

KAREN HOLLINGS
CHARLESTON COUNTY
REGISTER OF DEEDS

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858 LOWCOUNTRY BLVD STE 101
MT PLEASANT, SC, 29464

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State Tax:	\$0.00
County Tax:	\$0.00
Postage:	\$0.00
Total:	\$25.00
Clerk:	SW



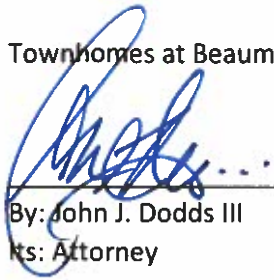
Karen Hollings
Karen Hollings-Register of Deeds

RULES AND REGULATIONS OF TOWNHOMES AT BEAUMONT ASSOCIATION, INC.

The undersigned John J. Dodds III, attorney for Townhomes at Beaumont Association, Inc. ("Association"), does hereby certify that the attached ten (10) pages constitute the current Rules and Regulations of Association as of January, 2026 and are being recorded in the Register's Office for Charleston County, South Carolina in accordance with the requirements of Section 27-30-130, Code of Laws of South Carolina, 1976, as amended.

WITNESS my hand and seal this 7th day of January, 2026, at Mount Pleasant, South Carolina.

Townhomes at Beaumont Association, Inc.



(Seal)

By: John J. Dodds III
Its: Attorney

**John J. Dodds III, LLC
858 Lowcountry Blvd.
Suite 101
Mount Pleasant, SC 29464**

BEAUMONT TOWNHOMES – RULES & REGULATIONS

(Updated January 6, 2026)

Authority

These Rules and Regulations (“Rules”) are adopted pursuant to the authority granted to the Association under the recorded Declaration of Covenants, Conditions, and Restrictions (“CC&Rs”), the Bylaws of the Association, and applicable South Carolina law. The Board of Directors retains the authority to interpret, enforce, supplement, and amend these Rules as permitted by the CC&Rs and law. In the event of any conflict between these Rules and the CC&Rs, the CC&Rs shall control.

1. Definitions and Interpretation

All capitalized terms not otherwise defined herein shall have the meanings assigned in the CC&Rs.

Common Area: All areas owned or maintained by the Association for the benefit of all Owners.

Limited Common Area: Areas reserved for the exclusive use of a specific Unit, including fenced yards and patios.

Front Greens: Grass or landscaped areas directly in front of each unit

Exterior Surfaces: Shared exterior elements maintained by the Association as defined in the CC&Rs.

Personal Items: Any non-permanent item including furniture, toys, bicycles, tools, storage items, or equipment.

Holiday Décor: Temporary decorations displayed only before and after a recognized holiday.

Immediate Fine: A fine imposed without prior notice due to health, safety, sanitation, or property damage concerns.

Minor Violation: A violation that does not pose an immediate safety risk and may be cured within a reasonable time.

Major Violation: A violation involving safety hazards, property damage, or repeated non-compliance.

Interpretation: These Rules shall be interpreted liberally in favor of the Association to protect the health, safety, welfare, and residential character of the community. Examples provided are illustrative and not exhaustive.

2. Violations, Enforcement, and Fines

Written notice of violations shall be provided to Owners. Owners shall have ten (10) business days to cure a violation unless a shorter or longer cure period is specified based on the nature of the violation. Each day a violation continues after notice shall constitute a separate violation.

Immediate fines may be imposed without warning when conditions involve health, safety, sanitation, or unapproved exterior modifications. Owners are responsible for violations committed by tenants, guests, contractors, or occupants.

Owners may request a hearing before the Board. Decisions following hearings are final to the extent permitted by South Carolina law. The Association retains all remedies available under the governing documents and law.

Fines are \$25 for Minor Violations and \$100 for Major Violations and may escalate for continuing or repeat violations up to a maximum of \$100 for Minor Violations and \$400 for Major Violations.

Owners shall be responsible for and charged the full cost of repair or replacement of any damage to the Common Area, Limited Common Area, or shared exterior elements caused by the Owner, the Owner's Unit, tenants, guests, invitees, contractors, or occupants. This includes, but is not limited to, damage to roofs, siding, exterior surfaces,

gutters, and other elements maintained by the Association. Such costs may be assessed to the Owner's account and collected in the same manner as assessments, to the extent permitted by South Carolina law.

3. Community Rules and Standards

3.1 Use of Front Greens, Walkways & Exterior Areas

3.1.1. Walkways and greens in front of units must remain clear for safe entry and exit.

3.1.2 Up to two matching potted planters may be placed within 3 ft of the front door (or on sidewalks near duplex units). Plants may not obstruct access and must complement the community's appearance.

3.1.3. Storage of Personal Items. No personal items may be stored in common areas, front yards, side yards, or outside fenced backyards.

3.2 Exterior Changes & ARB Approval

3.2.1 Common Property. No landscaping, construction, or removal of items from common property may occur without written approval.

3.2.2 Written approval is required for any exterior alteration, including landscaping outside the fenced area.

3.2.3 Satellite dishes require approval. Owners are responsible for any resulting damage.

3.2.4. Exterior surfaces may not be altered in any way that compromises warranties. Owners are not allowed to pressure washing the siding. Dirt may be washed off gently with a garden hose. (see appendix).

3.2.5 Work inside a fenced yard requires approval if it involves grading, filling, or use of heavy machinery. Owners are responsible for repairs of damages to common areas.

3.3 Fences

3.3.1 Submission of an ARB application is required before installation or removal of fences.

3.3.2. Owners are responsible for checking their lot for easements and obtain encroachment permit, if needed. Fences may extend to the property line only where access allows; 3 ft clearance must remain unless otherwise noted. A gate is required for vendor and meter access. Fences must run parallel to the building; exceptions require approval.

3.3.3. It is owner responsibility that 811 is contacted before digging.

3.3.4. Installation of new fences must be Charleston style using treated lumber and galvanized nails. Height must be 6 ft., except in the rear of units with a view of ponds. Fences must cure before painting (approx. 6-8 weeks as recommended by manufacturer). The approved fence color is cobblestone (see appendix).

3.3.5 It is owner responsibility that construction debris is removed within 2 business days and is not placed into community dumpsters.

3.3.6 It is owner responsibility to maintain fences.

3.3.7. Areas inside fences become the owner's responsibility in full.

3.3.8. The fence to Snee Farm does not belong to Beaumont. Do not attach or alter the fence in any way. Owners will be responsible for damages and costs incurred to the Association.

3.4 Gutters & Downspout

3.4.1 The Association installed gutters in 2025 and maintains them unless an exception is on file.

3.4.2 Owners with fenced yards must provide access.

3.4.3 Nothing may be attached to gutters; owners are responsible for damage.

3.5 Doors and Lights

3.5.1 Entry door units are the homeowner's responsibility. The default entry door color is black with arctic white trim. Exceptions may be requested for alternate colors provided consistency is maintained within the building. Approved styles and colors are listed in the appendix.

3.5.2 Door hardware should be brushed nickel.

3.5.3. Entrances must display unit numbers in accordance with local regulations. See appendix for details.

3.5.4. Installation of storm doors requires written approval. Please refer to the appendix for specifications.

3.5.5 Storage-room doors and frames are owner responsibility. Color should match the exterior.

3.5.6 The Association is not responsible for damage caused by faulty doors.

3.5.7. Installation and maintenance of exterior lights is owner responsibility. Entry lights should be black lantern style between 8-18" tall. Please refer to appendix for examples.

3.6 Windows and Patio Doors

3.6.1 Installation and Replacement of windows and patio doors is the homeowner's responsibility and requires written approval. Windows must maintain the style and look of the community. Please refer to appendix for specifications and examples.

3.6.2 Damage to exterior surfaces resulting from replacement or repair is owner responsibility. The Association is not responsible for damage caused by faulty windows.

3.6.3 Only recognized window treatments may be used. Sheets, blankets, or unapproved coverings are prohibited. Window tinting requires approval.

3.7 Hot Tubs

3.7.1. Written approval is required; approval is not guaranteed.

3.7.2 After approval, a Town permit must be provided to the Association.

3.7.3 Hot tubs must be at least 12 inches from the building and may not block gate access.

3.7.4 Noise and lighting must follow Town and Association rules. Owners assume all liability.

4. Noise and Nuisance

4.1 No owner, resident, or guest may create or allow any noise or activity that unreasonably interferes with another owner's or resident's quiet enjoyment of their home. "Unreasonable noise" includes sounds that:

- Exceed 60 dB(A) decibels at the property line during the day or 55 dB(A) during the evening /night as defined by the Mount Pleasant's residential noise ordinance limits.
- Continue for more than 15 minutes after a written or verbal request to stop, or
- Are plainly audible inside an adjacent unit for extended periods (e.g., loud music, yelling, parties, barking dogs)

4.2 Quiet Hours are 9:00 p.m. to 8:00 a.m. Sunday–Thursday, and 10:00 p.m. to 8:00 a.m. Friday–Sunday and holidays. During these hours, residents must ensure that noise is kept to a level not audible inside neighboring units.

4.3 Prohibited Conduct: Examples of prohibited nuisance conduct include, but are not limited to:

- Loud music, TVs, amplified sound systems
- Repeated yelling, shouting, or disruptive gatherings
- Activities that cause recurring vibrations or banging
- Continuous or uncontrolled pet noise
- Vehicle noise

5. Home Maintenance. Owners shall maintain their Units and Limited Common Areas in good condition, free of conditions that attract pests or create hazards, and promptly report Association-responsible maintenance issues.

6. Signage, flags, & Decorations

6.1 Exterior Signage. No exterior signage is permitted, including but not limited to real estate, rental, commercial, or advertising signs, except as required by applicable South Carolina or federal law.

6.2 Flags. One (1) hospitality or specialty flag, not to exceed three feet by four feet (3' × 4'), may be displayed with prior written approval of the Association. Installation must comply with Association specifications, including approved flagpole holders, as set forth in the Appendix.

6.3 Political Signage. Political flags, signs, or displays are prohibited except as required by applicable South Carolina law.

6.4 Holiday Decorations. Holiday décor may be displayed no earlier than two (2) weeks prior to and no later than two (2) weeks following a recognized holiday. Winter holiday decorations may be displayed beginning after Thanksgiving. All decorations must be installed in a manner that does not damage Exterior Surfaces or Common Areas. Owners shall be responsible for any resulting damage.

The Association may require the removal of any signage, flag, or decoration that becomes damaged, unsightly, or creates a safety or maintenance concern, as determined by the Board.

7. Garbage & Recycling

- 7.1 Trash must be tied in bags and placed inside dumpsters. Dumpsters are for normal household garbage only.
- 7.2 Construction debris may not be placed into dumpsters. Owner is responsible for removal of construction debris from property.
- 7.3 Large items of landscaping must be cut into small pieces.
- 7.4 Beaumont offers a recycling bin on Monaco Dr. Residents are encouraged to place large cardboard, glass, approved plastics, steel cans inside the bin. Please note that plastic bags, household waste, yard debris, and medical waste are not approved to be recycled.
- 7.5 It is owner responsibility to dispose of hazardous materials (multiple collection sites are available within Charleston County). Hazardous materials, including oil-based paint may not be placed into dumpsters. Latex paint must be dried.
- 7.6 Large item trash pickup is provided by the Town of Mount Pleasant. Items must be placed outside the dumpster enclosures no earlier than 7PM the day prior to scheduled pick up. Please check the town website for collection days and to determine whether items are collectable.

8. Plumbing Use. Improper items may not be placed in toilets or disposals. Owners are responsible for sewer backups they cause. If the origin cannot be determined, the cost will be split evenly among residents of the building. Should the sewer backup be determined to be Association responsibility, owner will be reimbursed upon providing documented proof.

9. Electrical and Electrical Equipment. All electrical work performed within a Unit or Limited Common Area shall comply with all applicable building codes, electrical codes, and permitting requirements. Electrical work shall be performed only by properly licensed and insured contractors where required by law. Owners are responsible for ensuring that all electrical wiring, modifications, appliances, devices, and electrical equipment within their Unit are installed, maintained, and operated in a safe condition and in compliance with applicable codes. The Association may require an Owner to correct, repair, or remove any electrical condition or equipment that poses a safety hazard, risk of fire, or risk of damage to the community. Owners shall be responsible for and liable for any damage, loss, or injury resulting from gross negligence or willful misconduct related to electrical work, wiring, equipment, or conditions within their Unit or Limited Common Area. Each Owner shall indemnify, defend, and hold harmless the Association, its Board, officers, agents, and manager from and against any claims, damages, losses, liabilities, or expenses arising out of or related to such conditions or conduct, including claims by third parties or insurers, to the extent permitted by South Carolina law.

10. Animals. All animals must be kept on a leash when outside a Unit or fenced area, in accordance with applicable Town ordinances. Violations of animal control laws may be reported to the Town Animal Control Officer. Owners bear full responsibility and liability for any damage, injury, or nuisance caused by their animals. Each Owner shall indemnify, defend, and hold harmless the Association, its Board, officers, agents, and manager from and against any loss, claim, damage, liability, or expense arising out of or related to the presence or conduct of any animal kept by or permitted by the Owner within the community, to the extent permitted by South Carolina law.

11. Business Use. Businesses open to the public or involving customer, client, patient, or employee visits are prohibited. Home offices and remote work are permitted, provided such use is incidental to residential use and does not involve in-person visits, signage, increased traffic, or other impacts that alter the residential character of the home.

12. Insurance. The Association maintains insurance coverage on the Common Areas as required by the governing documents. The Association does not insure any buildings other than the clubhouse. Each Owner is solely responsible for maintaining, at the Owner's expense, a homeowner's insurance policy covering the Owner's Unit, including personal property and personal liability. Such policy shall be written on an HO-3 (Special Form) policy or equivalent, or such other coverage as may be required by the Owner's mortgage lender. Owners are responsible for any loss not covered by the Association's insurance, including deductibles attributable to damage caused by the Owner, occupants, guests, animals, or contractors.

13. Rentals

- 13.1 Minimum lease length: 6 months. Short-term rentals are prohibited.
- 13.2 Memorandum of Rental must be on file.
- 13.3 Leases must be consistent with the South Carolina Tenant Act.
- 13.4 Maximum of 3 unrelated occupants.

14. Vehicles & Parking

- 14.1 Speed. The posted 10 mph speed limit is the maximum allowable speed. Drivers must operate vehicles at a safe, reasonable, and prudent speed at all times, as determined by the Board based on observed driving behavior.
- 14.2 Vehicle noise. No resident, guest, or household member may operate a vehicle within the community that creates excessive, disruptive, or unusually loud noise, including noise from modified or aftermarket exhaust systems. Vehicle noise that is plainly audible inside a neighboring residence, or that generates repeated complaints, will be considered a nuisance and a violation of the community rules. Residents must operate vehicles in a manner that minimizes disturbance, including avoiding loud acceleration, excessive revving, and unnecessary engine noise. The Association may reference the Town of Mount Pleasant's noise ordinance to evaluate the reasonableness of a complaint.
- 14.3 Each unit has one assigned parking space. Blocking access to others is prohibited.
- 14.4 Boats, RVs, trailers, and similar vehicles are prohibited at all times.
- 14.5 Mopeds and motorcycles follow vehicle rules.
- 14.6 Commercial vehicles and vehicles over 22 ft may not park overnight.
- 14.7 Parking on grass is prohibited.
- 14.8 Vehicles must be operational and tagged.
- 14.9 Storage containers require notification and are subject to time limitations.

15. Owner Liability. Owners are responsible for any damage caused by their guests, movers, or contractors.

16. Water Use. The Association may restrict unreasonable water use while the master meter is in place.

17. Fire Safety. Fire pits and fireworks are prohibited. Grills must be 10 ft from structure.

18. Pest Control. The Association provides exterior pest control for common nuisance pests. Owners maintain interior pest control and must avoid conditions attracting pests.

19. Amenity Use

- 19.1 Fishing is prohibited in community ponds.
- 19.2 Members must accompany guests at the pool and gym (limit two (2) guests per household member). Children under the age of 14 must be supervised by a responsible person 18 years of age or older at all times while using the pool or gym facilities. Unauthorized users should be reported to management.
- 19.3 Access to pool and gym areas requires a fob, which may be obtained for a fee from the property manager. Only owners may obtain a fob. Owners may provide fobs to tenants provided tenants sign the fob agreement. Amenity access may be suspended for non-compliance or delinquent accounts.
- 19.4 Pool and Gym Rules
 - 19.4.1 Persons visiting the amenity area must observe all health and safety regulations as outlined in the fob agreement and posted signage. This includes, but is not limited to: no alcohol, smoking, vaping, or glass containers; no running, diving, or rough play; no pets; no spitting or urinating in the pool (swim diapers required for non-potty-trained children).
 - 19.4.2 Pool season runs from April 15 to October 15. Do not use the pool when "Closed" signs are posted. Pool hours are 7:00 AM – 11:00 PM. Loud music is not allowed at any time.
 - 19.4.3 No lifeguard on duty — swim at your own risk.

Rules and Regulations - Appendix

Entry doors

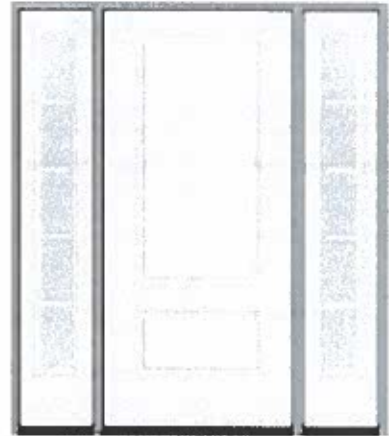
Existing entry doors are standard 6-panel and may remain painted in original "Beaumont green". When painting or replacement is needed, follow guidelines below.

Replacement entry doors should be impact-resistant 2-panel doors as pictured below. Muntins (grids) in sidelights of townhome doors are optional. Duplex doors will not have sidelights.

Door hardware should be brushed nickel on dark doors. Exceptions must be approved.

Entry door colors. The default color for the door is black with arctic white trim. Exceptions may be requested but colors should be the same on all units in building.

Door Style



Door Color: Black
(default)



Door Color: Arctic White
Approval needed



Door Color: SW Charleston Green
Approval needed



Door Color: SW Open Air
Approval needed



Door Color: SW Naval
Approval needed



Colors are from Sherwin-Williams

For best results go to Sherwin-Williams on Hwy 41 as they have Beaumont custom colors on file (arctic white and cobblestone are James Hardie colors)

Storage room doors

Existing storage room doors are standard 6-panel and may remain painted in the original "Beaumont beige". If existing doors are painted, the door panel should be arctic white or cobblestone with arctic white trim to match the building exterior.

Replacement storage room doors are not required to be impact resistant. They may be the plain, standard 6-panel, or 2-panel to match the entry door. The door panel should be arctic white or cobblestone with arctic white trim to match the building exterior.

Patio doors

Replacement doors should have a white frame with impact resistant glass (per current building code). Examples from ES windows are ES Elite ES V400 (sliding glass door) with full view and no grid or ET-46T (swing door). Patio doors may have a screen, locks, different styles of handles. Grids in French style doors are optional.



Storm doors

Existing storm doors are hunter green and do not have to be replaced to meet the replacement door requirements as long as it matches it front door.

Replacement storm doors should be black with clear glass and a full view for dark entry doors or white for entry doors painted in arctic white or open air. Handles should be brushed nickel. Approved models are:

Larsen
Signature



Larsen
Tradewinds



Anderson
3000



Unit numbers

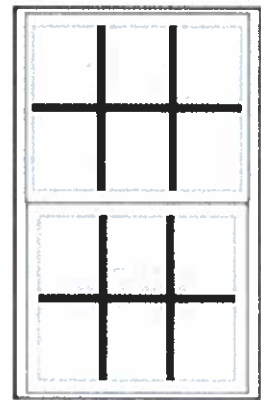
Displaying unit numbers is required by the Town of Mount Pleasant. Numbers should be brushed nickel 4 - 5" in height. Example: Hillman Distinctions



Windows

Replacement windows should have a white frame with impact resistant glass (per current building code) and a 3x2 grill per panel except for or small kitchen bay windows, which have a 2x2 grill.

Transom and semi-rounds windows located above entry doors of 2-bedroom townhomes are picture windows (do not open) and are available for replacement as well.



Entry lights

Entry lights should be black lantern style 8-18" tall. Examples are:

Capital Lighting
MFG# 946411BK

Generation Lighting,
MFG# 8593-12

Capital Lighting
MFG# 9850BK

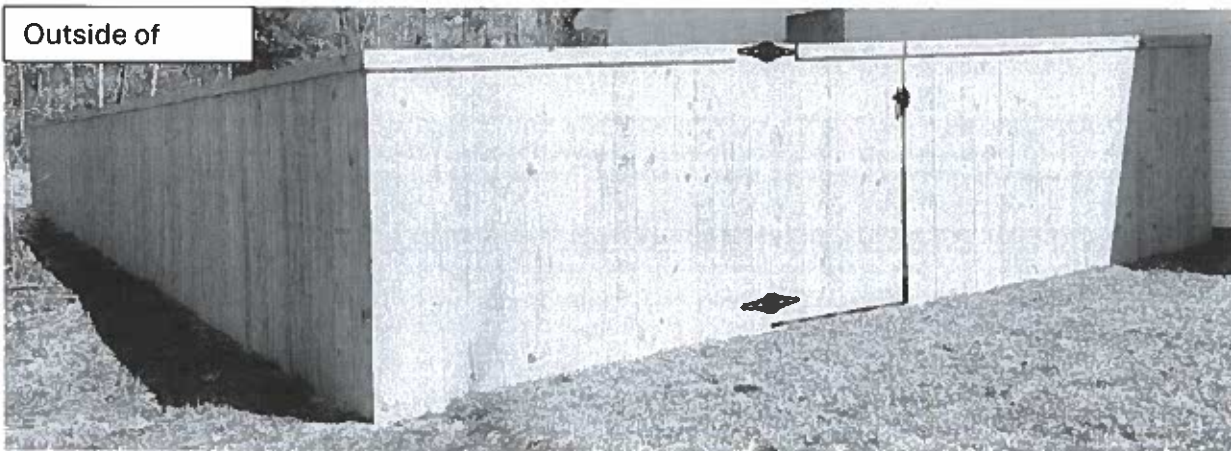


Instruction for installation of flagpole holders

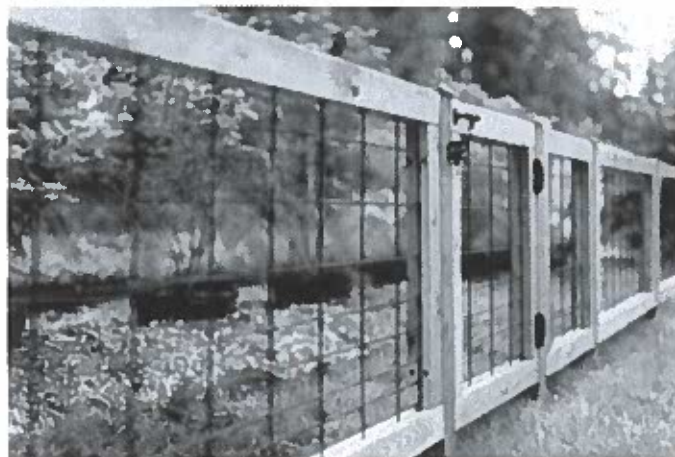
Mount the flagpole holder bracket at 6 ft height on the white trim of the exterior (white bracket will blend best with the trim). **DO NOT MAKE ANY HOLES INTO COBBLE STONE PORTIONS!** Screws must be stainless steel or galvanized and a dab of caulk should be used for a complete seal.

Fences

- Fences must be 6 ft high wood in Charleston style
- Posts must be square and flat (trimmed to 6 ft)
- The smooth side of the fence must face outward and the side with horizontal support rails must face inward.
- Units that back up to Snee Farm or the ponds may leave the rear open or install a 4-ft high hog fence with black wire.
- Up to eight weeks to cure.
- Color: Exterior must be stained or painted cobblestone.



Rear
deviation



Exterior Surface Information

The exterior siding was installed in 2025 using Hardie Colorplus. This product is a pre-finished, factory-applied coating for James Hardie fiber cement siding that provides enhanced durability and color resistance through a special multi-coat process. This baked-on finish is designed to resist chipping, peeling, and fading, and comes with a 15-year limited warranty that includes paint and labor. It offers a consistent and long-lasting color for your home's exterior, unlike traditional paint which requires more frequent upkeep.

To maintain Hardie ColorPlus siding, it should be washed with a garden hose, a soft brush, and mild soap, working from top to bottom. **High-pressure washers and harsh chemicals like acid or bleach can damage the finish and must be avoided.**

Color specifications

James Hardie Arctic White

Hex: E2E3DD

RGB: 226, 227, 221

James Hardie Cobblestone

Hex: C8BFB2

RGB: 200, 191, 178

Charleston Green

Hex: #232B2B

RGB: 35, 43, 43

Naval

Hex: #2D3B49

RGB: 45, 59, 73

Open Air

Hex: #C6DEDF

RGB: 199, 223, 224

