

HERITAGE

AT NEW RIVERSIDE

EST. 2006

Homeowner Association Rules, Regulations & Enforcement

As of June 21st, 2022

These rules apply to and govern the actions of all homeowners, tenants, guests, and all other persons occupying a property within the community. The rules and fines become effective on the date stated above and will remain in force until amended or repealed by the Board. All terms used herein shall have the same meaning ascribed to by the Association Covenants and Bylaws. The Board of Directors and/or the management agent have full authority to enforce these rules and regulations and to impose fines according to the attached schedule.

1. **Residential Use:** No lot shall be used for any other purpose than as a single family residence. Only ancillary businesses shall be permitted upon any properties.
2. **Temporary Buildings:** No structure of any temporary character, including car ports, barns, trailer, camper, mobile homes, or recreational vehicles shall be placed on any lot at any time.
3. **Permanent Building:** Storage sheds are permitted following application submission and approval by the HOA. For the Architectural Review Committee application, visit: <https://www.superiormanagementsc.com/heritage>
4. **Animals:** Household pets must be kept on a leash any time they are outdoors. You are required to immediately clean up after your dog. No livestock, fowl, horses, goats, or swine are permitted on the property.
5. **Noise:** No person shall make or permit any noise that will disturb the comfort and convenience of others. Beaufort County ordinance states noises must cease between 10:00pm and 7:00am.
6. **Yard / Home Maintenance:** Yards must be maintained in a manner that will not detract from the natural beauty of the property. Grass must be mowed, edged, and clippings cleared from the street and sidewalks. Landscaping must be maintained on a regular basis. Power washing must be completed on an annual basis.
7. **Parking:** All vehicles must be parked in driveways or garages. No overnight parking in the street or parking on the grass is permitted. Inoperable vehicles shall not be left on property. No trailers, water crafts, ATVs, or golf carts shall be maintained on any property outside of the garage.
8. **Trash storage:** Trash and recycling pickup is every Monday. Trash and recycling containers are not to be placed on the curb before 6:00pm Sunday. Containers are to be reclaimed from the curb by Tuesday morning. No trash or debris shall be allowed to remain on any lot outside of an enclosed structure. No burning of rubbish or trash is permitted.
9. **Holiday decorating:** Holiday decorations must be removed no later than 30 days following the holiday.

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Schedule of Fines

As of June 21st, 2022

Infraction related to:	1 st Notice Courtesy Notice	2 nd Notice Fine Assessed	3 rd Notice Fine Assessed
Landscaping	Letter/Eblast	\$100	\$100
Parking	Letter/Eblast	\$100	\$100
Power Washing	Letter/Eblast	\$100	\$100
Pets	Letter/Eblast	\$50	\$50
Trash	Letter/Eblast	\$50	\$50
Holiday Decorations	Letter/Eblast	\$50	\$50

Residents in violation of the community policies will receive an initial notification letter and have ten (10) days to comply with power washing and holiday décor violations. Homeowners will have 3 days to comply with landscaping violations. Parking, trash can and pet violations must be addressed immediately. In the event of continued non-compliance, a fine notice will be sent. The fine will be assessed if immediate correction is not completed within the time limit provided above.

An Eblast will go out to the community weekly and will discuss compliance and what issues we will be focusing on. **This eblast does serve as your courtesy notice.** It is the homeowners responsibility to ensure that the correct email address is on file with management.

Should the homeowner disagree with the findings, contact the Association Management in writing within ten (10) days of the initial notice. The dispute will be reviewed and ruled upon within thirty (30) days.