

**BOARD RESOLUTION
HEATHER HILLS HOMEOWNERS ASSOCIATION, INC.**

**ADOPTION OF FIRST SET OF RULES & REGULATIONS FOR HEATHER HILLS
SUBDIVISION**

The undersigned duly authorized officers, representing the Board of Directors of HEATHER HILLS HOMEOWNERS ASSOCIATION, INC., (the "Board" and the "Association," respectively), does hereby adopt, authorize and resolve that:

WHEREAS, pursuant to Section 6(a) of the *Declaration for Protective Covenants for Heather Hills Subdivision* (the "Declarations") "without consent of the Members" the Board has the authority to "promulgate, modify, or delete other use restrictions and rules and regulations applicable to the Community;" and

WHEREAS, Section 6(a) of the Declarations states that, "such rules and regulations must "be distributed to all Owners and Occupants prior to the date that they are to become effective and shall thereafter be binding upon all Owners and Occupants until and unless overruled, cancelled, or modified in a regular or special meeting by a majority of the Total Association Vote;" and,

WHEREAS, pursuant to the forgoing provisions, the Board has hereby promulgated the following use restrictions, rules and regulations, which have been distributed to the Owners and Occupants of the Community prior to their Effective Date (as defined therein).

NOW THEREFORE, the Board hereby adopts the First Set of Rules and Regulations for Heather Hills Subdivision as follows:

1. **Inspection of Property.** Pursuant to Section 6(c), subsection (vi) of the Declarations, the Board or its representatives have the right to enter upon any property during reasonable hours after reasonable notice, and such entry is not deemed a trespass. Entry under this provision shall only be made for the sole purpose of ascertaining whether or not the property is in compliance with the covenants and restrictions of the Declarations or any duly adopted Rule and Regulation.
2. **Vehicles.** In addition to those vehicle use restrictions contained in Section 6(c), subsection ix, the following use restrictions shall be applicable:
 - a. No parking on the grass, lawns, or other landscaped area of any Lot, or on any Area of Common Responsibility, without the prior approval of the Architectural Review Committee. Requests for approval must be submitted in writing.
 - b. Garage doors may be kept open while they are occupied.
 - c. No Commercial Vehicle may be parked or stored for more than twenty-four (24) hours during any calendar month on any Lot (except in an enclosed garage) unless prior written approval has been obtained from the Architectural Review Committee. "Commercial Vehicles" shall include any bus, step van, box van, utility trailer, truck tractor, tow truck or wrecker, tractor trailer, limousine, any agricultural, construction or industrial equipment, any vehicle (including a pickup truck with an altered or removed cargo box) designed for transporting people, goods, or things for profit, any truck with visible work racks or visible work related equipment, supplies or debris, any truck over $\frac{3}{4}$ (three quarters) of a ton, or any vehicle displaying commercial lettering. The term "Commercial Vehicles" shall not include trucks with mounted campers or tool boxes which are the Owner's or Occupant's primary means of transportation, unless and to the extent such vehicle has any commercial lettering. Commercial lettering that is unobtrusive and minimal in relation to the size of the vehicle may be approved by the Board upon request.

3. **Nuisance.** In addition to the use restrictions contained in Section 6(c), subsection xiv, no structure constituting a nuisance shall be located, installed or maintained upon the exterior of any Lot without prior, written approval from the Architectural Review Committee, unless required by law.
4. **Air Conditioning Units.** Pursuant to Section 6(c), subsection xxv, no window air conditioning units may be installed. Notwithstanding the intent of the foregoing, homeowners may request a waiver for the temporary installation of window air conditioning units by written request submitted to the Architectural Review Committee.
5. **Exterior Security Devices.** In Addition to security system signs permitted by Section 6(c), subsection xxxiv of the Declarations, small discreet digital cameras are permitted, so long as prior to installation, they have been approved in writing by the Architectural Review Committee.

Any capitalized terms used herein shall have the same meaning as set forth in the Declarations.

These Rules and Regulations are meant to be enforced in addition to, and not in substitution of the use restrictions contained in the Declarations. In the event of conflict between these Rules and Regulations, and the Declarations, the provisions of the Declarations shall govern.

ADOPTED this 23 day of November, 2018.

HEATHER HILLS HOMEOWNERS ASSOCIATION, INC.
A South Carolina Nonprofit Corporation

By: Bill Deane (L.S.)
Bill Deane, President

By: Dennis Clark (L.S.)
Dennis Clark, Secretary

Witness John Boone

Witness [Signature]

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

ACKNOWLEDGMENT

I, James H. Davis Jr, Notary Public for the State of South Carolina, do hereby certify that Bill Deane and Dennis Clark, duly authorized officers of the HEATHER HILLS HOMEOWNERS ASSOCIATION, INC have personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this day of 23 November, 2018.

James H. Davis Jr (L.S.)
Notary Public for South Carolina
My Commission Expires: June 1 2027



James H. Davis, Jr.
NOTARY PUBLIC
State of South Carolina
My Commission Expires
June 1, 2027

