

PART II COMMUNITY STANDARDS MANAGEMENT AMENDMENTS
A. SEA PINES CSA COMMUNITY STANDARDS RULES AND REGULATIONS

PREVIOUS (MAY 16, 2023)	AMENDED (NOVEMBER 14, 2023)
<p>4. Landscaping Maintenance, Developed Property. Completed and ARB approved landscaping on DevelopedProperty shall be maintained in such a manner that it continues to conform to the ARB-approved specificationsand the ARB Guidelines.</p>	<p>4. Landscaping Maintenance, Developed Property. Completed and ARB approved landscaping on DevelopedProperty shall be maintained in such a manner that it continues to conform to the ARB-approved specificationsand the ARB Guidelines. <i>Landscaping must be high enough to cover 50% of the structures foundation and must be covered by plant material that is at least to the first floor siding. Landscaping should include sufficient plants in a manner that buffers the house appearance.</i></p>
<p>4.1. Lawns shall be routinely cut and maintained to ensure grass height of 6 inches or less. Bushes shall be trimmed to maintain a neat appearance. Trees and palms shall be maintained in a manner to maintain a neat appearance. Bedded areas shall be kept clear of overgrowth. Vines shall be removed that threaten to encroach onto abutting properties, including CSA open space.</p>	<p>4.1. <i>Lawns, bushes, trees and palms shall be cut/trimmed to maintain a neat appearance. Bedded areas shall be kept clear of overgrowth. Vines, weeds and invasive vegetation shall be removed.</i></p>
<p>4.3. Ground cover (e.g., mulch, pine straw) shall be applied periodically to maintain a neat, clean appearance. Ground (e.g., dirt) shall not be left exposed without landscaping or ground cover. Ground cover materials not fully distributed within three (3) weeks of delivery to the Property may be considered vegetative debris.</p>	<p>4.3. Ground cover (e.g., mulch, pine straw) shall be applied periodically to maintain a neat, clean appearance. Ground (e.g., dirt) shall not be left exposed without landscaping or ground cover. Ground cover materials not fully distributed within three (3) weeks of delivery to the Property may be considered vegetative debris. <i>Fallen leaves are not acceptable ground cover for developed properties.</i></p>
<p>5.2. Vegetative undergrowth is permitted in natural areas, but shall be cut in a manner and with sufficient frequency to ensure the Property conforms to and does not detract from the aesthetics of the neighborhood. Vines shall be removed that threaten to encroach onto abutting properties, including CSA open space.</p>	<p>5.2. Vegetative undergrowth is permitted in natural areas but shall be cut in a manner and with sufficient frequency to ensure the Property conforms to and does not detract from the aesthetics of the neighborhood. Vines, <i>weeds and invasive vegetation</i> shall be removed.</p> <p>5.3. <i>Fallen leaves are permitted as landscaping ground cover, but shall be maintained in a neat and clean appearance.</i></p>
<p><i>Previously the Sea Pines CSA Outdoor Power Equipment Blower Noise Policy was not included in the Community Standards Rules and Regulations</i></p> <p>https://cdn.seapinesliving.com/wp-content/uploads/2022/09/SEA-PINES-CSA-OUTDOOR-POWER-EQUIPMENT-BLOWER-NOISE-POLICY.pdf</p>	<p>6.3. Blower Noise Levels: <i>Any individual or entity engaged in landscape maintenance or cleanup or removal for hire shall not utilize commercial grade leaf blower equipment unless such equipment has been rated by the manufacturer specifications (per American National Standards Institute ("ANSI") Standards B175.2-2000 (R2005): Effective January 1, 2023, maximum of 75 dBA or less. Effective January 1, 2026, maximum of 65 dBA or less.</i></p> <p>Exemptions: <i>This shall not apply to landscape maintenance or cleanup on the following: a. Golf courses; b. Tennis facilities; c. Stables; d. Leisure trails; e. Commercial Parking Areas or common areas owned by Commercial Owners; f. Road rights of way; g. Any Residential Property for purposes of cleanup only, following a named tropical storm, hurricane, or other major storm as declared by Sea Pines CSA, that directly affects Sea Pines; h. Open space and lands managed or owned by Sea Pines CSA.</i></p> <p>Compliance: <i>Any individual or entity engaged in landscape maintenance or cleanup or removal for hire shall attest to compliance with these requirements as a condition to secure permit for access into Sea Pines to perform such services in Sea Pines. False attestation of compliance with the requirements of Paragraph 1 may result revocation of gate privileges.</i></p>
<p>7.2. For security and aesthetic reasons, garage doors shall normally be kept closed.</p>	<p>7.2. For security and aesthetic reasons, garage doors shall be kept closed <i>when not in use and/ or overnight.</i></p>
<p>7.4. Laundry items (e.g., towels, bathing suits, clothing) may not be hung on railings/balconies or any other location where visible from adjoining properties, a golf course, the beach or the street. Clotheslines are prohibited. Household items (e.g., coolers, bicycles, skateboards), yard maintenance equipment (e.g., mowers, trimmers, gas cans), and sports equipment (e.g., field sports equipment, basketballs, kayaks, canoes) must be stored out of public view when not actively in use. Temporary storage of bicycles in public view during the months of April through September may be permitted, if such bicycles are stored neatly, as far from the road as possible, and in a location that does not block walkways or create a safety hazard.</p>	<p>7.4. Laundry items (e.g., towels, bathing suits, clothing) may not be hung on railings/balconies or any other location where visible from adjoining properties, a golf course, the beach or the street. Clotheslines are prohibited. Household items (e.g., coolers, bicycles, skateboards), yard maintenance equipment (e.g., mowers, trimmers, gas cans, <i>garden hoses, ladders, firewood</i> and sports equipment (e.g., field sports equipment, basketballs, kayaks, canoes) must be stored out of public view when not actively in use. <i>Service areas should be used to store items rather than leaving them in plain sight.</i> Temporary storage of bicycles in public view <i>is permitted</i>, if such bicycles are stored neatly, as far from the road as possible, and in a location that does not block walkways or create a safety hazard.</p>
<p>7.6. Outdoor furniture shall be kept clean and maintained in good repair. Lawn accoutrements (e.g., statuary elements, windmills, flags/banners) must conform to ARB Guidelines in type, size, quantity, and Property location; they shall not detract from the aesthetics of the neighborhood. Flags/banners shall not be larger than 3' x 5'. Flags/banners permitted are limited to those for decorative/holiday purposes, those displaying an educational institution or sports affiliation logo, any current national or state flag, or military branch logo.</p>	<p>7.6. Outdoor furniture shall be kept clean and maintained in good repair. Lawn accoutrements (e.g., statuary elements, windmills, flags/banners) must conform to ARB Guidelines in type, size, quantity, and Property location; they shall not detract from the aesthetics of the neighborhood. Flags, banners, <i>and signs</i> shall not be larger than 3' x 5'. Flags, banners, <i>and signs</i> permitted are limited to those for decorative/holiday purposes, those displaying an educational institution or sports affiliation logo, any current national or state flag, or military branch logo. <i>Excessive displays are discouraged.</i></p>

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<p>7.7. Bright exterior lighting (ARB approval required) may not be left on for extended periods, and/or after 10PM. In no case shall they shine into a neighbor's residence or Property.</p> <p>Outdoor decorations that may include exterior lighting for which ARB approval is not required, used solely for decorative, holiday or celebratory purposes, are permitted. Such lighting may include lights directed onto doorways, or strings of lights on trees, boat docks, or other structures. Such lighting cannot be so bright so as to shine onto a neighbor's residence or Property. Such decorations and lighting should only be employed for special occasions and/or holidays and for a limited duration; they are not for daily use; lighting may not be left on after 10 PM. Celebratory or holiday music, noises or other sounds are not permitted as components of such decorations.</p>	<p>7.7. Exterior lighting, especially lighting on automatic timers, may not be left on for extended periods, and/or after 10 PM. In no case shall they shine into a neighbor's residence or Property. Occasionally appropriate exterior lighting may be left on when someone is returning to the property after 10 PM. Changes to all exterior lighting fixtures must be ARB approved.</p> <p>Outdoor decorations that may include exterior lighting for which ARB approval is not required, used solely for decorative, holiday or celebratory purposes, are permitted. Decorations should not be excessive. Such lighting may include lights directed onto doorways, or strings of lights on trees, boat docks, or other structures. Such decorations and lighting should only be employed for special occasions and/or holidays and for a limited duration; they are not for daily use; lighting may not be left on after 10 PM. Celebratory or holiday music, noises or other sounds are not permitted as components of such decorations.</p>
<p>8.2. Trash cans and recycling bins shall be kept in service yards at all times. Curbside trash pickup is not provided in Sea Pines. Exceptions are outsized items such as broken-down packing cartons, which should be placed curbside just prior to expected pickup.</p>	<p>8.2. Trash cans and recycling bins shall be kept in designated service yards at all times. Curbside trash pickup is not permitted in Sea Pines.</p>
<p>9.1. Current CSA parking standards are adopted and to be amended in the near future.</p>	<p>9.1. Short term renters and guests of short term renters are only permitted to park Vehicles in the garage, carport or on the driveway of the rental property. Parking is not permitted on any landscaped surfaces including the front, back or side yards.</p>
<p>9.3. Only neutral earth-tone colored (one color; no pattern) car covers are permitted for protecting operative motor vehicles. Such covers shall be secured to the vehicle and maintained in good condition. No more than one (1) covered vehicle is allowed per Property. Concealment of junked, wrecked or abandoned vehicles with a car cover is prohibited.</p>	<p>9.3. Only neutral earth-tone colored (one color; no pattern) car covers are permitted for protecting operative motor vehicles. Such covers shall be secured to the vehicle and maintained in good condition. No more than one (1) covered vehicle is allowed per Property. Concealment of junked, wrecked, immobile or abandoned vehicles with a car cover is prohibited.</p>

B. COMMUNITY STANDARDS ENFORCEMENT

PREVIOUS (MAY 16, 2023)	AMENDED (NOVEMBER 14, 2023)
<p>4.1. Appeal Submission. An Owner in dispute of the validity of an CS Violation in an Initial Notice may appeal to the CSA President. The CS Appeal is to be submitted in writing to the CSA President at 175 Greenwood Drive or by email to communitystandardsappeals@csaseapines.com. CS Appeals are to be postmarked or emailed no later than ten (10) calendar days from the date of the Initial Notice, excluding federal holidays. A delay may waive the Owner's right to appeal.</p>	<p>4.1. Appeal Submission. An Owner in dispute of the validity of a Community Standards Violation in an Initial Notice may appeal to the Sea Pines CSA President. The Community Standards Appeal is to be submitted in writing to the Sea Pines CSA President at 175 Greenwood Drive or by email to communitystandardsappeals@csaseapines.com. Community Standards Appeals are to be postmarked or emailed no later than fifteen (15) calendar days from the date of the Initial Notice, excluding federal holidays. A delay may waive the Owner's right to appeal.</p>
<p>4.2.3. If the CSA President denies the appeal, the Initial Notice CS Violation will stand. The timeline for remediation stated in the Notice will apply, with day (1) of the remediation timeline falling on the next business day after the appeal decision. If the Owner continues to dispute the validity of the confirmed CS Violation, the Owner may submit their request for further appeal in writing to the CSA Board.</p>	<p>4.2.3. If the Sea Pines CSA President denies the appeal, the Initial Notice Community Standards Violation will stand. The timeline for remediation stated in the Notice will apply, with day (1) of the remediation timeline falling on the next business day after the appeal decision. If the Owner continues to dispute the validity of the confirmed Community Standards Violation, the Owner may submit their request for further appeal in writing to the Sea Pines CSA Board within thirty (30) days.</p>
<p>5.1. Request Submission. The Owner may request a timeline extension for CS Violation remediation. The written Timeline Extension Request shall include a proposed timeline with detailed target dates for remediation completion, and justification for the requested timeline extension. The Timeline Extension Request shall be submitted in writing to the CSO at 175 Greenwood Drive or at communitystandardsappeals@csaseapines.com. Time Extension Requests are to be postmarked or emailed no later than ten (10) calendar days from the date of the most recent CS Violation Notice, excluding federal holidays.</p>	<p>5.1. Request Submission. The Owner may request a timeline extension for Community Standards Violation remediation. The written Timeline Extension Request shall include a proposed timeline with detailed target dates for remediation completion, and justification for the requested timeline extension. The Timeline Extension Request shall be submitted in writing to the Community Standards Officer at 175 Greenwood Drive or at communitystandardsappeals@csaseapines.com. Time Extension Requests are to be postmarked or emailed no later than fifteen (15) calendar days from the date of the most recent Community Standards Violation Notice, excluding federal holidays.</p>

EXHIBIT A

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<p>REMEDATION DEADLINE. For each Category, a standard remediation deadline of ten (10) calendar days from the date of the CS Violation Notice shall apply. The CSO reserves the right to issue an immediate "Cease and Desist" order, and/or to adjust this deadline for situations requiring more urgent action. The applicable deadline for a given CS Violation is that stated in the most recent CS Violation Notice, or in a written response to an approved CS Violation Timeline Extension Request. Deadline timelines exclude federal holidays.</p>	<p>REMEDATION DEADLINE. For each Category, a standard remediation deadline of thirty (30) calendar days from the date of the Community Standards Violation Notice shall apply. The Community Standards Officer reserves the right to issue an immediate "Cease and Desist" order, and/or to adjust this deadline for situations requiring more urgent action. The applicable deadline for a given Community Standards Violation is that stated in the most recent Community Standards Violation Notice, or in a written response to an approved Community Standards Violation Timeline Extension Request. Deadline timelines exclude federal holidays.</p>