

BRIDGEWATER HOMEOWNERS ASSOCIATION

Simpsonville, SC

c/o William Douglas Property Management Company

412 East Butler Road

Mauldin, SC 29662

GOAL: The goal of finalizing the implementation of the Bridgewater rules, regulations and fines is to ensure the community maintains its reputation as a safe and growing environment for individuals to live, raise their families and prosper.

The rules, regulations and fines are divided into a three (3) level system:


Level One (1): these violations should be and are considered to be, the easiest ones for a resident to correct.

Level Two (2): these violations are more serious and require a dedicated effort for a resident to correct and maintain.

Level Three (3): the most serious violations which require immediate and on-going attention, correction and compliance.

Note: the violations may be amended, increased or decreased upon approval by vote of the Bridgewater Board of Directors.

Remember – it is the responsibility of each and every Bridgewater resident to ensure the community retains its appearance. Compliance with all rules and regulations will be enforced without prejudice.

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FILED IN GREENVILLE COUNTY, SC *Timothy L. Amney*

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Level One (1): these violations will incur a fine of \$50.00 per occurrence. Situations that have not been resolved within thirty (30) days of the resident receiving notification will incur an additional fine of \$50.00 per month and/or for each new occurrence.

General:

Speed Limit: the speed limit within Bridgewater has been posted at 25 mph and is governed and enforced by Greenville County. To ensure the safety of residents, their families and pets – SLOW DOWN.

Solicitation: Bridgewater has been designated as a “no solicitation” community. Cooperating with or encouraging solicitors is prohibited. Out of respect for and for the safety of all residents, the no solicitation provision must be adhered to.

Signs: no signs, advertising posters or billboards of any kind may be erected, placed or permitted to remain in common areas, on fences or at the entrance of Bridgewater. Signs provided by contractors/vendors providing services to a resident’s home must be removed within seven (7) days of being placed on that resident’s property.

Window Air Conditioners: no window air conditioners may be installed on the side or front of any/all buildings.

Satellite Dishes: all satellite dishes must be one (1) meter or less in diameter. Satellite dishes must be installed in an inconspicuous location on the resident’s home, towards the rear of the property and out of view from the street, common areas and neighboring properties.

Window Covers: the use of sheets, newspaper or other non-conforming means to cover windows is prohibited. All window coverings must be specifically intended for installation as window coverings.

Mailboxes: residences that have free-standing mailboxes must conform to the standard U.S. Postal Service Standard Guidelines. Ornamental mailboxes are prohibited – all free-standing mailboxes must conform with Bridgewater specifications. The U.S. Postal Service has mandated that new and/or additional build within a subdivision be serviced through the use of mail pods.

Holiday Decorations: holiday decorations in a resident’s yard or on his/her home must not be displayed beyond thirty (30) days after the holiday. The only exception is the proper display of the American flag.

Outdoor Sporting Equipment and Basketball Hoops: portable basketball hoops and other outdoor sporting equipment are only permitted when placed/stored in either the driveway or on the side of the resident’s home when not in use. Sporting equipment must not be left on any curbing, street or adjacent property.

Garbage and Recycle Containers: with the exception of regularly scheduled pick-up, all containers must be stored out of sight from the street and neighboring lots. All containers must be returned to their storage area the same day as pick-up is scheduled and completed. Leaving containers out in the open is not only unsightly, it may encourage scavengers to the area.

Rubbish: with the exception of regular garbage and recycle pick-up, the accumulation of rubbish, trash or garbage is prohibited on all resident's properties. The dumping of grass clippings, leaves or other debris on vacant lots, common areas or the retention/detention ponds is strictly prohibited.

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Level One (1) continued:

Littering: the depositing of litter in any common area or within the subdivision is prohibited. Also, please pick-up newspapers and/or periodicals intended for you from yards, driveways and curbs.

Pets:

Local Ordinances: all local ordinances pertaining to pets must be observed. There is a leash law in Greenville County. All pets must be under the control of their owner, kept on a leash or confined in an acceptable, humane manner on the owner's lot, Residents who are or have experienced problems and are unable to resolve the problem with the pet's owner, are encouraged to contact Greenville County Animal Control.

Types of Pets: dogs, cats or other household pets while kept at a reasonable number are permitted. No livestock may be kept on a resident's property. Breeding of animals is prohibited. The Board of Directors reserves the right to intervene in the determination of type of pet, number and weight of pet(s)

Pet Owner Responsibility: the pet's owner is responsible for the actions of not only their pet but of any pet visiting them or they are pet sitting for. Pet waste must be picked up immediately and disposed of in a proper manner. Pet waste within a fenced yard must be picked up to avoid odors permeating the yards of their neighbors. Pets are not permitted inside the fenced pool area or in the pool, even if accompanied by their owner, to avoid unsanitary conditions.

Pet Removal: pets who present a danger to the health, safety or quality of life for neighbors may be removed upon the approval of the Board of Directors. Each pet owner will be given the opportunity and encouraged to rectify the situation prior to the action of pet removal. A vicious pet determination will only be made by the proper authorities.

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Level Two (2): these violations will incur a fine of \$100.00 per occurrence. Situations that have not been resolved within thirty (30) days of the resident receiving notification will incur an additional fine of \$100.00 per month and/or for each new occurrence.

Architectural: it is important to note that any/all modifications to a resident's home require approval prior to commencing change(s).

Permits: an approved permit is required prior to the commencement of any/all changes or modifications to a resident's home. An Architectural Request Form(s) is available by contacting the William Douglas office who is Bridgewater's property management company. The permit outlines guidelines necessary to proceed with any/all construction, modifications or other improvements that impact or change the exterior of a resident's property. William Douglas will forward the completed form to the Architectural Review Committee (ARC) who will review and forward to the Board of Directors.

Exterior Changes and Modifications: all exterior structural improvements, alterations, additions or changes made to your home, lot or driveway require prior written approval from the ARC and the Board of Directors. These include but are not limited to: paint color change to the exterior of your home, above ground swimming pools, fences of any kind, lawn art or sculptures, etc. An Architectural Request Form, available from Bridgewater's property management company, must be completed and submitted accompanied by detailed drawings and specifications. An approved architectural permit is required regardless of whether any exterior change or modification is removable or permanent.

Structures: any/all exterior structures including but not limited to the following require an approved Architectural Request permit prior to any work being done: buildings, trash container screens, gazebos, pergolas, walkways, fences, storage buildings and driveways. The ARC and the Board of Directors may request additional information from the homeowner or perform a site visit with the homeowner.

Fences and/or Walls: all fences and/or walls require approval prior to any construction being done. Fences/walls are required to be of consistent height and material. No fence/wall higher than 6 ft. is permitted. Fences/walls must be finished and maintained equally on both sides. Chain link fences are not permitted within the subdivision. Residents are required to maintain aging wood fences, renewing stain and replacing warped or deteriorating wood boarding. Any/all fences/walls are not to be used to hang clothing, towels over any portion of the fence. Remember, any/all requests for fences/walls including modifications to the fences/walls must be approved by the ARC and the Board of Directors prior to any/all work being done.

Free Standing and/or Detached Structures: no free standing and/or detached structure, fireplace, swimming pool or any other detached structure may be constructed without the prior approval of the ARC and the Board of Directors. Prefabricated structures are not permitted within Bridgewater. Free standing outdoor storage buildings/sheds must be in harmony with the main structure of the resident's home. Complete guidelines are available through Bridgewater's property management company and include fiber cement siding (hardy board), corner boards, exterior paint color and roofing material consistent with the resident's home.

Lot Maintenance: each homeowner is required to maintain their property including all structures, parking areas, landscaping and other home improvements in a manner consistent with Bridgewater wide standards. If after reasonable notice given, any homeowner who fails to properly maintain their lot or correct any

documented problems, the association may perform necessary maintenance and assess all costs incurred, including any related fine(s) against the owner of the property.

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Level Two (2) continued:

Home Maintenance: it is the responsibility of each homeowner to maintain the exterior appearance of their home. Where outside paint has deteriorated to the point of being unsightly, the homeowner will be notified of the required maintenance. Following notification failure on the homeowner's part to comply, will result in additional fines being assessed.

Shrubbery and/or Hedges: shrubbery and/or hedges must be kept trimmed. All lots must be maintained in a manner they do not detract from the overall appearance of Bridgewater. New or rearranged landscaping is subject to ARC and Board of Director approval especially where aggressive tree growth may harm neighboring homes, encroach into common areas or impede pedestrian use of sidewalks and roadways.

Fire Pits: approved fire pits must be in compliance with Greenville County Fire Ordinance. Unattended fire pits present a fire hazard to surrounding homes. Safety measures must be adhered to – if necessary, have a fire extinguisher handy for use.

Lot Usage: Bridgewater is zoned for and is to be solely used for single family residences.

Vehicles:

Types of Vehicles: all cars, SUVs, motorcycles and light pick-up trucks parked with Bridgewater must display current license plates or unexpired temporary license plates.

Commercial Vehicles: commercial vehicles displaying advertising as such are not permitted to park in a resident's driveway or curb overnight. Construction, service and delivery vehicles are exempt during daylight hours for such a period of time as is reasonably necessary to make a delivery or to provide service to a resident's home/lot or to the subdivision's common areas. The ARC and the Board of Directors reserves the right to deem vehicles to be of a commercial nature.

Recreational Vehicles (RVs): no RVs, mobile homes, boats, trailers, jet skis, and other watercraft are permitted to be parked in open areas either on a resident's lot or curb surrounding the resident's home. These types of vehicles must be stored in a resident's closed garage. Parking of RVs is limited to one (1) day to load and one (1) day to unload except during the school year. Lot location and traffic are essential considerations for this provision.

Golf Carts: golf carts operating within Bridgewater must be in compliance with the SC DOT requirements. The golf cart must display a permit decal and the operator must be at least 16 years of age. The individual operating the golf cart must have a valid SC driver's license.

Parking of Vehicles: a resident's vehicle(s) may only be parked in areas designated as driveways or parking areas. No vehicle(s) may be parked on the front lawn or any grass area of the residence, unsold lots or unoccupied homes, sidewalks or common areas. Any vehicle parked on unsold lots, unoccupied homes or common property may be towed at the owner's expense. Parking on or obstructing any part of sidewalks to open passage of pedestrians is prohibited. Parking on a street is permitted on a short-term basis only and must not obstruct traffic.

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Level Two (2) continued:

Pool Parking Lot: the pool parking lot is limited to resident pool parking when the pool is open. Residents who utilize the lot for overflow parking must be considerate of residents wanting to use the pool and make other arrangements for parking. Long term parking or parking of commercial vehicles is prohibited and may result in the vehicle being ticketed or towed.

Absent Owners and Transfer of Property:

Absent Owners: owners who absent themselves remain responsible for all Rules and Regulations. The absent owner is responsible for the maintenance of his/her property including retrieval of mail, notices and newspapers, compliance with trash/recycle pick-up and storage of trash/recycle bins.

Transfer of Property and Rental Property: the management company must be notified ten (10) days prior to any property within Bridgewater being transferred or leased. Any/all dues and paid fines must be verified. Bridgewater reserves the right to collect any/all dues or unpaid fines prior to the closing.

Leasing Permit Limitations: leasing permits are limited to 10% of Bridgewater's lots/home sites.

Leasing of Lots: lots/home sites will be considered for approval if the number of Leasing Permits, available through the management company, have not been issued for more than 10% of the total lots/home sites in Bridgewater. Owners desiring to lease their lot/home may do so if they have applied for a Leasing Permit or a Hardship Leasing Permit and have received the approval of the Board of Directors.

Leasing Permit Request Review: a copy of all leases must be provided to the management company for review by the Board of Directors at least seven (7) days prior to the leasing of the lot/home. The Board of Directors reserves the right to approve or disapprove the lease. If disapproved, the owner will be contacted regarding any action needed to bring the lease into compliance with the Covenants and Rules and Regulations.

Lessor's Responsibility: the homeowners (lessor) is required to notify the renter (lessee) of the applicable policies and covenants as stipulated in the Restrictive and Protective Covenants and By-Laws of the Association and provide the renter (lessee) with a copy of the Rules and Regulations.

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Level Three (3): these violations which are considered to be the most severe, will incur a fine of \$200.00 per occurrence. Situations that have not been resolved within thirty (30) days of the resident receiving notification will incur an additional fine of \$200.00 per month and/or for each new occurrence.

Business: at no time may any structure within Bridgewater, whether it be the resident's home, garage or shed be used as a private business enterprise. The homeowner will receive notification to cease and desist and Greenville County will be notified.

Solar Panels: for safety and aesthetic reasons, the installation of roof solar panels on a resident's home is prohibited.

Burning: burning of trash, leaves, debris or other materials on any lot or homesite is prohibited.

Fireworks and Firearms: the discharge of fireworks or firearms within Bridgewater is prohibited.

Nuisance: any activity which omits a foul or obnoxious odor outside of the homeowner's property or creates excessive noise or other conditions which tend to disturb the peace or threatens the safety and well-being of other residents is prohibited. In addition, any noxious or offensive activity, which in the reasonable determination of the Board of Directors, tends to create embarrassment, discomfort, annoyance or nuisance to residents using the common areas or to the occupants of other homes is prohibited. Examples include but are not limited to, riding ATVs across properties or using mopeds on sidewalks.

Traffic Obstructions: obstructing or blocking stop signs, traffic intersections or blocking traffic lanes to emergency vehicles is prohibited. Blocking streets where there are traffic islands or double-parking which restricts access is prohibited. Remember – in an emergency, the life or the home that needs to be saved may be your own.

Street Obstructions: no fence/wall, hedge, shrub, bush, tree or other object may be located on any property that will obstruct the vision of a motorist on any/all streets.

Safety on Sidewalks: motorized or battery-operated vehicles should not be used on neighborhood sidewalks, common areas or other areas of pedestrian traffic. For the safety of all residents using sidewalks, consideration by others of not blocking sidewalks is required.

Pool Access: only residents in good standing and their guests are permitted to use the pool. All HOA fees and/or fines must be satisfied or the resident's pool access card will be deactivated. Any resident assisting an unauthorized person access to the pool could result in a dangerous situation. Both the delinquent resident and the assisting person allowing unauthorized entry to the pool are subject to this fine. Minor children must never be allowed access to the pool without the supervision of a responsible adult.

Damaging Pool or Bridgewater Property: any individual responsible for damaging pool and/or Bridgewater property is not only subject to the fine but will also be held responsible for the repair or replacement of the property. In drastic instances, the individual may be subject to criminal charges.

IN WITNESS WHEREOF, the undersigned parties have herein set their hands and seals to cause this ACTION TAKEN BY WRITTEN CONSENT to be executed this 3rd day of March, 2021.

Witnesses

[Signature]
[Signature]

Bridgewater Board of Directors

[Signature]

Meagan Cole

[Signature]

Donna Simmons

[Signature]

Larry Wilder

[Signature]

Thomas Lawyer

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

I, the undersigned notary, do hereby certify that Bridgewater HOA by its members, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 3rd day of March 2021.

[Signature]
Notary Public for S.C.

My Commission Expires: 1-13-2025