



Use Rules & Regulations Supplement

**Approved by the Greenfield Estates Homeowners Association
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TABLE OF CONTENTS

Use Restrictions and Rules – Defined, Purposes, and Types.....	Page 3
Section I. STANDARDS FOR NEW CONSTRUCTION ON PROPERTY.....	Page 4
Article 1. Room Extensions and Additions	
Article 2. Carolina Rooms / Porch Enclosures	
Article 3. Parking Pads / Aprons	
Article 4. Patios and Walkways	
Article 5. Storage, Garden, Utility Sheds, and Outbuildings	
Article 6. Fences	
Section II. STANDARDS FOR PROPERTY MODIFICATIONS.....	Page 5
Article 1. Awnings	
Article 2. Driveways	
Article 3. Energy Conservation Equipment	
Article 4. Antennas and Satellite Dishes	
Article 5. Garage Doors	
Article 6. Clotheslines	
Article 7. Basketball Goals	
Article 8. Play Equipment	
Article 9. Swimming Pools, Hot Tubs, and Portable Spas	
Article 10. Water Features, Fountains, and Ponds	
Article 11. Outdoor Lighting	
Article 12. Pet Containment	
Section III. STANDARDS for YARD and DÉCOR RELATED IMPROVEMENTS.....	Page 7
Article 1. Exterior Decorative Objects	
Article 2. Artificial Vegetation	
Article 3. Mailboxes	
Article 4. Holiday Decorations	
Article 5. Garden Areas and Plots	
Article 6. Drainage	
Section IV. STANDARDS FOR PROPERTY MAINTENANCE.....	Page 8
Article 1. Landscaping Standards	
Article 2. Trees & Bushes	
Article 3. Care of Landscaped Beds / Weeding	
Article 4. Ground Covering	
Article 5. Corner Properties	
Section V. RULES and REGULATIONS.....	Page 9
Article 1. Residential Use	
Article 2. Garbage, trash, Dirt, Wood, Construction Materials, Household Waste, Recycle Bins	
Article 3. Controlled Burning	
Article 4. Noise	
Article 5. Animals, Pets, and Pet Management	
Article 6. Firearms	
Article 7. Vehicles and Parking	
Article 8. Signs	

Please note that this document accompanies the other Governing Documents of the community including the Declaration of Covenants, Conditions, and Restrictions. For specific questions about the Governing Documents, please contact a Board member. All documents can be found at the HOA website, www.greenfieldestateshoa.org.

USE RESTRICTIONS & RULES – DEFINED, PURPOSES AND TYPES

1. **Definition:** Restrictive covenants are deed restrictions found in a Declaration of Covenants. Declarations include restrictive covenants normally drafted and put in place by the original developer. Amendments may be made by a two-thirds vote or written consent by the homeowners. When restrictive covenants are recorded in the declaration, they bind all property owners. Even though a purchaser may not read the declaration, the purchaser is bound by the covenants because they are in his/her “chain of title” and attached to the property. As a result, each owner has a constructive knowledge of the restrictive covenants and actual knowledge becomes irrelevant.
2. **Purpose of Use Restrictions & Rules:** The stated intention of many restrictive covenants is to “preserve, protect and enhance property values”. This goal may be achieved as follows:
 - a. Architectural and maintenance restrictions give a developer a more standard appearance because they control some of the activities that take place within the boundaries. After the HOA is transitioned, upholding those standards and restrictions is critical to achieving their purpose.
 - b. Use restrictions limit use of the property for defined purposes and in accordance with defined standards. Use restrictions are generally intended to enhance with peaceful enjoyment of residents’ use of their property.
3. **Enforcement:** The Association seeks and encourages owners to voluntarily comply with covenants, rules and architectural standards. Non-compliance is handled according to our Violations Policy.

Section I. STANDARDS FOR NEW CONSTRUCTION ON PROPERTY

In the interest of maintaining consistent and integrated design quality throughout Greenfield Estates; all residential new construction projects are subjected to the general provisions outlined in the Governing Documents. The Standards for New Construction are not the exclusive basis for decisions of the Reviewer and compliance with the Standards of New Construction does not guarantee approval of any application. Further information is provided in the Declaration of Covenants, Conditions & Restrictions (CC&Rs) Article VII. Please note, mention of the ARC refers to the Architectural Review Committee.

Article 1: Room Extensions and Additions *(ARC approval required)*

Attached structures and additions must be designed and constructed to be compatible with the existing house. Any/all materials used should be the same material and color as the main dwelling. Shingled roofs must also match the main dwelling shingles.

Article 2: Florida Rooms/ Porch Enclosures *(ARC approval required)*

This alteration is considered part of the main dwelling and shall be placed to the rear of the home.

Article 3: Parking Pads/Aprons *(ARC approval required)*

Parking pads and/or aprons are generally allowed, depending on existing driveway and lot layout.

Article 4: Patios and Walkways *(ARC approval required)*

Standards for new patio or walkway or for modifications to existing:

- Patios should be located to the rear of the home and not be visible from the street in front of home.
- An approved application for modification is required for any change to an existing patio and/or walkway.
- Any alterations such as but not limited to brick, stone, stamping or painting require an approved application for modification.

Article 5: Storage, Garden, Utility Sheds, and Outbuildings *(ARC approval required)*

Construction, installation or placement of any building separate from the main house on the Lot is not permitted without the prior written consent of ARC.

Structures of this kind will be limited to one per Lot.

- The structure must not be used for occupancy.
- All utilities must be located underground and meet all county and state codes.
- The building size should typically not exceed 400 square feet.
- Covered eaves and gables may be permit
- The structure must not be constructed on easements (a map of easement accesses can be found at www.greenfieldestates)

Article 6: Fences *(ARC approval required)*

Standards for design and location of fencing for ARC application.

- Fence designs must be submitted attached to ARC request form
- Fences are generally not allowed in buffers or landscape easements.
- Fencing must be constructed of white vinyl or black chain link.
 - Any other color of fencing must be approved by the ARC
- The addition of fences may not block existing drainage features or pond access easements.
- Height of privacy fence must not exceed 6 feet.

Article 6: Fences (Continued)

***Homeowner is responsible for knowing the exact location of their property lines. Relocation or changes to fence will be at homeowner's expense if the final install does not comply with the Covenants, the ARC approved plan or is located outside property lines. Homeowner is also responsible for maintaining property outside the fence if the fence is not located on the property line or attached to adjacent fence.

Section II. STANDARDS FOR PROPERTY MODIFICATIONS

In the interest of maintaining consistent and integrated design quality throughout Greenfield Estates; all residential modifications are subjected to the general provisions outlined in the Governing Documents. The Standards for Modifications are not the exclusive basis for decisions of the Reviewer and compliance with the Standards of New Construction does not guarantee approval of any application. Further information is provided in the Declaration of Covenants, Conditions & Restrictions (CC&R) Article VII.

Article 1: Awnings (ARC approval may be required)

- Retractable awnings mounted on the exterior of the home may only be placed at the rear of the home and require ARC approval prior to installation. No awnings of any kind are permitted at the front or sides of any home.
- Temporary or collapsible awnings with metal frames and poles are not permitted except for a specific event after which time they must be taken down.
- Outdoor table umbrellas and similar, retractable umbrellas are permitted for use in the rear of the home and do not require ARC approval.

Article 2: Driveways

All driveways must be natural concrete or as originally installed. No ARC approval needed for repair or replacement required to return driveway to the condition in which it was originally installed. Any alterations such as but not limited to brick, stone, stamping or painting are prohibited. Driveways must lead to a garage. Additional concrete apron requires submission of an ARC application.

Article 3: Energy Conservation Equipment (ARC approval required)

Solar energy collector panels or attendant hardware or other energy conservation equipment must be installed so as to be an integral and harmonious part of the architectural design of a structure, as determined in the sole discretion of the ARC.

Article 4: Antennas and Satellite Dishes (ARC approval may be required)

One satellite dish and/or an antenna one meter or less in diameter or diagonal measurement is permitted. When installed, it must be placed in the least conspicuous location possible at which an acceptable quality signal can be received. The locations strongly preferred are the rear yard or rear half of rooftop or side of dwelling. If unable to comply, ARC is required.

Article 5: Garage Doors (ARC approval may be required)

A modification includes but not limited to changes in color, style, and design, to the existing garage doors. Any damaged garage door must be repaired or replaced. Replacement of a damaged garage door with an exact replica of the original garage door does not require ARC approval.

Article 6: Clotheslines *(No ARC approval required)*

Clotheslines must be screened to conceal their view from the streets and adjoining properties.

Article 7: Basketball Goals *(ARC approval required)*

- Permanent basketball goals may be approved and installed if they meet the following conditions:
 - The basketball goal must be mounted on a clear backboard with black trim and a black pole
 - Located between the rear of the dwelling located on the Lot and the rear lot line and must not be visible from the street.
- Portable basketball goals cannot be placed in a location that is designed to use the roadway in play. When not in use, portable basketball goals must be stored out of sight (or laid down on Property).
- Basketball goals must be maintained and in good order.

Article 8: Play Equipment *(ARC approval may be required)*

The following conditions apply:

- Must be located in the back yard.
- It should be located a minimum of ten (10) feet off all neighboring property lines.
- It shall be sized and located such that it will have minimal impact on adjacent properties.
- All play equipment shall be maintained neatly (kept painted and stained etc)

Article 9: Private Swimming Pools, Hot Tubs, Portable Spas *(ARC approval required)*Swimming Pools –

This standard represents minimum requirements. Compliance with all governing building codes and regulations is also required.

- A separate landscape plan must be provided to the Application Review Committee
- The pool must be enclosed by an approved fence which requires a separate Application to the Review Committee.
- All drawings, specification and data shall be prepared by a design professional and shall bear the registration stamp and number of said person, or pool contractor.
- A building permit is required
- Above-ground, inflatable and temporary pools must be enclosed by an approved privacy fence. Small, kiddie splash pools for daily use, and no deeper than 8 inches, are not included in this restriction.
- In ground pool must meet all County and State regulations
- Pool equipment must be enclosed within fenced area.

Hot Tubs and Portable Spas –

- Must be located or screened as to be concealed from the view of neighboring streets and property.
- A building permit may be required
- Spas must meet all County and State regulations and codes.

Article 10: Water Features, Fountains & Ponds *(ARC approval required)*

One (1) fountain or sculpture not to exceed 36 inches in height is permitted per home.

Article 11: Lighting (*ARC approval may be required*)

With ARC approval, the following lighting may be installed:

- No more than two (2) decorative post lights
- Utility/Security lighting
 - If installed in the soffit and,
 - Directed away from the street and adjoining properties
- Any other changes to lighting originally installed on lot, i.e. street lights

The following lighting changes do not require ARC approval:

- Spot lights on American Flag after dark
- Decorative all-season, non-colored lighting is permitted on walkways to the house and along the front landscaping beds. These lights should be:
 - No more than 6" in diameter lights
 - Not more than 2 feet high
 - Low level, non-glare type
- Holiday Lighting – See Section III, Article 4: *Holiday Decorations*

Article 12: Pet Containment

Dog runs and pens must be concealed by approved privacy fence.

Section III. STANDARDS for YARD and DÉCOR RELATED IMPROVEMENTS**Article 1: Exterior Decorative Objects** (*ARC approval may be required*)

Exterior decorative objects, both natural and man-made must be modest, tasteful and in keeping with the style and colors of the house. They must also be appropriate to the surrounding environment in appearance and proportion. Homeowners may inquire of the ARC for additional guidance.

These items include, but are not limited to birdbaths, bird feeders, bridges, wagon wheels, flowerpots/urns, sculptures, statuary, or free-standing water features. Any improvements that require wiring and/or water line installation or other type of "construction" will require ARC approval.

Article 2: Artificial Vegetation

Any artificial vegetation must be consistently maintained. Seasonal artificial vegetation must be displayed in the appropriate season and removed 10 days after the holiday.

Article 3: Mailboxes

- Mailboxes must meet USPS requirements & at least display house address numbers.
- All damaged or destroyed mailboxes must be replaced within (30) days of damage.

Article 4: Holiday Decorations

- Exterior winter holiday season decorations may not be displayed any more than 15 days before Thanksgiving and must be removed by January 10.
- For all other Holidays, all decorations, including decorative flags, must be displayed in the appropriate season and must be removed no later than ten days after the holiday.

Article 5: Garden Areas and Plots *(ARC approval required)*

All garden plots must be located behind the rear line of the house and have minimal visual impact on adjacent properties. They must be properly weeded and regularly maintained while used as intended or should be removed.

Article 6: Drainage

No owner or occupant may alter, obstruct or re-channel the drainage flows after the location and installation of drainage swales have been established on their lot or alter the elevation of a lot so as to materially affect the surface elevation or grade or drainage of the surrounding lots.

Section IV. STANDARDS FOR PROPERTY MAINTENANCE

Each Owner/Resident shall maintain his or her property in the manner consistent with the Governing Documents. Responsibility for maintenance shall include, but is not limited to, repair and replacement as necessary to maintain the property.

Examples for exterior maintenance include but are not limited to: landscape maintenance, exterior of main dwelling and any additional structures to ensure they are free of mold and dirt build up, fences are in good repair, driveways and walkways are periodically cleaned, doors and shutters are replaced/repainted when they become faded, etc.

Below are the Standards of Property Maintenance that generally prevail throughout the community of Greenfield Estates.

Article 1: Landscaping Standards

- Each owner shall keep his lot and all improvements thereon in good order.
- Lawn mowers, edgers, blowers and related power equipment may be used between the hours of 7am and 10pm only. Homeowners are responsible to ensure their lawn care service is aware of these hours.
- Yard equipment is to be stored in garage, in an approved outbuilding, or within an approved fenced area making hidden from any neighbor's and street view.
- Each homeowner must properly store hoses
- Each homeowner is responsible for removal of debris, weeds, clippings etc from the property line to the center of the adjacent street. Blowing debris, clippings etc into the street is strictly prohibited.
- Grass clippings and other yard debris are strictly prohibited from being disposed of in the common/open area.

Article 2: Trees & Bushes *(ARC approval may be required)*

- Shrubs and ornamental trees shall be kept pruned seasonally as needed and not allowed to become overgrown.
- Shrubbery will be maintained so as not to encroach on to adjacent property.
- ARC approval is required prior to starting any screen planting and property line planting.
 - Request must include a description of the types and sizes of trees or shrubs to be planted and a site plan showing the relationship of the plantings to the house and adjacent dwellings.

Article 3: Care of Landscaped Beds / Weeding

- All landscaped, garden beds and planting areas must be kept free of weed and other nonornamental vegetation and properly maintained at all times.
- After the first frost, all affected material shall be removed.
- Grasses and weeds growing in cracks of concrete of driveways and sidewalks as well as in the street immediately in front of homes must be treated, removed and prevented from recurring.
- Flowerpots, urns and other planters must also be kept weed-free and in good order.

Article 4: Ground Covering

All landscape beds must be covered with a suitable material to prevent erosion. There may be no bare earth in landscape beds.

- Natural beige river rock, black, white, and black/red lava rock are permitted in landscaping features as an alternative to pine straw or mulch.

Article 5: Corner Properties

Obstructions to view at intersection

- All property located at street intersection shall be landscaped in a way that permits a safe sight line across street corners.
 - No fence, wall, hedge or shrub plantings shall be placed or permitted to remain where it would create a traffic or sight problem.
 - The lower branches of trees and other vegetation shall not be permitted to obstruct the view at intersections and it shall be the responsibility of the respective Lot Owner upon whose Lot such branches or vegetation exists to insure that the view of traffic at intersections is unimpeded.

Section V – RULES and REGULATIONS

Article 1: Residential Use

All lots shall be used for residential purposes exclusively. No business or business activity shall be carried on, in or upon any Lot at any time, except with written approval of the Board.

- Leasing of a Lot to an Occupant for use as a resident shall not be considered a business or business activity. Lot owners must provide Board of Directors with tenant contact information
- Private offices may be maintained in dwellings located on any of the Lots so long as such use is incidental to the primary residential use of the dwelling
- The Board may permit, but shall not be obligated to allow, a Lot used for business purposes so long as such business, in the sole discretion of the Board, does not otherwise violate the provisions of the Declaration or By-Laws, does not create disturbance, and does not unduly increase traffic flow or parking congestion and complies with all local government requirements for permits, zoning and other regulations.

Article 2: Garbage, Trash, Debris, Dirt, Wood, Construction Materials, Household Waste, Recycle Bins

- No owner shall allow any unsightly garbage, trash, debris, dirt, wood, construction materials or household waste on any lot. All such items shall be bagged, sacked, boxed or otherwise disposed of in a safe and sanitary manner.
- All yard waste, rubbish, trash and garbage shall be regularly removed and shall not be allowed to accumulate and may NOT be disposed of on common/open area.
- Within 24 hours after the scheduled pick up time, trash cans are to be returned to their regular location
 - One (1) garbage can, issued by Waste Management, may be stored on the front or side of garage

Article 3: Controlled Burning

No garbage, trash, debris, yard waste or other material shall be burned or disposed of in any fashion within the boundaries of a lot or anywhere in the Community common/open area.

Article 4: Noise

All residents of our community are subject to the Horry County ordinance for noise (*Horry County Code of Ordinance, Chapter 13, Article III, Section 13-32*). "Quiet Hours" are between 11pm and 7am. Please be courteous of your neighbors. If you experience a problem with noise, please contact local law enforcement for assistance and follow up with the Board of Directors with a police report number via email.

Article 5: Animals, Pets and Pet Management

- No animals, livestock or poultry of any kind may be raised, bred, kept or permitted on any Lot, with the exception of dogs, cats or other usual and common household pets in a reasonable number, as determined by the Board.
- No pets shall be kept, bred or maintained for any commercial purposes.
- All dogs and cats shall be registered, licensed and vaccinated as required by law. According to Horry County ordinance, a current rabies license tag shall at all times be attached to a collar or harness worn by the dog or cat for which the rabies certificate and tag have been issued.
- No dog or cat is allowed off a homeowner's property without a leash. Issues in regard to loose or stray animals shall be directed to Animal Control 843-248-1520 or Aynor Police Departments non-emergency number after hours, 843-358-3900
- As a courtesy to neighbors, pets should be walked in common areas (not neighboring lawns) and all pet owners are required to clean up after their pets. Failure to clean up after pets is considered an actionable violation. Please refer to the Violation Fee Schedule.

Article 6: Weapons

The use of all weapons in the community is prohibited. The term weapon includes rifles, pistols, "BB" guns, pellet guns, archery equipment, and small arms of all types.

Article 7: Fireworks

Greenfield Estates follows the Firework Ordinances set by the Town of Aynor (Art. III, Sec. 7:31-35). Fireworks are prohibited from use, unless pre-approved by the HOA Board. Any damage resulting in the use of fireworks, is the sole responsibility of that Owner/renter.

Article 8: Vehicles and Parking

The term “vehicles” as used herein shall include, without limitation, motorhomes, boats, trailers, motorcycles, minibikes, scooters, recreational vehicle, go-carts, trucks, campers, golf carts, buses, vans and automobiles.

- Parking inside the garage is the preferred space for parking all vehicles.
- On-street parking of homeowner’s primary commuting vehicle(s) is allowed in the community as long as it is done without obstruction of view at intersections and does not obstruct the flow of traffic or block access to other homes.
- All temporary on-street parking requires that 2 tires on passenger or driver’s side of vehicle be off road, allowing more room for passing vehicles.
- Any owners needing to utilize on-street parking on more than a temporary basis must obtain approval by the HOA Board by emailing a request to greenfieldestateshoa@gmail.com.
- It is strongly preferred that guests visiting for the day or evening park off the street in the driveway. If there is not space, they are allowed to park on the streets so long as they do not block access to other homes in the community.
- No unlicensed or inoperable vehicle may be left upon any portion of the Community at any time unless fully enclosed in a garage.
- All non-primary, stored vehicles, must be stored within homeowner’s garage or in rear of home within a privacy fence.
- Trucks with mounted campers which are an Owner’s or Occupant’s primary means of transportation shall not be considered recreational vehicles, provided they are used on a regular basis for transportation. If the camper is removed, it must be stored out of public view in a location approved by the Board and by neighbors upon removal.
- No motorized vehicles shall be permitted on unpaved Common Areas or easements except public safety vehicles and vehicles authorized by the Board.
- All garage doors must be operational and if damaged, they must be repaired, repainted or replaced immediately.
- In compliance with state traffic laws, all golf carts require a valid permit and are to be driven by a licensed driver
- Operation of all ATV, dirt bikes, mopeds, go-karts and like recreational vehicles, should comply with state law and adhere to posted speed limits within the community.

Article 9: Signs

- The only signs allowed on a lot are:
 - One (1) “For Sale” or “For Rent” sign
 - Home security system sign stating residence is protected by a security company.
 - Any signs required by legal proceedings
 - Temporary signs relating to construction/work on the property. These may be displayed during construction/work and up to one week after completion only
 - Two campaign signs during an election, so long as they are removed within 5 days after the election.
 - Signs for Holiday Decoration must be displayed during the appropriate season and must be removed no later than 10 days after the holiday.
- Any other type of sign including temporary “Lost & Found”, “Yard Sale”, “Block Party”, etc must be freestanding and not affixed to any existing fence, pole, or street sign These signs should only be displayed for a maximum of 5 days and are to be removed within 1 day after an event.
- Signage not previously mentioned must be approved by the HOA Board prior to installation.