

**COOPER ESTATES “QUICK COVENANTS” INFORMATION**  
**(For Comprehensive List, see Declaration of Covenants, Conditions And**  
**Restrictions for Cooper Estates. Filed October 18, 2018)**

1. All lots within the property are to be used for residential purposes only, except in Commons Areas and Association Amenities. No business or business activity shall be carried on upon any Lot at any time.
2. Architectural Control Committee approval must first be obtained for any construction or installation of a storage shed, fence, pool, patio area, driveway, walkway, mailbox, or other structure.
3. In-ground swimming pools are allowed; above-ground pools are prohibited. However, small portable children’s pools and inflatable pools are allowed anywhere on a homeowner’s property provided they are stored in the evenings. Hot tubs or spas may be installed in the back yard of the property on a patio or deck as long as they are no larger than 12-person occupancy. In-ground pools and hot tubs/spas must be approved by the Architectural Control Committee.
4. A reasonable number of domestic pets may be kept (not to exceed 3 pets outdoors at any time); pets must be securely contained on the owner’s lot and must not cause unsanitary conditions or become a nuisance. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any Lot. The foregoing limitation on the number of pets shall not apply to hamsters, small birds, fish, or other constantly caged animals. Such animals must not constitute a nuisance or cause unsanitary conditions. An Owner’s failure to remove fecal matter or other solid waste left in any Common Area or Lot by an animal owned by an occupant of such Owner’s Lot (or their guests or invitees) shall be conclusively deemed to be a nuisance and shall subject such Owner to such reasonable penalties.
5. No noxious, offensive, or illegal activities are to be carried on upon any lot. No activity which would be in violation of any statute, rule, ordinance, regulation, permit, or other validly imposed requirements of any governmental body shall be carried on upon any Lot or within the Common Area. Examples of such offensive activities shall include, but not to be limited to, the origination or emission of any loud or disturbing noise or vibrations; the maintenance of any auto repair site, the maintenance of unsightly outdoor storage of personal property (including toys, motorcycles or other motor vehicles, tricycles, bicycles, wood piles or other miscellaneous items) on porches, patios, terraces or yards; or similar unsightly activity not in keeping with the aesthetic character and high level of appearance of the community.
6. No fences are to be erected without prior ACC approval and must be constructed of approved materials (pressure treated wood of stockade or shadowbox construction) and not exceed six (6) feet in height. Chain link fences, vinyl fences and iron fences are not allowed. Iron fences may be installed around an inground pool for safety reasons, but a standard privacy fence must be installed on perimeter of property. Generally, fences are to be located to the rear of the dwelling. The construction side of all fences shall face the interior to the lot. Fences may be stained in a natural, light finish for protection, but may not be painted a color or stained in a dark finish.
7. No storage sheds are to be erected without prior ACC approval and must be constructed of vinyl, brick, or resin. No metal sheds are allowed. The roof of the shed may be metal, but the structure itself must be vinyl, brick, or resin. The shed colors must also match the colors of the home. If the home is white with a black roof, the shed must be white with a black roof. If exact colors cannot be matched, colors that are comparable and aesthetically pleasing must be used. All sheds must be located to the rear of the property and cannot be located on the side or front

of any home.

8. Only grass, ornamental plants and shrubbery may be planted in the front or the side yard of any Lot. All other plantings in these yards may be done only with the prior written approval of the Architectural Control Committee. No vegetable garden, hammocks, statuary, or recreational equipment may be placed, erected, allowed, or maintained upon the front or side yard of any Lot without the prior written consent of the Architectural Control Committee. Each owner shall keep his Lot(s) and all improvements located thereon in good order, condition and repair, including, but not limited to, seeding, watering, and mowing of all lawns and grounds, the pruning and cutting of all trees and shrubbery and the painting (or other appropriate external care) of all such improvements in a manner consistent with property maintenance and management. No lawns, grass, weeds or underbrush shall be allowed to grow to a height exceeding six (6") inches on any Lot.

9. Only small satellite receiving dishes (not exceeding 39.37 inches) in diameter are to be installed and must be located on the rear of homes.

10. No house trailers or mobile homes, campers or other habitable motor vehicles of any kind, school buses, motorcycles, trucks, or commercial vehicles over one (1) ton capacity, boats, boat trailers shall be kept, stored, or parked overnight either on any street or on any Lot, except within enclosed garages, or screened from the street(s) as approved by the Architectural Control Committee.

11. A maximum of four (4) cars shall be parked upon the driveway, driveway permitting. Except with prior written approval of the Board of Directors, there shall be no overnight parking on any street. Parking upon lawns, or any grass surface, or upon the common areas shall be prohibited.

12. No clothing or other household fabrics will be hung in the open on any Lot in view from any street. The same may be hung from a retractable clothes hanging device in the rear of the home as long as it is removed from view when not in use and the same will never be permitted to remain in use overnight.

13. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Garbage containers shall be stored so as not to be visible from the street or Common Areas except on garbage pick-up days and all such garbage containers shall be removed the morning following garbage pick-up day. The placement and pick up of trash and the location of garbage containers shall be in compliance with the ordinances and regulations of the County of Berkeley and the City of Goose Creek.

14. No permanent basketball goal shall be erected without the prior written approval of the Architectural Control Committee. No temporary basketball goal shall be permitted to be placed or left on any street, or on any property other than a driveway.

15. There shall be no on-street parking in the neighborhood. All parking shall be in driveways.

16. All streets fronting the lots in the subdivision shall be dedicated to the general public and maintained by Berkeley County.

**\*\*\* Note: These and other applicable restrictions will be strictly enforced. Violators will be notified, in writing, of the infraction and provided an adequate timeframe for correction. Failure to comply may result in fines as provided in the governing documents.**