

# Green Valley Property Owners Association

## “The Covenants - Summary Version”

### Overview

The “Green Valley Property Owners Association, Inc. (GVPOA)” exist for the purpose of promoting the welfare of the owners of all property in Green Valley and to protect the buildings and the environment. To guide homeowners and the GVPOA, our original community founders created a set of covenants to which they registered with the State of South Carolina. Below we have pulled the covenants and summarized the most common referenced ones. However, should you start a project or aren't clear on any of these or others topics please contact the Architectural Committee for details and/or read the complete set of the covenants found on the Green Valley website [www.greenvalleypoa.com](http://www.greenvalleypoa.com).

Since we have many new owners in the community, your GVPOA felt that it would be helpful to circulate a summary version of the covenants highlighting topics that are most often of interest.

### A Subset of the Covenants

**Property Maintenance:** It is expected that all homeowners shall keep and maintain each lot and all structures located thereon, including landscaping, in good condition and repair including painted structures. Article III 3.28

**Temporary Structures and Outbuildings:** No structure of a temporary nature shall be used as a residence. Boats, camping trailers/vans, trucks, wrecked/disabled vehicles shall at all times be parked, stored and positioned to be inconspicuous. All outbuildings and structures including tree-houses, play houses, storage sheds, greenhouses, cabanas, swimming pools, barns and other outbuildings require approval of the GVPOA Architectural Committee. Article III, 3.1, 3.2

**Animals:** No cattle, sheep, goats, swine, or similar animals shall be kept, permitted or raised. Dogs, cats, birds, and similar animals or fowls for pleasure and use of a single family in reasonable numbers may be permitted. However, all of the above must not become a nuisance or annoyance to the neighborhood. Article III, 3.6

**Carports and Garages:** The design and location of garages shall not be street facing. See Article III, 3.10 for details and restrictions on carports.

**Signs:** No billboards, advertising signs of any kind shall be erected or displayed on the Real Property, except signs for the sale of the property. Article III, 3.12. **NOTE:** the GVPOA Board of 2017 has agreed that small signs stating a contractor's name during construction (or any work on the property) may be placed on a property through the duration of the construction. Also, small security warning signs or signs of this nature may be posted. It is expected that the signs will be removed when the project is complete.

**Fences and Walls:** Fences must be of an ornamental nature, subject to the Architectural Committee approval. Article III 3.14 (see Article V 5.2 for more details)

**Trees:** No living tree (except Virginia or common pine trees) having a diameter of great than 6”, two feet from the ground may be intentionally removed on any land without first obtaining the written approval of the Architectural Committee. Article III 3.21

**Swimming Pools and Tennis Courts:** Swimming pools must be in-ground and both swimming pools and tennis courts must be to the rear of the property unless a different location is approved by the Architectural Committee. Article III 3.27.

**Waivers:** If you have a requirement for any new or altered construction that violates a covenant or set-back requirement you may request a waiver from the Architectural Committee. The Committee will review county and community requirements and has the authorization to grant a waiver. Article IV 4.5