

Schieveling Plantation Homeowner's Association 3000 Macbeth Creek Drive Charleston, SC 29414-7128 www.schievelingplantationhoa.org

Dear Lot Owner/Resident/Renter:

I take this opportunity to welcome you to Schieveling Plantation. We all enjoy the ambiance of the community and strive to maintain the high standards that we think set it apart as a unique place to live. With that in mind, I trust the following will be useful in understanding what the community provides and what your responsibilities are as a Lot Owner/Resident/Renter.

During the purchase of your home/lot in Schieveling Plantation, you should have received the Schieveling Plantation Covenants, Conditions, and Restrictions (CC&R's). If you did not receive them, our governing documents are available at the Schieveling Plantation Website http://www.schievelingplantationhoa.org/ and on a CD given to all new residents.

It is very important that you read these documents. By virtue of the fact that we chose to move to Schieveling Plantation, we are legally bound to follow the "rules and regulations" governing this community. We do not have unfettered rights to make unauthorized changes to our properties. On the other hand, the Board of Directors of the Homeowner's Association, which is made up of volunteer members, recognizes the importance of trying to achieve the fine balance between the individual's "rights and desires" and the Schieveling Plantation community's "rights and desires". We think we can achieve these goals through adherence and compliance to the documents and procedures that bind us together as a community. We believe all of us want to strive to establish an environment where aesthetics, property values, and sense of community can all be shared values.

Realizing there are a lot of pages full of important information, with much of it in "legalese", we decided to enclose a list of some of the more common topics and situations that we may encounter during our ownership or stay in Schieveling Plantation. Also in this packet you will find frequently used telephone numbers and websites and other useful information.

Again, welcome; we look forward to meeting you in the near future.

Sincerely,

Board of Directors

Schieveling Plantation

Enclosures:

Frequently Used Phone Numbers and Other Services Information

Most Common Compliance Issues

DVD - Schieveling Plantation Covenants, Conditions, and Restrictions (CC&R's)

Frequently Used Phone Numbers/Websites And Other Services Information

May 2016

843 AREA CODE –Using the area code for all calls is required other than to 911.

ANIMAL CONTROL – City of Charleston			
DIVISION OF VITAL RECORDS (SC birth/death certificates			
GARBAGE CANS. Call for delivery to your home			
LIBRARY: (closest) Hurd/St. Andrews Regional Library			
RECYCLING BINS 720-7111			

Are to be picked up at the Bees Ferry facility. Recycling collection is generally every other Wednesday (you will receive a schedule each year). Beginning at 6:00 AM. ALL recyclables go into the large blue roll out bin. As with garbage bins, recycling bins are to be stored out of sight of the street and your immediate neighbors, preferably in your garage, or in a screened enclosure.

SCHIEVELING PLANTATION:

Website: http://www.schievelingplantationhoa.org

- -Please check the website for new Board officers and any changes in committee chairs--Elections are held in May each year at the HOA meeting.
- -Club House Rentals, Exterior Bathroom Key and Pool Gate Fob. Call or email Linda Spates 637-3564 spates.linmarie@yahoo.com The clubhouse rental contract and fees are on the website, under the link for Owner Information and Forms.
- -Swimming Pool- No glass of any kind inside the pool area; no exceptions. All posted signs must be obeyed. NO diving, infants and children not potty trained must wear swim diapers. Health Regulations must be followed. Violations will result in pool closure until cleaned and inspected at HOA expense.

Please keep gates closed.			
SCHOOLS. Charleston County Schools Administration 937-6300			
To register your child: Have child's birth certificate, Social Security			
Card, SC immunization certificate and proof of residency (most recent			
electric bill and picture ID with your address).			
SHOPPING: Citadel Mall, 2070 Sam Rittenberg Blvd			
There is also Northwoods Mall, 2150 Northwoods Blvd., N. Charleston,			
telephone 572-4889 and Towne Center, Hwy. 17 in Mount Pleasant,			
telephone 216-9900. Lowe's and Home Depot are at intersection of			
Magwood Drive and Glenn McConnell Parkway.			
SOCIAL SECURITY ADMINISTRATION			
TELEPHONE COMPANY: AT&T (local service) 888-757-6500			
VOTER REGISTRATION			
Register on-line or when obtaining SC driver's license.			

Website: http://www.scvotes.org

WATER/SEWER DEPARTMENT -CHARLESTON WATER SYSTEM 727-6800 ZONING BOARD...... 724-3781

Common Compliance Infractions (June 1, 2015)

There are several compliance infractions that regularly occur. Below are the typical infractions that are enforced by the HOA. All of the CC&R's, however, have to be consulted. The full language and all the rules are not included here. Any fines for infractions shall be \$25.00.

Infraction	Requirements
Animals	You are liable for your pets. All pets must be secured by a leash or lead at any time they are permitted off the owner's premises." "All pets" includes cats. You must pick up after your pets. County and City ordinances also require picking up after pets. Among other things, it is a health issue.
Garage Doors	"Garage doors shall remain shut at all times except when entering and exiting." Note: Garage doors can be left open while performing yard maintenance, etc., where there is a reasonable expectation that one will be entering and exiting fairly often over a brief period of time. Open garage doors can be a serious security/safety problem.
Garbage/Recycle Bins	"Trash, garage (sic) or other waste shall be kept only in sanitary, covered containers. Such closed, sanitary containers shall always be stored in such a manner that they cannot be seen from the street or adjacent property. All such closed trash shall regularly be delivered by Lot owners to street side on appropriate mornings for garbage and trash removal and said empty containers shall be retrieved from the street no later than 7:00 PM of each such day." Place garbage cans, waste receptacles, trash, etc., where they are not visible from the street and/or adjacent property, preferably in your garage.
Mailboxes	"It shall be required that all mailboxes, mailbox posts, etc, (sic) be of uniform shape, size, height, color, and design, the details of which shall be furnished to each owner by the ARB." "All mailboxes shall be uniform. If a mailbox is damaged or decayed, owner agrees to replace box at owner's expense within thirty (30) days from date of notice." We are going into our th or 13th year as a community. Please keep tabs on the condition of your mailbox.

Parking	"No resident's motor vehicle shall be parked or left on any street overnight or on any property shown on the plat of Schieveling Plantation, other than a driveway." It also states, "There shall be no overnight parking on the street or lawns." NOTE: Guests may park overnight on the streets. If a guest becomes a long-term guest at the house (more than one week), then the resident overnight parking restrictions apply. Please ensure that you use your driveway for overnight parking. No parking is permitted on lawns at any time, including the strips of grass between the streets and sidewalks.
Trailers, Boats and Trailers, Etc.	"No trailer, recreational vehicle, motor home, boat or boat trailer, school bus, commercial vehicle or truck may be parked, stored or allowed to remain on any street or street right-of-way. No vehicle as described above may be kept, parked or stored on any Lot No such described vehicle may be kept, stored or allowed to remain overnight upon any of the common property of the Association" A Lot Owner's/Resident's Utility Trailer or a Boat/Trailer may be parked in the driveway for two consecutive nights in any given seven-day span. "In the event an Owner shall have out of town guests visiting, however, a [guest's] trailer, recreational vehicle, motor home or a boat and boat trailer may be parked in the driveway in front of the rear corners of a residence for a period not to exceed three (3) consecutive days."
Yards And Property	"Each Owner shall keep all Lots owned by him, and all improvements therein and thereon, in good order and repair, including but not by way of limitation, the seeding, watering and mowing of all laws and grounds, the pruning and cutting of all trees and shrubbery and the painting (or other appropriate external care) of all buildings and other improvements, all in a manner and with such frequency as is consistent with safety and good property management. Unsold Developer Lots are exempt and can remain wooded. Additionally, no lawns, grass, weeds or underbrush shall be allowed to grow to a height exceeding six (6") inches on any Lot at any time. Lots shall specifically include all easements on each Lot."
Glass within the fenced pool area	No glass is allowed in the pool area. This infraction is of a more serious nature and shall result in an immediate fine.
Late Annual Assessments And/Or Others	\$25.00 fine - also see First Amendment to The Bylaws (Section 6, Page 2)