

Index to SpringLake Covenants, resolutions and By-laws

This is not intended as a legal document. It is an aid to finding common topics of interest.

0	Category	PROPERTY USE/MAINTENANCE	ARTICLE	SECTION	PAGE
1	Access	The POA may enter any lot at reasonable hours on any day except Sundays and holidays for the purpose of performing its function.	IX	2	23
2	Animal pens	Animal Pens require ARB approval.	III	4	10
3	Antennas	No television or radio antennas may be erected, placed or maintained on any part of a building or lot.	II	9	6
4	ARB	Violations to Covenants and bylaws are subject to \$25/diem fines by board resolution on 1-17-00.	Board resolution		
5	ARC	Architectural Review Committee shall consist of 3 to 5 people and shall have the full authority to prepare and amend the guidelines and procedures.	VIII	1	21
6	Building, grounds	It is the responsibility of each homeowner to properly maintain his/her building and grounds.	II	7	6
7	Business	No business activity shall be carried on upon any lot or lots.	II	11	7
8	Car repairs	Car repairs are not allowed in driveway except for emergencies such as dead Batteries and flat tires.			
9	Clothesline	No clotheslines or drying yards shall be located on the premises so as to be visible from any common area or from any adjoining property or lot.	II	16	8
10	Clubhouse	The Clubhouse is available to all homeowners and guest. Homeowner must accompany Guest.			
11	Common areas	The SpringLake Property Owners Association owns the common areas. Common-common areas are owned by the International Paper Co. and located on Carolina Blvd between Hwy 501 and past SpringLake. We are members of that association and pay dues to them.			
12	Dues	Enjoyment rights to common areas may be suspended for 30 days if dues are not paid.	VI	3	14
13	Dues	If dues (assessments) are not paid within 30 days after due date, the dues shall bear interest at the rate of 18%. A board resolution on 1-17-00 also specifies a \$25/month fine.	VII	6	20
14	Election	Election and term of office.	By-law II	6	6
15	Fences	Fences require ARB approval. Shrubbery or vegetation of any kind cannot be grown or placed in the form of a fence or hedge.	III	4	10
16	Fireworks	No firearms or fireworks of any variety shall be discharged on the lots or common areas. The term "Firearms" shall include, without limitation, guns, "B-B" guns, and pellet guns.	II	19	8
17	Flag	Decorative/seasonal flags properly flown and maintained			

		require no ARB approval.			
8	Flag pole	Any freestanding flag pole five feet in length or longer need ARB approval.	II	24	9
19	Fountains	Exterior sculpture, fountains, and similar items require ARB approval prior to Installation.	II	24	9
20	Garage doors	Garage doors must be closed from dusk to dawn.	II	8	6
21	Garbage containers	Each owner shall provide garbage receptacles. Stored trash/garbage containers must not be visible from the street or otherwise must be screened from view. No burning of trash or yard debris	II	13	7
22	Golf carts	The South Carolina Highway Department requires licensing of golf carts. The golf cart must have front and rear lights, and a rearview mirror. Drivers must have a valid driver's license to operate it.			
23	Grass	Each homeowner shall maintain his lot and keep underbrush and weeds mowed.	II	7	6
24	Grass clippings	Grass clippings, yard debris or Christmas trees must not be disposed of in lakes, outfall areas or common areas.			
25	Insurance	Details of POA insurance explained.	XI	1	26
26	Lakes	No swimming, boating, diving, flotation devices, jet skis, or other such items are permitted on any lake. Nothing shall be done to disturb wetlands. No piers, docks or barriers shall be construction. Fishing by owners shall be permitted subject to POA Rules.	II	23	9
27	Lakes	The Declarant (POA) does not warrant, nor is obligated to maintain, any lake levels whatsoever nor be responsible for any flooding, erosion or any naturally occurring conditions.	IV	3	11
28	Mailboxes	For safety concerns, house numbers greater than four inches are allowed and encouraged on both sides of the horizontal newspaper box area below the mailbox. POA Board resolution 1-01.	II	21	8
29	Maintenance	The owner shall maintain the structures and grounds on each lot. The POA can have it done at owner's expense.	IX	1	23
30	Manager	The Board may employ a professional management agent.	By-law III C	2	11
31	Meeting	Meetings are open to all Members. The President may limit the time that any Member may speak.	By-law III B	8	9
32	Nuisance	Being thoughtful to one's neighbor is essential. Exterior lights should not shine in neighbor's window.	II	8	6
33	Parking	Said owner agrees not to park his automobile or other vehicles on the streets or Common Areas of the Subdivision. Overnight parking on street or common areas is prohibited. No travel trailers, mobile homes, commercial vehicles, campers, boat or boat trailers shall be kept, stored, or parked overnight on any street, lot,	II	17	8

		common areas, or driveway.			
34	Pets	Pets are not allowed in pool and playground areas.			
35	Pets	No more than four household pets are allowed per dwelling. All pets must be leashed. Pet owners shall be responsible for immediately removing solid waste of their pets on all areas.	II	20	8
36	Powers and duties	Powers and duties of the Board.	By-law III C	9	9
37	Propane	Liquid propane gas tanks must be buried.	II	9	6
38	Renting	Rental or leasing of any home may not be for less than a six-month period.	II	6	5
39	Selling	No property may be used or sold as a timeshare or interval ownership unit.	II	6	5
40	Setback	An area around lot boundary where no building or other structures ... without limitation shall be permitted.	I	1	1
41	Setback	There must be a 5' easement inside each boundary line of each lot and 10' along front and rear of each lot.	VI	10	17
42	Setback	No building or structure shall be erected so as to extend over or across any setback lines shown on the recorded property plat.	III	3	10
43	Shed	No separate storage (shed) or other outbuilding shall be permitted; all storage rooms must be attached to and form a part of and conform to the architectural scheme and appearance of the dwelling.	II	6	5
44	Signs	No signs may be placed on any lot or common areas except for ARB approved "Home For Sale" signs.	II	10	6
45	Solar panels	No solar panels shall be installed that will be visible from the street.	II	25	9
46	Speed limit	The speed limit throughout the community is 25 mph. Please contact the Horry County Police Department at 248-1520 with the license tag numbers of any violators.			
47	Structures	No buildings, fences, walls, pen, and no change in topography shall be commenced, erected or maintained ...until submitted to and approved in writing.	VIII	1	22
48	Walls	Walls require ARB approval.	III	4	10
49	Yard structures	No tents (except small overnight tents used by children), barns, sheds, shacks, tree houses, or aboveground pools may be placed on any lot at any time. Nor shall above ground swimming pools be permitted.	II	15	7

RG on 1/22/01