

**CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS**

Po Box 6122 ~ Moncks Comer, SC 29461 (843) 719-4084

***** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE *****

***** ELECTRONICALLY RECORDED DOCUMENT *****

Instrument #:	2019047114	
Receipt Number:	151663	Return To:
Recorded As:	EREC-RESTRICTIVE COVENANTS	
Recorded On:	December 30, 2019	
Recorded At:	11:45:44 AM	Received From: SIMPLIFILE
Recorded By:	ROBIN MCMAKIN	Parties:
Book/Page:	RB 3232: 42 - 46	Direct- MTS CHS LLC
Total Pages:	5	Indirect- LANDINGS AT MONTAGUE PLANTATION

***** EXAMINED AND CHARGED AS FOLLOWS *****

Recording Fee: \$25.00
Tax Charge: \$0.00



Cynthia B. Forte
Cynthia B Forte - Register of Deeds

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Comer, SC 29461 (843) 719-4084

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***

*** ELECTRONICALLY RECORDED DOCUMENT ***

Instrument #:	2019047114	
Receipt Number:	151663	Return To:
Recorded As:	EREC-RESTRICTIVE COVENANTS	
Recorded On:	December 30, 2019	
Recorded At:	11:45:44 AM	Received From: SIMPLIFILE
Recorded By:	ROBIN MCMAKIN	Parties:
Book/Page:	RB 3232: 42 - 46	Direct- MTS CHS LLC
Total Pages:	5	Indirect- LANDINGS AT MONTAGUE PLANTATION

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$25.00
Tax Charge: \$0.00



Cynthia B. Forte
 Cynthia B Forte - Register of Deeds

**THE LANDINGS AT MONTAGUE PLANTATION
HOMEOWNER'S ASSOCIATION, INC.
COMMUNITY RULES & REGULATIONS**

The Covenants, Conditions, and Restrictions (CCRs) as well as the By-Laws of The Landings at Montague Plantation Homeowner's Association, Inc. ("Landings at Montague Plantation ") authorize the Declarant, MTS CHS, LLC to adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof. Owners will be responsible for conformity of their tenants and any guests to these rules. **The Board reserves the right to levy fines for violations of these rules and regulations.**

I. PARKING:

On street parking poses a hazard for proper traffic flow, prevents neighbors from backing out of driveways safely, obstructs the view of a driver when driving around a parked car and impedes emergency vehicles.

Parking Rights. Ownership of a home shall entitle the Owner the use of not more than two (2) automobile parking spaces which shall be as near and convenient to said home as possible, together with the right of ingress and egress in and upon said parking area. Owners shall abide by all county and city ordinances for parking.

II. PETS:

1. No non-domestic animals, livestock or poultry of any kind may be kept or maintained on any lot or in a dwelling. An owner must apply for Board's approval to keep more than two (2) dogs, cats or other household pets on the Property by Owner or Owner's tenant. The Board shall have complete discretion to approve or deny an Owner's application for more than two (2) animals. No animals shall be kept or maintained for commercial purposes, including breeding.
2. All pet owners must conform to the Town of Goose Creek license and leash laws. Continuous non-compliance may result in notification of the Goose Creek Animal Control Department.
3. The owner must pick up and properly dispose of any waste generated by the pet.
4. Pets are not allowed on the tennis courts or within the enclosed swimming pool area.

III. ARCHITECTURAL CONTROL:

No building, fence, wall, other structure or cemented driveway or patio may be commenced, erected or maintained upon any property; nor may any addition to, or change or alteration be made until the plans and specifications showing the nature, kind, shape, height, and materials have been submitted to the Board of Architectural Review and approved in writing. Fences must be Six (6') feet tall, flat or dog-eared wood with smooth side facing out. The Board of Architectural review, however, may approve a similar or alternative fence at its discretion.

In the event the Board or Committee fails to approve or disapprove a **completed request** within (30) days of receipt, an approval will not be required, and this request will be deemed to be fully complied with. See ARB Guidelines.

IV. BUSINESS:

No business activity of any kind may be conducted on any lot or in any property.

V. NUISANCE:

No loud, noxious, or offensive activity shall be conducted on any lot or dwelling that may become an annoyance to the neighborhood. Fireworks are prohibited and will result in a fine due to the fire safety hazard.

VI. USE OF COMMON AREAS:

Personal property must not be left in Common Areas. Recreational equipment set up in any Common Areas should be removed immediately after use.

VII. EXTERIOR MAINTENANCE:

1. The following must not be seen from the street: Peeling paint, rotting wood, missing shingles, missing banisters or wood, missing siding, torn screens, hanging or missing shutters, dented garage doors, or broken windows or doors.
2. Mold or mildew on the house visible from the street must be cleaned.
3. Fire wood, trash cans, propane tanks and grills may not be stored in front or on the side of homes unless behind a screen, and not visible from the street.

VIII. LANDSCAPING:

1. Grass may be no more than five (5) inches in length. Property visible from street must be covered with lawn or appropriate ground cover.
2. All ground cover must be natural color on all landscaped areas and surfaces. Examples include pine straw, pine bark, pine mulch or lava rock.
3. Lawns and beds shall be maintained and kept free from weeds that are visible from the street.
4. Yards must be kept free of excessive growth and build-up of debris. Maintenance to include edging, removal of grass clippings and leaves out of beds, and blowing off debris on walkways and driveways.
5. Vines must be prevented from climbing onto the windows or siding.
6. Regular pruning of shrubs so they do not interfere with walkways, driveways or sight lines.
7. No permanent structures in the front yard such as walls and trellises unless approved by the board.
8. Tree pruning as needed to keep branches off homes and resting on neighbor's property. Homeowner is responsible for removal of diseased or dead trees and/or branches.

IX. HOLIDAY DECORATIONS:

Holiday decorations may be displayed thirty (30) days prior to a specific holiday. Decorations must be removed the day after holiday ends. Exception: Christmas decorations may be displayed until January 10th. Christmas decorations must be removed the day after 10th.

X. FINES, PENALTIES, AND LEVIES

The Board shall have complete discretion in enforcing these Rules and Regulations. The Board may levy fines and/or penalties against any homeowner that violates these Rules and Regulations without any limitation to the frequency of penalty or amount of fine for said violations.

IN WITNESS WHEREOF, MTS CHS, LLC has hereunto set its Hand and Seal this 27 day of December, 2019.

Witnesses:

[Handwritten Signature]

MTS CHS, LLC

By: [Handwritten Signature]
Dion Matheny
Its: Authorized Agent

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

I Patrick J. Town a Notary Public for South Carolina do hereby certify that Dion Matheny, authorized agent of MTS CHS, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 27 day of December, 2019.

[Handwritten Signature]

Notary Public for South Carolina
My Commission Expires: 04/29/2024