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**BK: RB 17360**

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CLERK OF COURT  
YORK COUNTY, SC

**PG: 175 - 177** BY: CASSI REDDEN CLERK

**PALMETTO PLANTATION ASSOCIATION, INC.**

**RULES AND REGULATIONS**

Pursuant to authority under the Amended Declarations of Covenants Conditions and Restrictions for Palmetto Plantation dated October 15, 2001, recorded October 19, 2001 in Book 3922 at Page 121 in the Office of the Clerk of Court for York County, South Carolina (the "Declaration"), the Board of Directors for Palmetto Planation Association, Inc. (the "Association") and/or the Architectural Review Board (the "ARB") established pursuant to the Declaration has previously adopted the following rules and regulations which are now being recorded as required by Section 27-30-130(C) of the South Carolina Code of Laws (1976, as amended). These rules and regulations as well as a copy of the Declaration, the Bylaws for Palmetto Plantation Association, Inc. and the application for home improvements to be approved by the ARB pursuant to the Declaration are also available on the Palmetto Plantation website at [www.palmettoplantation.org](http://www.palmettoplantation.org).

1. All sheds must comply with any and all requirements applicable to same established by York County and meet the following specifications:
  - a. Location - The location of a shed shall be determined on a case-by-case (site visit) basis in compliance with York County zoning requirements or a variance from York County. Site location having the least visual impact on the neighboring residences and from street frontage will be a major consideration.
  - b. Base - All sheds must have a cement slab base with the structure attached to the slab (slab will be the floor of the structure).
  - c. Siding - Siding must be of engineered wood (i.e., Hardiplank, same material used on homes in neighborhood which are not all brick), vinyl siding (of same depth and style as used on residence) or brick veneer (same color and style as used on residence) with engineered wood being preferred. Exterior construction to be horizontal lap siding as is common to all neighborhood residences.

- d. Roof - Roof material shall be shingles matching the roof of the residence and must be gable style with a peak height not exceeding nine (9) feet.
  - e. Wall Height – Wall height shall not exceed six and one-half (6 ½) feet.
  - f. Square Footage – The square footage of the structure shall not exceed one hundred (100) square feet.
  - g. Doors – Doors to the structure must consist of one set of hinged, swing out double doors or a single, hinge-hung swing out door.
  - h. Color – Neutral color for the structure is preferred to blend with the landscaped setting and will be determined on a case-by-case basis.
  - i. Landscaping – Any landscaping required relative to the structure shall be determined on a case-by-case basis depending on the location of the structure and the visual impact on the neighbors.
  - j. Accessories – Windows, vents or other items that are to be part of the structure shall be determined on a case-by-case basis.
  - k. Since its inception, the ARB policy had been to deny privacy fences to prevent the neighborhood from becoming boxed-off parcels/lots having a closed-in, unwelcoming appearance. Prior to creation of the Association, the developer/builder had allowed privacy fences which then became grandfathered by the ARB with the understanding that no new privacy fences would be approved. In ensuing years, the ARB has needed to keep pace with York County codes and regulations (i.e., requirement that swimming pools be secured by six foot (6') fencing) and with the recent construction of Hubert Graham Parkway abutting the west boundary of Palmetto Plantation and its encroachment into Palmetto Plantation, the ARB anticipates applications for privacy fences from homeowners for reasons of security, noise abatement and privacy. As a result, the ARB has approved the following:
    - l. Location – Any homeowner on the OUTER perimeter of Palmetto Plantation (Sea Island Boulevard, Monticello Drive, Gold Hill Road) may apply for a privacy fence at the REAR property line only. Side and front street-facing fence should remain at standard four foot (4') height.
    - m. Height – Permitted privacy fencing shall be six feet (6') with a maximum of eight feet (8'). All other fencing shall be the standard four foot (4') height.
    - n. Material – No stockade or chain link fencing allowed. Metal, wood or composite materials may be used.
    - o. Color – Metal fencing must be black. Wood fencing must be stained in natural-setting shade (to be approved by the ARB) or unfinished. Composite fencing must be white or neutral coloring (to be approved by the ARB).
2. Homeowners shall consider maintenance requirements for any changes made to their property as well as the visual impact on immediate neighbors and the neighborhood as a whole when making changes to their property. These factors will be considered by the ARB in the review/approval process for such changes and may be the basis for imposing requirements relative to such changes (e.g. requiring shrubbery to soften fence from road view).

3. Recognizing the importance of keeping up with environmental matters and energy conservation while maintaining the aesthetics of the neighborhood, the ARB has established the following regulations with regard to solar panels:
  - a. Solar panels may be installed only on the rear roof of the residence.
  - b. No installation may be allowed for residences which back up to other residences.
  - c. No ground/pole panels will be approved.
  - d. Solar shingles will be addressed when such product is presented to the ARB through the application process.
  - e. The visual impact of panels on adjacent neighbors will be addressed on a case-by-case basis.
4. Lawns should be mowed and trimmed on a regular basis during the growing season (generally March through October).
5. The exterior of all homes should be kept in good repair including paint, roof, shutters, etc.
6. Rollout trash cans SHOULD NOT be visible from the street.
7. No overnight parking of any motor vehicle on the street is allowed. Also, parking is not allowed in any unpaved areas which includes, but is not limited to, NO PARKING ON GRASS.
8. Any vehicle that has permanent lettering on one or more sides that advertises a business is not allowed to be parked overnight unless lettering is covered or the vehicle is parked in a garage.
9. Window-mounted air conditioners are not allowed.
10. Any fencing requires prior approval from the ARB. No chain link fences are allowed.
11. Storage buildings and solar panels requires prior approval from the ARB.
12. Window treatments shall be kept in good repair and presentable from street view.

I, Joe Branniff, as President of the Association, acknowledge that the rules and regulations set forth above are the current rules and regulations for Palmetto Plantation as of this 9 day of January, 2019.

By:   
Joe Branniff, as President