



OCEAN NEIGHBORS HOMEOWNERS ASSOCIATION

Helpful Tips for Keeping Ocean Neighbors Looking Great & Maintaining Property Values

These helpful tips are a handy, condensed set of basic guidelines for homeowners and residents of Ocean Neighbors. They are based upon our Covenants and By-laws and will help us keep our community looking great. Closely following these tips is the easiest way to avoid receiving notices and/or fines. The information referenced can be found in the Covenants and By-laws of the Ocean Neighbors HOA, which are available at www.postonco.com and also at www.oceanneighbors.com.

MAINTAINING OUR PROPERTY

1. Exterior mold/mildew and peeling paint require immediate attention.
2. Lawns should be mowed, trimmed and edged often, and kept as free of weeds as possible.
3. Trees, palms and shrubs should be kept neatly trimmed and beds should be mulched.
4. Driveways, sidewalks, curbs and gutters should be free of grass/weeds. Grass along driveways, sidewalks, curbs and gutters should be edged for a neat appearance.
5. Blow grass clippings/leaves back onto the lawn—never blow clippings/leaves into the street or into the storm drains.

Note: All of our neighborhood's storm drains flow into the lake. Grass clippings, weeds and lawn debris, left in the gutter, may negatively impact the efficiency and effectiveness of our drainage system.

BOATS, TRAILERS & CAMPERS PARKING/STORAGE

Ocean Neighbors is one of the few boat-friendly HOAs that allow boats in the neighborhood.

1. Boats must always be stowed behind a six foot high solid fence.
2. Trailers and/or campers must always be parked behind a six foot high solid fence.

VEHICLE PARKING

1. Overnight parking in the street is strictly prohibited.
2. Parking on the grass is prohibited at all times.
3. Vehicles may not block sidewalks or overhang into the street.

TRASH CONTAINERS/RECYCLE CONTAINERS & YARD/HOUSEHOLD DEBRIS

1. Trash and yard waste pick-up day occurs on Thursday. Trash containers and yard waste may not be placed curbside until Wednesday evening. Trash containers must be stowed, out of sight, by Thursday night. Please note that on holiday weeks, trash pick-up may be delayed one day. Visit the City of Charleston's website for updates regarding post-holiday trash collection: <http://www.charleston-sc.gov/>
2. Recycling pick-up day occurs every other Monday. Recycling containers should not be placed curbside until the Sunday evening prior to pick-up day. Recycling containers should be stowed out of sight by Monday night. Please note that when a holiday falls on Monday, recycling pick-up day may be delayed one day.

ARB/ACC HOME IMPROVEMENTS

1. All exterior construction including, but not limited to, additions, roof replacement, window replacement, shutters, bulkheads, fences, sheds, swimming pools, hot tubs, major landscaping, tree removal, etc., must receive prior approval from the ARB/ACC Committee. ARB/ACC applications are available at www.oceanneighbors.com and at www.postonco.com.
2. The homeowner is responsible for obtaining all required permits from the City of Charleston.

Please note that the ARB/ACC may not grant approval to any homeowner with outstanding ON HOA fees and/or fines until all outstanding fees and/or fines are paid in full.

COMMUNITY LAKE GUIDELINES

1. Swimming in the lake is not permitted, in accordance with our ON HOA Insurance Policy.
2. Motorized watercraft of any type is not permitted on the lake.
3. Watercraft/float toys may not be left overnight in the lake.
4. Catch and release fishing is encouraged and supported by the Ocean Neighbors HOA.
5. Fishing from the dock, or from personal property, does not require a South Carolina Salt Water Fishing License.
6. Fishing from a watercraft on the lake requires a valid South Carolina Saltwater Fishing License.

PETS

1. Be respectful and clean up after pets! Please note that this is also a city of Charleston ordinance. There are three Mutt Mitt dispensers conveniently located in Ocean Neighbors.
2. Pets are not allowed to roam off leash beyond the confines of the pet owner's property.
3. Excessive dog barking is a nuisance to everyone at any time of day. If a private conversation with the pet owner does not resolve the situation, complaints can be made to Animal Control at 843.724.7084, or 843.577.7434.

OTHER AREAS OF CONCERN

1. Noise: Homes in Ocean Neighbors are very close together. Be respectful and turn down the volume by 11:00 pm. Please note that this is a City of Charleston Ordinance.
2. The Speed Limit in Ocean Neighbors is 20 MPH! Please watch out for children and drive with extreme caution.
3. Lock vehicles and remove valuables from view. Turn on porch and garage lights at night.

Email is the most efficient way to communicate information regarding community updates, social events, weather concerns, police reports, etc. Please provide our ON HOA's management company's representative with an updated email address.

It is the duty and responsibility of the ON HOA Board of Directors to enforce our By-laws and Covenants. If ever there are extenuating circumstances, *be proactive* and contact our management company's representative and/or any board member.

In following these simple guidelines, homeowners and residents will be in compliance with ON HOA By-laws and Covenants, which will help maintain the neighborhood's aesthetics and maximize property values throughout our community.

Ocean Neighbors Board of Directors, 2018

Scott J Smith, President · Andrew King, Vice President · Justin Price, Secretary · Jennifer Jones, Treasurer · Paula Grather, Member at Large

Ocean Neighbors HOA Management Company

John Poston & Co., Inc.
635 Rutledge Avenue
Suite 105
Charleston, South Carolina 29403

Main: 843.853.5300
Facsimile: 843.266.5964

Ocean Neighbors HOA Management Company Representative

Melissa Blocker, Association & Regime Manager
Direct: 843.937.6864
Mobile: 843.343.7858
Email: melissa@postonco.com