

RULES AND REGULATIONS
TIMBERWALK PROPERTY OWNERS ASSOCIATION
ADOPTED MARCH 2008

1. It is the responsibility of each individual owner to prevent his or her lot from becoming unsightly, unhealthy or unkempt. No trash, garbage or other refuse including construction debris and mounds of soil may be dumped, stored or accumulated on any lot. No clothing, indoor furniture, appliances, bedding, children's toys, bicycles, strollers shall not be left unattended or stored outside the residence in yards visible from the street, on porches or decks. All toys and other outdoor equipment are to be picked up and stored at the end of each day.
2. All fences must be approved by the Timberwalk Property Owners Association Architectural Committee prior to construction. All fences must be constructed of wood, vinyl or other material similar to that of the dwelling, resulting in a fence that is of a permanent structure. Fences shall be no more than eight (8) feet in height and shall conform to all associated Berkeley County building codes. No fences of any kind may be erected on the front lawns of any lot.
3. Activities which may cause a lot to appear unkempt or disorderly shall not be permitted within the subdivision. Such activities include, but are not limited to, the assembly/disassembly of motor vehicles or other mechanical devices, storage of "stripped" or "junked" vehicles or any parts therein. No offensive activity shall be engaged in within the community that would cause annoyance, discomfort or harm to any person within the subdivision. Nor shall any lot within the subdivision be used in a way to cause the discharge of foul or obnoxious odors.
4. All residences shall be kept in good repair. This includes but is not limited to all exterior surfaces of a residence including storage sheds (painted, stained and/or repaired as needed); any structural deficiencies including but not limited to leaking roofs, rotting or broken boards, gutters/down spouts and mail boxes. Any disrepair leading to a disheveled appearance or unsafe condition will not be tolerated.
5. Window Treatments: All window treatments of a residence within Timberwalk must be kept in good repair.
6. Property owners are responsible for the safe operation of their vehicles on Timberwalk roads by observing posted signs. Excessive acceleration, speeding, squealing of tires, drag racing and similar activities are prohibited.
7. Commercial vehicles that require CDL license to operate may not be parked in the subdivision, including school buses. This excludes service, delivery and household moving vehicles.
8. No firearms may be discharged in the subdivision including B-B guns and pellet guns.
9. No fireworks may be discharged in the subdivision.
10. Vehicles or trailers of any type may not be parked in the front yards with the exception of moving in and out of the property, on-going home repair vehicles and landscaping endeavors.
11. Septic Systems: All septic systems must be kept in good repair and in working order. All

septic systems shall conform to all local and state regulations. Any septic failure resulting in situations hazardous to the community i.e. foul odors, raw sewage leakage, or any other unsanitary conditions must be repaired immediately.

12. Noise: Noise or other nuisances are not permitted to exist so as to be offensive, obtrusive or detrimental to any other property or persons within Timberwalk. This includes but is not limited to amplified speakers, horns, racing of engines, the persistent barking of dogs and shouting/screaming of voices.
13. Property owners and their designees only have the right to be on their own property and the common area of Timberwalk, Tanbridge Drive and Domestic Way. All persons, children and adults are to confine their outdoor activities to the aforementioned common areas and their own property. At no time is it permissible to ride bicycles, run, play or intrude on other properties or destroy property.

