



2025028533

BYLAWS
RECORDING FEES

\$25.00

PRESENTED & RECORDED:

08-26-2025 11:53:36 AM

BK: RB 22100

PG: 331 - 337

ANGIE M BRYANT
CLERK OF COURTYORK COUNTY, SC
BY: REGINA PRUITT CLERK**BEACON KNOLL VILLAS HOMEOWNERS ASSOCIATION, INC.****Rules and Regulations****Officer Certification**

The undersigned is an authorized officer of the association named above and certifies that the attached document is a true and correct copy of the document named above. This document is not subject to the requirements of witnesses and acknowledgements required under S.C. Code §30-5-30.

By: [Signature]
Print Name: MELANIE TAYLOR
Its: PRESIDENT

STATE OF South Carolina
COUNTY OF York

I, the undersigned, a Notary Public of the County and State aforesaid do hereby certify that MELANIE TAYLOR, acting by and through the Beacon Knoll Villas Homeowners Association, Inc. as its PRESIDENT, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal or stamp, this the 25 day of August, 2025

[SEAL]

[Signature]
Notary Public
Print Name: Neill C. Heisler
My commission expires: 06/19/2033



RULES AND REGULATIONS

Effective September 1, 2025

Rules and Regulations. The Beacon Knoll Villas community is governed by the Declaration of Covenants, Conditions and Restrictions for Beacon Knoll Villas which is recorded in Book 6566 Page 162 of the York County Public Registry, including any supplements and amendments thereto ("Declaration").

The Board of Directors, pursuant to Article IX of the Declaration, has the power to adopt, publish, modify, amend and enforce reasonable and nondiscriminatory Rules and Regulations concerning the use and enjoyment of the yard space of each Lot and the Common Area. Owners may be subject to a fine, which shall be levied as an Individual Assessment, for any violation of the Rules and Regulations or for the violation of any covenants and conditions contained in this Declaration and pursuant to the procedure set forth in the violation and enforcement guidelines and fine policy attached hereto.

The rules and regulations expand upon the existing provisions of the Declaration and provide further clarity and transparency to Owners regarding what is or is not permitted within the community. In the event of a conflict between the rules and regulations and the provisions of the Declaration, the Declaration shall control.

Property Guidelines

The following architectural, landscape, design, decoration and installation guidelines are explanatory and illustrative of the general intent of the development of the Property.

ARTICLE VI SECTION 6.1 MAINTAINENCE	DESCRIPTION	ADDITIONAL INFORMATION
ARTICLE VII SECTION 7.2 ARCHITECTURAL CONTROL		
	In ground plantings in the front of any residential unit or side or rear yard bed of the residential lot	- Planting annuals by the Owner is permitted. Existing HOA landscaping (trees, shrubs, bushes) may not be removed to facilitate the planting of the annuals - The HOA will continue to perform routine maintenance of the residential lot and neither the HOA nor landscaping vendor are responsible for damage to annuals incurred during the performance of routine maintenance - Any other request for in ground planting must be approved, in advance, through the Architectural Review Process
	In ground plantings in any stand-alone tree well in the front of any residential unit or side or rear yard bed of the residential lot	No planting of flowers or other vegetation in tree wells

ARTICLE III SECTION 1.5 USE OF YARD SPACE	DESCRIPTION	ADDITIONAL INFORMATION
	Outdoor recreational equipment	Recreational equipment such as hot tubs, saunas basketball goals or nets, swing sets or other play sets or athletic equipment, whether temporary or permanent, shall not be located on any part of the Property or, Lots at any time
	Solar (decorative) lights	Must be in good working order
	Flowerpots in the front of any residential unit or side or rear yard bed	- No more than three (3) pots in each the front of the residential unit or side or rear bed of the residential lot - Must be contained in the yard beds and not permitted on sidewalks or lawn of the residential lot - Must be "occupied", when not occupied they must be removed
	Other décor (birdbaths, bird houses, gazing balls, statuettes, gnomes, artwork, etc.)	- No more than three (3) items in each the front of the residential unit, side or rear bed of the residential lot - May not exceed 3ft in height (excluding shepherd's hooks) - Must be in good working order - May not be placed atop patio walls
	Seasonal decor	- Seasonal decor including lighting, a seasonal flag, and a seasonal door wreath on the front and side of unit thirty (30) days prior to, and fifteen (15) days after, a holiday - Inflatable holiday decor is not allowed - Decorations may not be affixed to the unit such that they will penetrate the structure or patio walls - Permanent mounting devices are prohibited on exterior surfaces of doors
	Grills, barbecues, fireplaces and fire pits/tables.	- Only propane or electric grills/barbecues are permitted for cooking - The use of grills, barbecues, fireplaces, fire pits and fire tables must only occur on the rear patio at least (5) feet from the Residential Unit

		Appliances must be attended when in use
	Outdoor furniture	Outdoor furniture including benches, tables, chairs, chests, shelving, or other decorative furniture, may not be permanently placed in the front, side or outside of the Unit's rear patio or front porch (if applicable)
	Hoses and hose caddies	Except when in use, hoses must be stored within a portable caddie and not left out on any part of the Lot, except for within the Unit patio
ARTICLE IX SECTION 9.5 USE RESTRICTIONS	DESCRIPTION	ADDITIONAL INFORMATION
	Vehicles & parking	- Vehicles, when parked, are required to fit within the driveway footprint. Existing <i>vehicles</i>, as of the effective date of this document, are exempt from this requirement - Parking on Villa Lake Drive is prohibited between the hours of 10:00 p.m. and 6:00 a.m.

ARTICLE IX SECTION 9.6 USE RESTRICTIONS	DESCRIPTION	ADDITIONAL INFORMATION
	Signs and posters (including garden flags)	Owners shall be permitted to have: - No more than one (1) garden flag in each the front of the residential unit or side or rear yard bed of the residential lot - One (1) "For Sale" or "For Rent" sign not to exceed 3 feet by 3 feet on their Lot during the time they have their property listed or advertised for sale or rent - One (1) security sign not to exceed 1 foot by 1 foot, at the front and back, of each residential unit - All signs and posters (including (garden flags) must be in good repair and can't be of a political nature

ARTICLE IX SECTION 9.7 AND 9.8 USE RESTRICTIONS	DESCRIPTION	ADDITIONAL INFORMATION
	Animals control	• Pigs, goats, chickens, cows, horses, or any other kind of animal generally considered a farm animal or livestock are prohibited from being raised, bred, or kept on any Lot. • No structure, kennels, houses, or facilities for pets may be located or placed on any part of the Lot outside the Residential Unit. • No pets may be left unattended outside the Residential Unit at any time • Pet Owners are responsible for immediately picking up pet waste and disposing of it properly in a waste receptacle

ARTICLE IX SECTION 9.9 USE RESTRICTIONS	DESCRIPTION	ADDITIONAL INFORMATION
	Waste management	• The disposal of rubbish, trash, garbage, landscaping material or other waste is the responsibility of Residential Unit Owner • Trash, garbage, or other waste containers shall not be stored on the front, side or rear yard space of the Lot and are only permitted in the Common Area of the Property to facilitate collection beginning 5:00pm the evening before collection and ending at 8:00pm the evening of collection on the designated date of service. • No trash, garbage, landscaping material or other waste may be placed within the Common Area, except in containers approved by the Board of Directors • Trash incinerators, compost containers, and the collection of compost are prohibited on any Lot.

Violation Enforcement Guidelines and Fines Policy

I. PURPOSE:

This policy establishes the objectives, policies, and guidelines for the enforcement of covenant violations and assessment of related fines for the benefit of the Beacon Knoll Villas Homeowners Association ("Association"). The Declaration of Covenants, Conditions and Restrictions and supporting Exhibits and rules and regulations, (hereafter referred to as "Governing Documents") for the Association, grant the Board of Directors ("Board") the powers necessary for management of the Association. This includes the enforcement of violations to help preserve and enhance the natural beauty and surroundings of Beacon Knoll Villas, and to maintain the tranquility of the community.

Article VI Section 1 provides the Rules and Regulations may provide for the imposition of Individual Assessments for the infraction or violation of the Rules and Regulations or for the violation of any covenants and/or conditions contained in the Declaration. The Board has adopted the following policy for the use and best interest of the Association. This policy will be enforced by the Board and ad hoc inspections will be performed, to ensure homeowners are complying with the Governing Documents.

Suspected violations may also be reported by owners, Board members, vendors, or visitors. These alleged violations will be verified by the Board to ensure fairness in citing violations and that an actual violation of the Governing Documents exists. Violations may be reported, without the identity of the person being divulged beyond the Board by email, phone or text message to any member of the Board.

If a violation is noted and remains unresolved, the owner of record will receive communication from the Board based on the following table:

Notice	Violation Notice	Fine or Action
1st	Courtesy Notice	No fine, sent via email and first class mail
2nd	Warning Notice	No fine, sent via email and first class mail
3rd	Notice of Fine/Hearing	Notice of hearing, sent via email and first class mail

The first notice is a courtesy notification sent via email, often with a photo of the covenant violation. The owner has 7 days to cure the violation or reply before the violation may be escalated. Owners should reply in writing to share how/when the violation will be cured, or if they disagree with the violation, provide an explanation why they disagree.

The second notice is a warning notification, sent via email. The owner has 7 days to cure or reply. Owners should reply in writing to share how/when the violation will be cured.

If the violation is not remedied after the second notice, a third notice will be issued and will include information on how the owner can appear before the Board at a hearing. This notice will be sent via email and first-class mail. At the hearing, owners can briefly speak to the Board regarding the notices they received, action taken to cure, address questions, etc. No decision will be made at the time of the hearing.

After the hearing, the Board will determine if a fine is warranted. The determination will be communicated to the owner, via email and first-class mail, within seven (7) days of the hearing date. If a fine is imposed, it will be assessed five days from the date of the determination notice.

If an owner does not attend the hearing, the Board may still move forward with a hearing and fine.

If a violation is cured at any time during the process, the Owner should notify the Association.

II. Individual Assessments ("Fines")

The Association has the authority to impose Fines on members for violations of the Governing Documents pursuant to Article VI Section 1 of the Declaration.

Fine amounts will be based on many factors, including but not limited to, the nature of the violation, recidivism of the violation or homeowner, etc.)

Cure Deadline – date set by the Board for curing violations that cannot be resolved in days or weeks; (e.g., exterior unit/lot changes, tree replacement, etc.).

It is the responsibility of the owner to communicate to the Board once a violation is cured, and for fines to be stopped. Owners should communicate in writing via email or first-class mail.

The procedures set forth above shall in no way preclude the Board from pursuing any other remedies available under the Governing Documents, or under applicable law with regard to the enforcement of the Association's Governing Documents.

III. AMENDMENTS:

The Board may review this policy as necessary and may amend the policy as conditions warrant.

The Board reserves the right to veer from this policy at any time.

This policy does not replace the Association's Governing Documents, as those documents remain the Governing Documents for our Association. In the event of a conflict between the Governing Documents and this policy, the Governing Documents will control.