION ASSOCIATION,
INC.

RULES AND REGULATIONS

EMERGENCY TELEPHONE NUMBERS/CONTACT INFORMATION

Fire Department, Police, Ambulance: Dial 911

Ambulance:

Georgetown 911
Myrtle Beach 911
Rescue Squad 911

Hospitals:

Georgetown 843-527-7000
Tidelands Community 843-652-1000
Myrtle Beach – Grand Strand 843-449-4411

Gate Security: 843-235-0041

Managing Agent:

FirstService Residential 843-357-9888 or 1-800-870-0010

Litchfield Plantation Association Mission and Vision Statements

OUR MISSION

To provide services to the Association based on membership input as a whole, with emphasis on building a stronger sense of community. This will be accomplished through our Board of Directors and Committees to maintain the common areas and by administering and enforcing the Association's Covenants, Conditions and Restrictions (CC&R's) to create a desirable place to live.

OUR VISION

Litchfield Plantation Association will be the premier "community of choice" amongst the communities within the Pawleys Island area. This will be determined by the upkeep of all common areas and individually owned property in a high standard.

The mission statement will be supported by our beliefs, principles and values:

- Encouraging the Board of Directors and residents to be good stewards in meeting their responsibilities to each other and to continue to make improvements to the common areas and individually owned property.
- Responding to resident inquires within 24 hours
- Offering and encouraging opportunities for the membership to participate in community activities, committees and in leadership roles
- Providing transparency of Association records
- Valuing and respecting the membership and their opinions
- Creating a welcoming, inviting, open and friendly environment

OUR VALUES

In fulfilling our mission and achieving our vision we value honesty, fairness, equity, common sense, participation, respect, cooperation, transparency and neighborliness in all our actions.

1. GENERAL

Each Owner is responsible for the proper conduct of members of his/her family, guests and service personnel and should be certain that they understand and observe all Rules and Regulations promulgated by your Board of Directors.

2. STAFF

The number of employees and/or maintenance sub-contractors permitted in our Budget is limited and each has a full work schedule. Only the Managing Agent or the President of the Association is authorized by the Board of Directors to give instructions to the maintenance staff.

3. SECURITY

(a) Security is the responsibility of each and every one of us, and we can all help monitor the security of the community. Depending upon the nature of the situation, Owners are requested to notify the security guard, sheriff's office or local law enforcement or the Managing Agent of any suspicious people and/or unusual activities in any area. See the EMERGENCY NUMBERS listing in the back of this booklet.

(b) Gate entry bar codes are for the use of Owners only. Upon issuance they are to be affixed permanently to the authorized vehicle(s) only. When vehicle ownership is transferred to a non-Owner, the bar code sticker shall be removed, and the Managing Agent shall be notified immediately so that access can be cancelled.

(c) A copy of gate entry procedures for homeowners and visitors is available from the Managing Agent and is also attached to these Rules and Regulations.

4. CHILDREN

Reasonable supervision of children by a responsible adult must be exercised at all times when children are playing.

Special attention should be exercised while driving within the property to insure the safety of children.

5. PETS

(a) No animal or livestock of any description, except the usual household pets, shall be kept on any lot. No pets shall be allowed which produce any noise or odor objectionable to any other property Owner, including excessive barking of a pet or other annoyance to residents. This may be cause for an order by the Board of Directors to remove the pet from Community.

(b) In no event shall dogs or cats be permitted off the Owner's property unless carried or on a leash and under the direct supervision of the Owner. Pets shall not be allowed in the Pool area. Unleashed pets are subject to collection by the County Animal Shelter. Reclamation of the pet will be the sole responsibility of the Owner.

(c) No property owner shall allow or cause the breeding of pets for commercial purpose within the Litchfield Plantation Community.

(d) The owner shall indemnify the Association and hold it harmless against any loss or liability of any kind or character, whatsoever, arising from or growing out of having any animal in the community.

(e) Pet Owners are responsible for cleaning up after their pet.

6. VEHICULAR TRAFFIC

(a) No trailer, recreational vehicle, utility trailer shall be placed on any lot at anytime, either temporarily or permanently. Recreational vehicles are permitted to be on an Owner's property for up to 24 hours before and after any trip exceeding two days or more. Storage of boats, boat trailers and campers are permitted if storage is completely inside space that is part of the approved design of the dwelling.

(b) No motorcycles, unmuffled vehicles, motor scooters, mopeds, motor homes, campers or buses shall be permitted on the Association property without the consent of the Board of Directors.

(c) Motorists shall at all time drive carefully, conforming with the conditions and circumstances, but in no event exceed the posted speed limit. This rule will be strictly enforced by the Board of Directors. Should an Owner observe a violation of this rule, the Owner should notify the Gate Security Guard immediately and/or the local police.

(d) There shall be no access to any property on the perimeter of the sub-division except on designed roads within the sub-division.

(e) Parking on any grass or landscape area is strictly prohibited.

(f) No stripped, partially wrecked, junk motor vehicle or part thereof shall be permitted to be parked or kept on any street or lot.

(g) For safety measures, only persons licensed to operate a motor vehicle may operate a golf cart on the roads of Litchfield Plantation Association. Golf carts may not be driven after dark, unless equipped with headlights and taillights. Golf carts may be operated on roadways and pedestrian/bike paths but extreme caution must be observed in areas with restricted visibility. The Owner shall indemnify the Association and hold it harmless against any loss or liability of any kind or character, whatsoever, arising from or growing out of golf cart operation on the Association property.

(h) There are to be NO commercial vehicles allowed on the Avenue of Live Oaks. Commercial vehicles are only allowed on the Avenue of Live Oaks if they are performing work on the Oak trees, landscaping, water areas or roadways.

7. APPROVAL OF CONSTRUCTION AND ALTERATIONS TO EXISTING STRUCTURES

No building, fence or other structure shall be erected, placed or altered nor shall a building permit for such improvement be applied for on any property in Litchfield Plantation until the proposed building plans, specifications, exterior color or finish, plot plan (showing the proposed location of such building or structure, drives and parking areas), landscape plans including landscape lighting and construction schedule have been approved in writing by the Architectural Review Board.

No alteration in the exterior appearance of any building or structure or landscaping design shall be made without prior approval by the Architectural Review Board.

8. TOPOGRAPHY, VEGETATION AND TREE REMOVAL

In order to protect the natural beauty of the vegetation and topography of the marsh and pond edges located throughout the community, written approval by the Architectural Review Board is required for the removal, reduction, cutting down, excavation or alteration of topographic and vegetation characteristics. Furthermore, no living trees, bushes or underbrush of any kind four (4") inches or more in diameter at a point four (4') feet above ground level may be removed without the written approval of the Architectural Review Board. Any and all trees that may fall onto/into a common area roadway, land or body of water due to a storm or other event must be removed by the owner whose property the tree trunk resides on.

Owners who have utility boxes on their property must install and maintain adequate screening of same wherever possible. The Architectural Review Board should be consulted for suggestions.

9. OFFENSIVE ACTIVITIES

No noxious or offensive activity shall be carried out within the Litchfield Plantation Community. There shall not be maintained any plants or animals, or device or thing of any sort whose normal activities or existence is in anyway noxious, dangerous, unsightly, unpleasant of a nature as may diminish or destroy the enjoyment of other property in the community by the Owners thereof.

10. OWNER'S OBLIGATION TO MAINTAIN PROPERTY

It shall be the responsibility of each Owner to prevent the development of any unclean, unsightly or unkempt conditions of buildings or grounds on his/her property which shall tend to substantially decrease the beauty of the community as a whole or of the specific area. All buildings, landscaping and grounds shall be maintained in a condition to preserve the values of all properties within the community.

If an Owner shall fail to maintain his/her buildings, landscaping and grounds in a condition necessary to preserve the values of all properties, or if an Owner shall allow the development of any unclean, unsightly or unkempt condition of buildings, landscaping or grounds, such condition shall be corrected by the Owner at the Owner's sole expense upon written request by the Managing Agent on behalf of the Board of Directors.

Upon failure of the Owner to correct such conditions within (30) days after written notice, the Board of Directors shall have the right to correct such condition and the expense of such correction shall be paid by the

Owner. Such charge together with interest at the maximum rate allowed by law and all costs of collection shall be a continuing lien on the property of such Owner.

11. RENTING

It is intended that any property rentals in Litchfield Plantation shall be of no less than one (1) year in duration unless it is incidental to a contract for the sale of a residence. Any term less than that should first be referred to the Managing Agent who may in some cases need to refer the request to the Board of Directors for consideration.

Owners are responsible for their tenants' compliance with the Rules and Regulations of the Association. Any violation of these Rules and Regulations will be the responsibility of the property Owner.

In addition:

(a) Owners must notify the Managing Agent of the name, address and telephone number of their Rental Agent and provide a copy of the lease to the Managing Agent.

(b) The Rules and Regulations of the Association are binding on all tenants. Flagrant violations constitute grounds for expulsion from Litchfield Plantation and/or fines levied to the Owner.

12. WATER AND SEWER

No septic tank may be installed on any property within the community so long as the Association, or its agents or licensees or a municipal sewer utility company or other governmental unit operates a sewer distribution line within two hundred (200') feet of such property. No sewage shall be emptied or discharged into any creek, marsh, lake, river or body of water at any time.

No private water wells may be drilled or maintained on the property of any Owners other than the Association, so long as the Association or its agents or licensees or a municipal water company or other governmental unit operates a water distribution line within two hundred (200') feet of such property. The sole exception to this is the following: Shallow water wells may be authorized by the Architectural Review Board for lawn and garden use. Where these wells have iron content which results in rust staining, owners should periodically clean the stain from structures and concrete so as to present a pleasing street appearance.

13. DRAINAGE

No Owner shall conduct or permit any work, construct any improvements, place any landscaping, or suffer the existence of any condition that shall alter or interfere with the drainage pattern of the properties within the community, except to the extent that such alteration and drainage pattern is approved in writing by the Architectural Review Board or the Board of Directors of the Association.

14. TEMPORARY STRUCTURES

No structure of a temporary character including tents, barns, tree houses, or similar out-buildings or structures shall be placed upon any residential lot at any time provided, however, that this prohibition shall not apply to shelters or temporary structures used by the contractor during the approved construction or approved renovations of permanent structures, it being clearly understood that these latter temporary structures may not, at any time, be used as residences or permitted to remain on the lot after completion of construction. The design and color of structures temporarily placed on a lot by a contractor shall be subject to reasonable aesthetic control by the Architectural Review Board. Party tents may, with prior approval of the Board of Directors, be placed for short-term use (i.e., 1-2 consecutive days and/or evenings).

Gym sets, trampolines, play equipment, basketball goals and the like should be installed wherever possible so as not to be observable by the public. All dwellings within the community, when viewed from the curb facing

the main entry door, shall exhibit a clean, unencumbered front elevation. No structure, trailer, boat, etc. shall be visible from that vantage point.

15. PARKING

Each Owner shall provide adequate off-the-street automobile parking for each dwelling unit constructed on the lot prior to the occupancy of any dwelling constructed on said lot in accordance with reasonable standards established by the Architectural Review Board. No on-the-street parking will be permitted unless authorized by the Board of Directors. When property owners are entertaining guests at their homes, temporary parking shall be permitted on the street in front of or otherwise nearby the home, but not on an overnight basis.

Garage doors should be closed overnight and at all other times when frequent access to the garage is not required. Garages should be used for their intended purpose of sheltering vehicles, etc. and not as storage bins at the expense of having several vehicles routinely parked in the driveway.

16. ANTENNAE

Per a ruling by the Federal Communications Commission, Community Associations may no longer prohibit the use of satellite dishes within their communities. However, the Architectural Review Board must still approve the size, location, screening and color of any such dish. To include a satellite dish on your initial landscape plan, please show two alternate suggested locations your installer has identified as workable for reception. Also define the landscape or hard screen material to be used.

To request an addition of a satellite dish into an existing landscape, please complete the minor change request application and submit it, along with three locations your installer has identified as workable for reception, to the Architectural Review Board. Also include the type of screening. The Architectural Review Board office has examples of satellite installations which are very well executed.

17. LAUNDRY

Clothes lines are not allowed, nor are the draping of clothes, towels, rugs etc. permitted over railings or other outside structures visible to the public.

18. NOISE

After the hours of 10:00pm no exterior horns, whistles, bells or other sound devices, except security devices used exclusively to protect the security of the property or improvements, shall be placed or used on any portion of the property.

19. HOUSE/MAILBOX NUMBERS

Each dwelling shall have a prominently displayed house number. Each Mailbox must also have a legible house number.

20. HAZARDS

The discharge of any firearms or fireworks is not permitted on any part of The Litchfield Plantation Community property (whether privately owned or in common areas), as is the use of other devices, such as bows and arrows, which may pose a danger to others.

21. SIGNS

No permanent signs or flags, other than the flag of the United States or the South Carolina flag shall be erected or maintained on or from any portion of the property except those signs approved by the Architectural Review

Board. The placement of the American flag shall be in accordance with applicable law with flag pole placement approved by the Architectural Review Board. Political signs are not allowed.

22. TRASH

All residents are expected to share in the responsibility for maintaining clean lots throughout the area.

No trash, ashes, garbage or other refuse shall be thrown or dumped on any land or area within the community. There shall be no burning or other disposal of refuse out of doors. Each Owner shall provide suitable receptacles for the temporary storage and collection of refuse, and all such receptacles shall be screened from the public view and from the wind and protected from animal and other disturbances.

Trash cans may be placed on the curb the day before trash collection and retrieved the day trash is collected.

23. FIRE PROCEDURES

If you discover a fire in your dwelling, please do the following:

(a) Immediately call the Fire Department – 911.

(b) Without further delay, leave your dwelling and be sure to close the door behind you, leaving it unlocked.

24. LAKES AND WETLANDS

In order to protect personal safety as well as the natural beauty and water quality of the lakes and wetlands, no wading, swimming, boating or private docks are permitted.

Fishing is allowed only with the permission of and from the property of an owner whose property abuts a lake. Fishing is prohibited from common property which is adjacent to the lakes on the property.

25. WILDLIFE PROTECTION

Capturing or hunting wildlife is not permitted. If there is a safety concern, such as with an alligator, contact the Managing Agent or a member of the Board of Directors. Feeding alligators is prohibited and people are warned to keep a safe distance from alligators.

26. SOLICITING/USE OF THE LITCHFIELD PLANTATION DIRECTORY

Door-to-door soliciting is not permitted. The Litchfield Plantation Directory is published and intended for the exclusive use of residents and Owners of the Litchfield Plantation Community. It must not be used for any purpose other than among neighbors and by the Board for dissemination of information and other official uses. Use for solicitation, whether commercial or charitable, or providing a copy of the Directory to a third party, is strictly prohibited.

In view of the concern in our nation involving such things as misuse of email, identity theft and right to privacy, the Board has decided that misuse of the Directory will result in a \$1,000 penalty.

27. GARAGE SALES, RUMMAGE SALES, YARD SALES, MOVING SALES, ESTATE SALES

None of these or similar activities, whatever they may be called, are permitted.

28. REAL ESTATE OPEN HOUSES

- (a) No real estate signs will be permitted in Litchfield Plantation or at the entrance to Litchfield Plantation. One directional sign to the open house at the entrance of the home section where the open house is located will be permitted. No real estate sign can be placed on vacant lot[s].
- (b) In instances of an open house, the real estate agent or seller is to leave with the security guard at Litchfield Plantation entrance a detailed map giving directions to the open house. Sufficient copies should be furnished to the security guard to enable the security guard to give a copy to each individual wishing to visit the house.
- (c) An open house may be held on Saturday and/or Sunday between the hours of 9AM and 4PM. Each home is permitted one open house every two months.
- (d) During the period of the open house, one realtor sign may be placed in the yard of the home being shown. However, when the open house period ends, the sign must be removed.
- (e) With the exception of an open house day, a realtor must accompany any prospective buyer into Litchfield Plantation.
- (f) An open house for realtors may be held during the week from 11AM to 3PM. However, it can be held only once every 3 months for the same house, unless a different real estate agency is engaged by the seller.
- (g) Three days prior to holding an open house, the managing agent must be notified by either the realtor or the seller.
- (h) Any sign posted in violation of these rules will be removed and held for retrieval at the managing agent's office. Violations will result in fines and penalties in accordance with Article XII Section 2 (E) of the Covenants and Restrictions of Litchfield Plantation Community.

29. WINDOW AIR CONDITIONERS

Window air conditioning units are not permitted except under the following extraordinary circumstances: Should commercial electric power to the community be materially impaired by reason of a major storm or other catastrophic event, then during such outage, those Owners who are able to power their dwellings by the use of generators may temporarily install window air conditioners, which must be immediately removed once Public Utility Service is restored.

30. RULES CHANGES

The Directors of the Association reserves the right to change or revoke existing Rules and Regulations from time to time, as, in their opinion, shall be necessary or desirable for the safety and protection of the residential property and its occupants, and to promote cleanliness and good order of the property, and to assure the comfort and convenience of members.

Litchfield Plantation Gate Procedures

1. Entrance by homeowner – Each homeowner is issued a bar code and decal after purchasing his/her property. Bar code access is 24 hours. In addition, after gate staff hours, a four-digit personal identification number (PIN), provided by the homeowner to FirstService Residential, can be entered into the dial pad located in the right entrance lane, to open the right hand entry gate. The homeowner may give this four-digit code to family members for entrance.

2. Visitors to homeowner – Normal Gate Staff Hours - The homeowner must call the gate to inform the gate staff of any expected visitors from outside of the plantation. The gate staff will fill out a visitor's pass and enter it into the daily log (except tag number). The visitor's pass will indicate an expiration date of not more than 7 days. The gate staff will add the tag number to the daily log sheet when the visitor arrives. If prior notice is not provided to the gate staff by the homeowner, the gate staff will call the homeowner's home telephone number. If the homeowner does not answer, the visitor will not be allowed access into Litchfield Plantation.

3. Visitors to homeowner – After Normal Gate Staff Hours – Each homeowner is assigned a four-digit code by FirstService Residential. This code has been placed in the dial pad located in the right entrance lane. Using this four-digit code, a visitor may call the homeowner's home telephone number. The homeowner answers the phone, presses 9 (which opens the gate) and hangs up the phone.

4. Owners who are walkers, joggers, bike or golf cart riders – The homeowner should use his/her four-digit personal identification number.

5. Construction – The General Contractor for each lot/project will be given a sheet to list all the subcontractors working on his/her job. This list of subcontractors will be provided by the General Contractor at the final submission, pre-construction, to Litchfield Plantation Architectural Review Board (ARB). A copy will be provided to the gate staff. Any subcontractor not on the list will be denied access to Litchfield Plantation.

The delivery of building supplies will not require a pass but the driver must have paperwork showing the contractor name and lot number.

Construction Hours

Monday – Friday: 7:00 am – 6:00 pm

Saturday: 8:00 am – 5:00 pm

Sunday: **No Construction**

Holidays: No construction allowed on Easter, Memorial Day, Fourth of July, Labor Day, Thanksgiving, Christmas & New Years Day

6. Recurring Service Providers – The homeowner will contact the gate staff if he/she has a regularly scheduled housekeeper, cleaning service, lawn maintenance or general service provider. No landscaping or lawn maintenance services will be permitted on Sunday or holidays. In the event of unusual circumstances which would require an owner to have a service provider perform landscaping or lawn maintenance on a Saturday, FirstService Residential should be notified in advance. Failure to notify FirstService Residential in advance will result in the service provider being denied entry at the gate. The purpose of this statement is not to prevent an owner from doing his/her owner landscaping activity on a Saturday and in this event it is not necessary to notify FirstService Residential.

7. Repairmen to Homeowners– Litchfield Plantation homeowner's must contact the gate staff if expecting a repairman. The gate staff will enter the vendor information in the daily log (including the tag number).