

**Broad Street Neighborhood Association**

P.O. Box 1607 Beaufort, SC 29901

<http://www.broadstreetbeaufort.com>

**To:** New Homeowners and Residents in the Broad Street Neighborhood

**From:** The Broad Street Neighborhood Association Board of Directors

Welcome to Broad Street! **The Broad Street Neighborhood Association** is a not-for-profit corporation that operates according to a variety of governing documents, mainly to enforce the governing documents and to maintain the common areas. It acts through a board of directors made up of homeowner member volunteers who are elected by other homeowner members.

Enclosed is your copy of a condensed version of several of the provisions of the **covenants** that property owners and residents need to be aware of. Also enclosed is a Broad Street Neighborhood magnet which provides the web link to the full version of the covenants, **Broad Street Neighborhood Association By-Laws**, the **Broad Street Code** (architectural standards), and announcements of upcoming events.

The covenants are in place and enforced to maintain the beauty and unique character of our wonderful community, and to protect and enhance the value of each property within. All property owners and residents of Broad Street are responsible for complying with all the rules set forth in the covenants – so please take time to read and understand the entire document.

Thank you for your cooperation and support.

If you have any questions, please don't hesitate to call on members of the board of the Broad Street Neighborhood Association.

Sincerely,

BSNA Board Members

Kyle Mangano (President), Don Lambert (Vice President), Eugenia Henderson (Secretary), Laura Richardson (Treasurer), Paula Quinn (Architectural/Landscape), Paul Manzi (Neighborhood Rep)

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**Important Provisions of the Covenants include:**

**Article V – Maintenance**

• **5.01 Responsibility of Owners Owner/Tenant Responsibility:**

- Each resident shall be responsible for maintaining their property in a neat, clean and sanitary condition. No resident shall decorate, change or otherwise alter the appearance of any portion of the exterior of his residence or the landscaping, grounds or other improvements with his lot unless such a change is approved in writing by the Broad Street Architectural Committee.
- Each Owner shall also be obligated to pay for the costs incurred by the Association for repairing, replacing, maintaining or cleaning any item which is the responsibility of such Owner but which responsibility such Owner fails or refuses to discharge.
- Rentals:
  - All owners who rent their units are asked to have their tenants sign acknowledgement of receiving a copy of the Covenants and to provide a copy to the Board along with a copy of the rental lease prior to occupancy of the home.
  - Owners are ultimately responsible for the actions of their tenants.

**Article X. Use Restrictions**

**10.02. Antennas.** No television antenna, radio receiver, or satellite dish shall be attached or installed on the property, unless screened from view by approved shrubbery or fencing.

**10.04. Pets.** No pet shall be allowed to make an unreasonable amount of noise or to become a nuisance. Please scoop your puppy poop!

**10.05. Nuisances.** No exterior speakers, horns, whistlers, or other sound devices except security and fire alarm devices shall be located, used, or placed within the neighborhood. All residents shall exercise extreme care to avoid unnecessary noise, which could disturb other residents, including but not limited to the use of musical instruments, radios, televisions, stereos or other amplifiers. Excessive noise is generally defined as that which can be heard beyond the perimeter of the house itself.

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**10.06. Motor vehicles, trailers, boats, etc.** All automobiles owned or used by owners or other than temporary guests and visitors shall be parked behind the primary home. [Boats and trailers cannot exceed 21' and must be covered with covers specifically made for them. All accessories, including empty boat trailers, campers or trailers of any other kind may be parked in rear yards only if they are completely concealed from view.]

**Speed Limit – 15 mph. Please watch for children, pedestrians, and pets.**

**10.09 .Signs.** No signs other than “For Sale” or “For Rent” except such signs as may be required by legal proceedings are allowed under any circumstances. **All “For Sale” and “For Rent” signs must conform** to the association specifications and be acquired through the association.

**10.11. Clotheslines, Garbage Cans, etc.** All clotheslines, garbage cans, and other similar items on lots shall be located or screened so as to be concealed from view of adjacent streets. [Receptacles are not to be placed on the sidewalk before Friday morning for pickup and are to be removed Friday evening. Yard debris is to be bagged and placed on sidewalk for Friday morning pickup – no dumping of yard debris behind alleys].

**10.12. Exterior Structures.** No artificial vegetation, fences, exterior sculptures, fountains or similar items shall be constructed, placed or maintained on any lot without the prior written approval of the Board.

**10.16 Tree Removal.** No trees with a measurement of over six (6”) in caliper across or greater shall be removed, except for safety reasons, unless approved by the Board. Removal of trees over 12” need both Board and city approval.