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Charleston Commons Frequently Cited Covenant Restrictions/Violations

Procedure: 1st Violation notice mailed to homeowner - No fine
2nd Violation notice mailed to homeowner - \$50.00 fine per month until violation corrected. Accumulated fines may result in a lien against the property.

Lots must be maintained in a neat, clean, and eye-pleasing condition which includes the maintenance of the front lawn and flower beds (i.e., removal of weeds, volunteer plants/trees, and trimmed shrubs).

Garbage bins may be placed in the open on any day that a pickup is to be made. At all other times such containers must be removed from street and screened from sight.

All resident owned vehicles shall be parked in the garages or driveways of their respective residences. Limited short-term street parking for a maximum of 6-hour period is permissible, but no overnight street parking is allowed. Cars cannot block access to their neighbor's driveway or mailbox.

The exterior of all homes must be maintained in a clean condition. Inspect your home for exterior cleaning needs (pressure washing) in order to comply with the HOA Covenants.

Boats, trailers, campers, motor homes and similar recreational vehicles and equipment shall not be stored on any lot except within an enclosed garage.

No recreational or playground equipment shall be placed or installed on a Lot if visible from the street.

No more than two dogs or two cats may be kept in Residences, provided that such pet or pets are kept as domestic pets and not for any commercial purpose. Pets must be on leash at all times when walked or exercised in any portion of the subdivision and **owners must immediately remove the pet's waste on any portion of the subdivision.** Please note that under Ordinance 10-51B, any dog that barks continuously for 15 minutes or for more than 30 minutes intermittently is in violation of the County Ordinance and is subject to fine.

These are most frequently referenced Covenants. Please see Article V of your Declaration documents for a complete list and explanation of covenant requirements.