

K. HOVNANIAN'S® FOUR SEASONS AT CAROLINA OAKS

RULES AND REGULATIONS

September 1, 2021

NOTE: THESE RULES AND REGULATIONS MAY BE MODIFIED OR SUPPLEMENTED FROM TIME TO TIME BY THE BOARD OF DIRECTORS OF THE ASSOCIATION IN ACCORDANCE WITH SECTION 4.3 OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR K. HOVNANIAN'S® FOUR SEASONS AT CAROLINA OAKS ("DECLARATION"). ATTENTION IS ALSO CALLED TO THE ARCHITECTURAL STANDARDS AND USE RESTRICTIONS SET FORTH IN SECTIONS 9 AND 10 OF THE DECLARATION AND ANY APPLICABLE RESTRICTIONS OF THE PROTECTIVE COVENANTS AND RESTRICTIONS OF CAROLINA OAKS. ANY CAPITALIZED TERM NOT DEFINED HEREIN SHALL HAVE THE MEANING GIVEN IN THE DECLARATION.

1. **Signs.** No sign shall be erected, placed or displayed within the Properties, either inside or outside of buildings or improvements, without the written consent of the Board, except those required by law, including, without limitation, "For Sale" signs, "For Rent" signs, "For Lease" signs, political signs, posters, circulars and billboards. If permission is granted to any Person to erect a sign within the Properties, the Declarant or ARC, as applicable, shall have the right to restrict the size, color, lettering, and placement of such sign. The Declarant shall have the right to erect signs as they, in their discretion, deem appropriate, including, without limitation, "for sale," entry and directional signs.

2. **Vehicles and Parking.** Each Dwelling Unit is permitted to have a total of 3 vehicles (personal automobile, motorcycle, boat, commercial automobile, commercial truck, trailer or golf cart) stored or parked at the Dwelling Unit, subject to the restrictions below. One non-commercial vehicle (automobile or truck) is permitted to be parked in the Dwelling Unit driveway at any time no matter how many vehicles are stored or parked at the Dwelling Unit. All Dwelling Unit vehicles must be registered with the Property Manager.

(a) No commercial automobile or truck, recreational vehicle, boat, motorcycle, trailer or other equipment, whether motorized or not motorized, shall at any time be parked or stored on any portion of the Dwelling Unit property other than in the garage. For the purposes of this policy, "Commercial vehicle" shall include any vehicle serving any commercial or business purpose, regardless of its markings or configuration.

(b) All visitors or their hosts must obtain a Visitors Pass for all visitors' vehicles from the Gate Guard as soon as possible. The pass must be prominently displayed on the vehicle dashboard while within the Community.

(c) Visitors may park a recreational vehicle, trailer, or other wheeled vehicle on their hosts' driveway for up to 48 hours, with a valid Visitors Permit, as long as they do not block any part of the sidewalk. Street parking of these vehicles is prohibited at all times. For any questions or to request an exception to this criteria contact the Property Manager.

(d) Residents may park a recreational vehicle that is too large to park in their dwelling driveway, on the street in front of their dwelling. The recreation vehicle may only be parked in the street for a period not to exceed 8 hours and only during daylight hours. The vehicle may only be parked in the street in preparation for a trip or when returning from a trip. Parking should be done in a way to facilitate movement of emergency vehicles.

(e) Street parking is permitted for hosted events at Dwelling Units. Parking shall be on the odd numbered side of the street to facilitate movement of emergency vehicles and mail delivery. Vehicles shall not block any sidewalk or driveway and shall not at any time be parked on yards.

(f) All vehicles, personal property, or equipment parked or left on driveways shall at all times be operable and properly licensed and inspected as by law required. Vehicles leaking fluid are not permitted to park in the driveway and will be required to clean the driveway of residual fluid marks. The Board may request and the Owner shall provide evidence or verification of operability or proper license or inspection, from time to time.

(g) The following procedures shall be followed by all owners and operators of golf carts:

1. Golf cart operators must possess a valid driver's license. They shall observe all South Carolina vehicle traffic laws.
2. Within the Community, the *pedestrian* always has the right-of-way.
3. No golf cart shall be operated with more passengers than seating.
4. All occupants in the golf cart shall wear seat belts if the cart is so equipped.
5. Golf carts shall only be driven on roadways or parking lots.
6. When on the roadway, keep golf carts to the far right of the lane to allow other vehicles to pass. Maintain adequate distance between vehicles & pedestrians.
7. Golf carts operating at night must have headlights and taillights ON and fully operational.
8. Carts must be in sound and safe working condition.
9. No gas powered golf carts are allowed within the Community.
10. All golf carts must be registered with the Association, using the Vehicle Registration Form.

11. All golf carts must be insured and proof of insurance provided to the Association upon registration.

3. ***Exterior Lighting.*** Holiday decorations and lights shall be allowed 2 weeks prior to a holiday and must be removed no later than 2 weeks after the holiday. December decorations and lights are permitted between November 15th and January 15th. All other exterior lights must be approved in accordance with Section 9 of the Declaration.

4. ***Trash Containers and Collection.*** No garbage or trash shall be placed or kept on any Dwelling Unit, except in covered containers of a type, size and style which are approved in accordance with Section 9 of the Declaration or as required by the applicable governing jurisdiction and, if applicable, the private collection contractor. In no event shall such containers be maintained so as to be visible from outside the Dwelling Unit unless they are being made available for collection. The container shall be placed at the curb no earlier than 5:00 PM the evening before the collection day to effect such collection and shall be returned to its storage area no later than 12:00 AM (midnight) the following day of collection. All rubbish, trash, or garbage shall be removed from the Dwelling Units and shall not be allowed to accumulate thereon. No outdoor incinerators shall be kept or maintained on any Dwelling Unit.

5. ***Animals and Pets.***

(a) No animals of any kind, including livestock and poultry, shall be raised, bred, or kept on any portion of the Properties, except that for each Dwelling Unit there shall be permitted up to a total of three (3) dogs or three (3) cats or a combination of dogs and cats not to exceed three (3) in total, not more than two (2) birds, and a reasonable number, as determined by the Board, of other usual and common household pets, subject to compliance with applicable local laws, codes and ordinances. In no event, however, shall monkeys, snakes, pigs, ferrets or exotic pets be permitted in any Dwelling Unit.

(b) Fecal waste, deposited anywhere on the Properties by any pet, shall be immediately removed and properly disposed of by the pet Owner. Invisible fencing is permitted in rear yards only. Pets shall be on a leash at all times except when in any Community dog park or behind an invisible fence. All invisible fences shall have a sign at the front and rear of the property giving notice that an invisible pet fence is installed. Sign size, color and material shall be approved by the Board of Directors. Pets which are allowed to run free, or which, in the sole discretion of the Board make objectionable noise, endanger the health or constitute a nuisance or inconvenience to the Owners of other Dwelling Units or the Owner of any portion of the Properties shall be removed from the Properties upon request of the Board. If the Owner fails to honor such request, the pet may be removed by the Board at the expense of the Owner.

(c) The Board may adopt reasonable rules designed to minimize damage and disturbance to other Owners and Residents, including rules requiring damage deposits, waste removal, leash controls, noise controls, pet occupancy limits based on size and facilities of the Dwelling Unit and fair share use of the Common Area; provided, however, any rule prohibiting the keeping of ordinary household pets shall apply prospectively only and shall not require the removal of any pet which was being kept on the Properties in compliance with the rules in effect prior to the adoption of such rule. Nothing in this provision shall prevent the Association from

requiring removal of any animal that presents an actual threat to the health or safety of Residents or from requiring abatement of any nuisance or unreasonable source of annoyance. No pets shall be kept, bred, or maintained for any commercial or business purpose.

(d) The Owner ultimately is responsible for the behavior of any pet while on the Properties. Owners will not allow their pets to trespass on the property of other Owners. The grassed area between any sidewalk and the street is a Common Area and pets are allowed in this area.

6. ***Antennae.*** Standard TV antennas and other over-the-air reception devices (including satellite dishes) of less than one (1) meter in diameter shall be permitted upon the Properties. **All other antennae, signal transmission devices or signal reception devices are prohibited.** Location and installation of permitted devices shall comply with any and all Design Guidelines, or other applicable Rules and Regulations adopted pursuant to Section 9; provided, however, that such Rules and Regulations do not unreasonably delay or increase the cost of installing, maintaining, or using such devices. Declarant and the Association shall have the right, without obligation, to erect an aerial, satellite dish, or other apparatus (of any size) for a master antenna, cable, or other communication system for the benefit of all or any portion of The Community, should any master system or systems require such exterior apparatus.

7. ***Fences, Invisible Fencing, Walls, Kennels, Dog Runs and Other Structures.*** No structure of any kind shall be constructed on any Dwelling Unit, except as approved in accordance with Section 9 of the Declaration. Dog runs, animal pens, and kennels are not permitted. Privacy fencing adjacent to a patio on a Dwelling Unit may be permitted subject to approval in accordance with Section 9 of the Declaration. Fencing and invisible fencing is permitted in rear yards only subject to approval in accordance with Section 9 of the Declaration and the Design Guidelines. If any fencing is installed for a Dwelling Unit, the owner of such Dwelling Unit shall be responsible for all landscaping maintenance within the fenced area.

8. ***Exterior Lighting.*** Except for seasonal holiday decorative lights, which may be displayed between November 15 and January 15 only, all exterior lights must be approved in accordance with Section 9 of the Declaration.

9. ***Storage.*** Placement or storage of furniture, fixtures, appliances, machinery, equipment or other goods and chattels on the Common Area is prohibited. Placement or storage of furniture, fixtures, appliances, machinery, equipment or other goods and chattels not in active use on any portion of a Dwelling Unit which is visible from outside the Dwelling Unit shall not be permitted, except as approved in accordance with Section 9 of the Declaration. Storage buildings, sheds, and any other structures detached from the primary residential dwelling are prohibited.

10. ***Firearms/Fireworks.*** The discharge of firearms or fireworks within the Properties is prohibited. The term "firearms" includes "B-B" guns, pellet guns, paintball markers, and other firearms of all types, regardless of size. Nothing herein shall be construed to prohibit the Declarant or the Association from using portions of the Common Area from time to time to put on a fireworks show.

11. *Trash Containers and Collection.* No garbage or trash shall be placed or kept on any Dwelling Unit, except in covered containers of a type, size and style which are approved in accordance with Section 9 of the Declaration or as required by the applicable governing jurisdiction and, if applicable, the private collection contractor. In no event shall such containers be maintained so as to be visible from outside the Dwelling Unit unless they are being made available for collection and then only for the shortest time reasonably necessary to effect such collection. All rubbish, trash, or garbage shall be removed from the Dwelling Units and shall not be allowed to accumulate thereon. No outdoor incinerators shall be kept or maintained on any Dwelling Unit.

12. *Clothes Drying Facilities.* Outside clotheslines or other outside facilities for drying or airing clothes shall not be erected, placed or maintained on any Dwelling Unit and no clothes, sheets, blankets or laundry of any kind shall be hung outside on any portion of the Properties.

13. *ATV's and Unlicensed Motorized Vehicles.* The operation of all-terrain vehicles or other unlicensed or motorized vehicles within the Properties is prohibited except as expressly permitted in writing by the Board.

14. *Bird and Squirrel Houses.* No Dwelling Unit shall be allowed to have more than three (3) bird houses and/or feeders. Permitted bird houses and feeders shall all be hung from an approved structure or mounted on a single pole. In no event shall any permitted bird house or feeder be hung or mounted higher than the height of the eave of the residence on the Dwelling Unit. With the exception of the foregoing, residents shall not house or feed wildlife or create or maintain conditions or structures which attract wildlife to the Properties.

15. *Flagpoles.* No Dwelling Unit shall be allowed to have a free standing flagpole of any type. Flags on Dwelling Units must be flown only on proper poles neatly mounted on the street side of the residence by a bracket. Notwithstanding the foregoing, one portable, removable United States flag may be displayed in a respectful manner and consistent with 36 U.S.C. Sections 171-178, as amended, on each Dwelling Unit. An Owner is permitted to install one spotlight on a Dwelling Unit, without the Architectural Review Committee's approval, to illuminate the United States flag from dusk to dawn. Illumination shall be accomplished with standard watt, incandescent (flood or spot) light fixtures, ground mounted, and aimed vertically upward. No lighting shall be permitted that constitutes a nuisance or hazard to any Owner or Resident.

16. *Swimming Pools.* The installation of a swimming pool, outdoor Jacuzzi, whirlpool, or hot-tub included on any Dwelling Unit must be installed with approval in accordance with Section 9 of the Declaration and the Design Guidelines.

17. *Air Conditioning Units.* Except as may be permitted by the Board or its designee, no window air conditioning units or window fans may be installed in any Dwelling Unit.

18. *Artificial Vegetation, Exterior Sculpture, and Similar Items.* No artificial vegetation shall be permitted on the exterior of any portion of the Properties. Exterior sculpture, fountains, flags, and similar items must be approved in accordance with Section 9 of the Declaration, except for a United States flag as permitted in Section 16 above.

ORIGINAL
ELECTRONICALLY RECORDED
8/30/21 BK 4051 Pg 2052

A circular notary seal for Tammy Jo Mathison, a Notary Public in South Carolina. The seal features the text "TAMMY JO MATHISON" at the top, "COMMISSION EXPIRES" on the right, "NOTARY PUBLIC" in the center, and "MAY 12, 2026" and "SOUTH CAROLINA" at the bottom. A small icon of a notary gavel is positioned between "NOTARY" and "PUBLIC". The seal is surrounded by a decorative border of small vertical lines.

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STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

THIS First Amendment to Declaration of Covenants, Conditions and Restrictions for K. Hovnanian's® Four Seasons At Carolina Oaks (the "Amendment") is made on the date indicated below by **K. Hovnanian's® Four Seasons at Carolina Oaks, LLC**, a South Carolina limited liability company ("Declarant").

4. Except as modified herein, the Declaration otherwise shall remain in full force and effect.

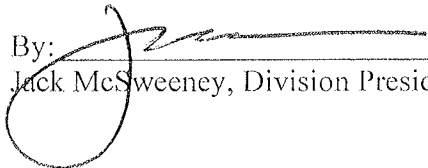
IN WITNESS WHEREOF, an authorized agent of Declarant has executed this Amendment on the date indicated below.

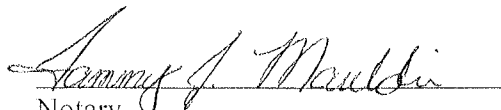
WITNESSES:

K. Hovnanian's® Four Seasons at Carolina Oaks, LLC
a South Carolina limited liability company



Witness

By:  (SEAL)
Jack McSweeney, Division President



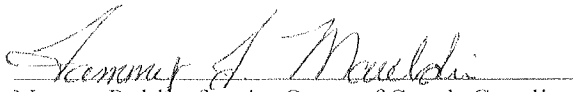
Notary

STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF Beaufort)

The foregoing instrument was acknowledged before me this 20th day of August, 2021 by Jack McSweeney, Division President, an authorized signatory for **K. Hovnanian's® Four Seasons at Carolina Oaks, LLC**, a South Carolina limited liability company, on behalf of the company.



Notary Public for the State of South Carolina
Print Name: Tammy J. Mauldin
My Commission Expires: 09/13/2023 (Seal)



Tammy J. Mauldin
NOTARY PUBLIC
State of South Carolina
My Commission Expires
September 13, 2023

ORIGINAL
ELECTRONICALLY RECORDED
8/25/21 BK 4053 Pg. 2034

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

4. Except as modified herein, the Declaration otherwise shall remain in full force and effect.

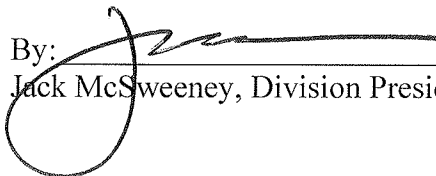
IN WITNESS WHEREOF, an authorized agent of Declarant has executed this Amendment on the date indicated below.

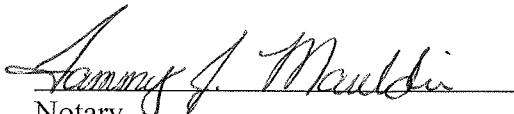
WITNESSES:

K. Hovnanian's® Four Seasons at Carolina Oaks, LLC
a South Carolina limited liability company



Witness

By:  (SEAL)
Jack McSweeney, Division President



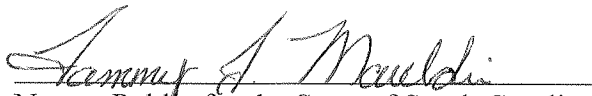
Notary

STATE OF SOUTH CAROLINA)

COUNTY OF Beaufort)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 20th day of August, 2021 by Jack McSweeney, Division President, an authorized signatory for **K. Hovnanian's® Four Seasons at Carolina Oaks, LLC**, a South Carolina limited liability company, on behalf of the company.



Notary Public for the State of South Carolina
Print Name: Tammy J. Mauldin
My Commission Expires: 09/13/2023

(Seal)



Tammy J. Mauldin
NOTARY PUBLIC
State of South Carolina
My Commission Expires
September 13, 2023