



**KELLY PLANTATION Use Rules, Regulations
and Best Practices**

April 14, 2011

Rev. 7/2/2018

All Kelly Plantation lots must be maintained in a manner consistent with the “Community Wide Landscaping Maintenance Standards” (Architectural Criteria and Design Guidelines, Section XII.2, page 49-50) and “Article V, Maintenance” (Amended and Restated Declaration of Covenants, Conditions and Restrictions, page 16-19). In addition to the following most common rules, regulations and/or practices, all residents should govern themselves in accordance with Exhibit “C” of the Amended and Restated Declaration of Covenants, Conditions and Restrictions.). These documents are available from our Management Company upon request.

In order to assist all homeowners and residents in understanding these requirements, the Board of Directors presents the following list of Rules and Best Practices for all owners and residents:

1. Lawn clippings and landscape cuttings must be kept in one’s garage or rear yard until **the evening before pickup by the trash contractor**, and then moved to the street for pickup.
2. Except for pickup days, trash cans must be kept in a location **not visible from the street**, at any viewing angle.
3. Trash cans must be positioned at the street **no earlier than the evening before the day of pickup** by the contractor. After pickup, they must be retrieved from the street **no later than the evening of that same day**. If you are leaving town on pickup day, please arrange with a neighbor to retrieve and store your trash can after pickup. Or alternatively arrange with a neighbor to allow you to place your trash in their container before you depart. Leaving your trash can at the street for several days, because you are out of town, is NOT an acceptable practice. These procedures apply equally to recycling bins as well.
4. No vacant lot shall EVER be used for dumping, storage, or parking, not even temporarily.

5. Regular parking of vehicles on the street is NOT ALLOWED. Occasional social events held in one's home may require guest parking on the street, such occasional, short term overnight parking is allowed.
6. Campers, trailers, recreational vehicles, boats or large trucks may park up to 24 hours **in owner's driveway.**
7. All mailboxes must be kept in attractive condition. If significant rust, mold, mildew is visible, the mailbox be promptly cleaned, repainted or replaced. Severely dented or misshapen mailboxes must be replaced.
8. All residents and guest must observe the posted speed limits on all streets in Kelly Plantation.
9. When golf carts are operated on Kelly Plantation streets, at least one occupant must hold a valid driver's license. All drivers of golf carts shall drive on the right side of the street, shall observe all one-way circles, and shall drive to the outside (right) when on a one-way circle. If a fully powered vehicle approaches a golf cart from the rear, the golf cart should move to the right and allow the motor vehicle to pass safely on the left. Golf carts may not be driven on sidewalks by anyone.
10. Yard signs are limited in Kelly Plantation. Rules for signs related to Real Estate Open Houses are available on the Kelly Plantation website and compliance shall be the responsibility of the Real Estate Agent. Political yard signs are permitted for a 14 days before an election, but must be removed 3 days after the election is over. Religious and holiday displays are reasonably permitted. Flying of the American Flag is permitted. Flying of school flags is limited to "Game Days" (whatever day the owner's team of choice plays, i.e. Fri, Sat or Sun) of that week.
11. Any resident who has questions, comments, or complaints regarding ***"life in Kelly Plantation"*** must make their thoughts known in writing to the management company or to a Board member. Only such comments, etc. made in writing will be diligently pursued by the Board. Email shall be a sufficient medium for this purpose. NOTE: An electronic form for suggestions and comments can be found on the Kelly Plantation website as well.