

Jonesville Landing HOA Community Wide Standards (Amended, 2023)

The Community Wide Standards are created to keep our community safe, beautiful and market values as high as possible. Let's all work together to make and keep our community strong.

- No overnight or all-day parking in the street by residents of the community.
- Visitor street parking is allowed on a limited basis of 3 consecutive nights.
- No parking in the grass. (i.e. anywhere on property or in common areas other than your driveway)
- Fences should be made of wood and should be no higher than six feet. If you decide to stain your fence, it must be a wood color. Vinyl or chain link fence is not permitted on homeowner property. Please submit an Architectural Review Committee (ARC) form request before adding.
- Buildings/sheds should be no larger than 10x14 feet and should match the color of the house. Each building, shed, or addition should have trim and shingles that match the house. Please submit an Architectural Review Committee (ARC) form request before adding.
- Full-length glass storm doors on the front door are permitted but must match the trim color of the house. Please submit an Architectural Review Committee (ARC) form request before adding.
- Trash cans should be out of direct view of the front of the house. Wood/lattice structures and bushes are permitted, with prior written Architectural Review Committee approval, at the side of the home to "hide" trash cans.
- Satellite dishes should not be larger than 24 inches and cannot be mounted on the front of the home or in the yard.
- Landscaping must be well maintained, and grass should be cut regularly, kept under three inches in height; this includes the strip of grass in front of the home near the road. Beds should be weeded; bushes and other landscape should be trimmed, as needed; and dead plants should be removed. Driveways, front sidewalks and community sidewalks should be edged, free of weeds and treated for weeds and/or seeded, as needed. All visible gutters should always be kept clear and clean.
- Decorative lawn items in good condition (such as benches, fountains, wishing wells, etc.) are permitted but are to be kept in existing mulched areas only and should be kept to a minimum as to not overcrowd the lawn (This does not include seasonal holiday decorations). Rocking chairs, bistro sets, benches, other porch furniture, etc., are permitted on front porches or backyards only.
- Winter holiday decorations should be removed by mid-January.
- Home exteriors should be kept clean of mold, dirt, and mildew.
- Driveways, walkways, community sidewalks, gutters (in front of your home), siding, trim, shutters, etc., should be pressure washed at least yearly. Rooftops consisting of visible mold/mildew should be reviewed for replacement and/or appropriate cleaning.
- No exterior house painting, including shutters and mailboxes, is permitted without prior written permission from the Architectural Review Committee. Touchup painting of the same color is permitted without Committee approval.

- Basketball goals in good condition are permitted but should be kept along the sides of your driveway or in your driveway only. Basketball goals cannot be left in the street or on or along sidewalks.
- Homes of the community are for “Residential Use” only; refer to Covenants regarding conducting business out of your home.
- Dog/pet feces should be cleaned up immediately in streets and sidewalks. Pets should not be walked on homeowner’s front lawns and must be kept on a leash at all times. Pets’ barking should also be kept to a minimum as to not cause nuisance; Please be courteous to your neighbors.
- Delivered newspapers, ads and other items should be removed from driveways, front lawns and sidewalks daily.
- Election signs no larger than 16X20 are permitted up to 1 month prior to election and should be removed the day after the election has occurred. Commercial signs are not permitted in yards and windows.
- Per the covenants, commercial vehicles with permanent signage, ladders, work equipment, etc. are not permitted to be kept in driveways and roads. Vehicles with removable magnetic commercial signage are permitted.
- Solar panels are permissible on the roof of the house only and must blend in with the roof shingles, aesthetic of the house. No solar panels in any portion of the yard. Please submit an Architectural Review Committee (ARC) form request before adding.
- Campers are allowed in driveways for prepping/tear down for a total of 72 hours (3 days not to exceed 2 nights).
- *Please obtain written approval from the Architectural Review Committee prior to making any aesthetic changes to the landscape or exterior of the home. Some residents have larger sheds, taller fences, etc.; if erected prior to January 1, 2007, they will be “grand-fathered” in.*
- Obey the speed limit; many children are playing near the street!

Violations of these standards will be enforced under the current Community Wide Fine Structure. All other previously recorded versions are rescinded and replaced with this version of the Community Wide Standards.

Thank you for your help with this matter and keeping our community safe, clean, and beautiful!

Sincerely,

Jonesville Landing Board of Directors

IN WITNESS WHEREOF, the undersigned parties have herein set their hands and seals to cause these COMMUNITY WIDE STANDARDS to be executed on this 16th day of August, 2023.

Witnesses

Jonesville Landing Homeowners Association, Inc.

Board of Directors

[Signature]

Karen Clon

President

S. Bragman

[Signature]

Vice President

[Signature]

Secretary

[Signature]

Treasurer

[Signature]

Member at Large

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, the undersigned notary, do hereby certify that Jonesville Landing Homeowners Association, Inc. by its members, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN TO and subscribed before me this 16th day of August, 2023.

[Signature] (SEAL)

Notary Public for South Carolina
My Commission Expires: 5/20/2026

