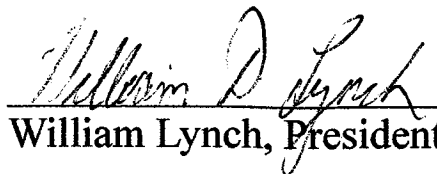




**Legal Description:** Bellacroft Homeowners Association  
Located of Highway 90, Little River, SC 29566-1603

**Contact Information:** Bellacroft Homeowners Association  
PO Box 1603  
Little River, SC 29566-1603

The rules, regulations, and policies of the above-named Association were approved for filing on the 7<sup>th</sup> day of January 2025.

  
William Lynch, President

Deed BK: 4897 PG: 2798 Doctype: 082  
01/09/2025 at 10:20:55 AM, 1 OF 12

Marion D. Foxworth III  
Horry County, SC Registrar of Deeds

# **Bellacraft Homeowners Association**

## **Association Policies**

**In compliance with SC HOA Law H3886  
Filed with Horry County**

<b>Document Name</b>	<b>Page</b>
<b>Architectural Control Committee Guidelines</b>	<b>1-8</b>
<b>Bellacraft Pool Rules</b>	<b>9</b>
<b>Bellacraft Clubhouse Rules</b>	<b>10</b>

**BELLACROFT HOMEOWNERS ASSOCIATION  
ARCHITECTURAL CONTROL COMMITTEE (ACC)**

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**These ACC standards are in accordance with the Bellacroft Home Owners Association Master Deed and By-laws.**

**The following will be used as a standard for ACC. This is not meant to be all-inclusive and does not limit the need to make decisions on the merits of each request for approval by the ACC. Every request requires a form be filled out and approved by the ACC prior to any work being done.**

### **ENFORCEMENT OF DESIGN STANDARDS**

**Violations of any item contained in these standards WILL incur penalties and or fines under the procedures referenced in Bellacroft Homeowners Association Bylaws, Exhibit "b", Section 6.10, (Sections added March 2, 2004.)**

### **DESIGN STANDARD FOR ROUTINE HOME MAINTENANCE**

Each homeowner shall keep and maintain each lot and structure(s) owned by the homeowner in good condition and repair, including, but not limited to the repairing, painting, roofing, lighting, driveway, lawn/landscaping, and maintenance/replacement of mailboxes. As long as these maintenance items are being completed without change of color, structure or design the homeowner may perform these tasks without completing an ACC application.

**NO DEPOSITS ARE REQUIRED FOR MAINTENANCE ISSUES.**

### **DESIGN STANDARDS FOR ANTENNAS AND DISHES**

The following will be used as a standard for Antennas and Dishes in Bellacroft. This is not meant to be all-inclusive and does not limit the need to make decisions on the merits of each request for approval by ACC. No Antenna or Dish receiver shall be installed without prior approval by ACC.

No 'ham' or other similar type antenna may be erected on any lot. Because of constant changes in technology and terms defining it no attempt will be made here to cover all possible devices; each case will be judged on its own merits.

Satellite dishes that are a maximum of 24" are acceptable provided that the owner makes every attempt to shield the dish from view; under no circumstances are the dishes to be placed in front of the home.

### **DESIGN STANDARDS FOR CLOTHESLINES**

The following will be used as a standard for clotheslines in Bellacroft. This is not meant to be all-inclusive and does not limit the need to make decisions on the merits of each request for approval by the ACC.

For purposes of this section clotheslines will include, but not be limited to any device used for hanging and drying clothes or laundry outdoors.

The installation or exterior use of clotheslines in Bellacroft is prohibited.

### **DESIGN STANDARDS FOR SOLID WASTE/RECYCLING**

The following will be used as a standard for solid waste/recycling in Bellacroft. This is not meant to be all-inclusive and does not limit the need to make decisions on the merits of each request for approval by the ACC.

For purposes of this section solid waste will include, but not be limited to any device store any form of solid waste.

If recycled items, rubbish, garbage, or any other form of solid waste is to be disposed of by being collected on a regular and recurring basis, containers may be placed in the open on any day that a pick-up is to be made, in order to provide access to persons making such pick-up. At all other times, such containers shall be screened by adequate planting or fencing or enclosed so as to conceal them from view by neighboring residences and streets, and may maintained in the rear yard of a Lot only.

## DESIGN STANDARDS FOR LANDSCAPING

The following will be used as a standard for landscaping. This is not meant to be all-inclusive and does not limit the need to make decisions on the merits of each request for approval by the ACC.

**SOD** - This pertains to new construction. Upon occupancy each lot will have the yard sodded from the edge of the road in front to the back line of the house; lots which have a road on the side as well as the front will have sod to the edge of the side road; the only exception would be the presence of a county drainage ditch.

**BUSHES AND TREES** - Bushes and trees will be placed and maintained so that they are attractive and neat in appearance, do not interfere with the roads and right of ways, and do not infringe on neighboring lots. Bushes and Trees that obscure a driver's vision or create a hazard shall be considered unacceptable and must be brought into compliance within 10 days of notification.

**LAWNS** - As stated in By-Laws 6.13 each owner shall keep and maintain each lot in good condition and repair, including, but not limited to the seeding, watering and mowing of all lawns. There will be **NO PARKING OF VEHICLES** on any lawns. Homeowners are responsible for vehicles parked on their lawn. Lawn ornaments, reflectors, and/or other objects on lawns must not extend into the road.

**GAZEBO AND PERGOLA** - **WILL NOT** be moved onto or built on any lot in Bellacraft without ACC approval.

**SIGNS** – In addition to the “one For Sale” detailed in the Master Deed, a security yard sign is allowed. Political signs may be displayed in accordance with Horry County regulations. No other signage is permitted without ACC approval.

## DESIGN STANDARDS FOR RENOVATIONS

The following will be used as a standard for renovations. This is not meant to be all-inclusive and does not limit the need to make decisions on the merits of each request for approval by the ACC. No exterior renovations shall be made without prior approval of the ACC.

Any renovations, which alter the appearance or function of any structure in Bellacraft, shall have prior approval by the ACC.

Any renovation to a home shall be made with material matching or harmonizing with existing structure.

Any renovation to a home shall have a roof pitch and material to match the existing structure.

Any renovation to a home shall respect the requirement of the county for construction, permits, and setbacks.

All renovations require approval of the ACC and shall include an estimated completion date.

All renovations shall require the homeowner or contractor to post a \$500.00 (Five Hundred Dollars) cash deposit to ensure completion on necessary exterior items. This deposit will ensure proper maintenance of the aesthetics of the neighborhood and proper cleanup of the work area. Upon completion of the work the ACC will verify compliance and return the deposit, without interest. If compliance is not met in a timely manner the deposit will be used to complete the items and the balance, if any, will be returned. If the cost exceeds the deposit amount, the HOA may pursue actions against the property owner for non-compliance.

## DESIGN STANDARDS FOR NEW CONSTRUCTION

The following will be used as a standard for new construction. This is not meant to be all-inclusive and does not limit the need to make decisions on the merits of each request for approval by the ACC. No construction shall begin without prior approval of the ACC.

New construction in Bellacroft must adhere to the following:

**FRONT** - The front of each home will incorporate brick or stone

**SIDING** - Siding must be of suitable material and design so that it presents an appearance, which compliments the setting of the neighborhood; neither vinyl nor aluminum siding, is acceptable anywhere except gables and soffits.

**WINDOWS** - Front windows shall be a minimum of 6' in height.

**ROOF** - Roof pitch shall be a minimum of 8" rise for each foot of run. Roof material shall be architectural grade shingles. **THERE WILL BE NO METAL ROOFING.**

**DRIVEWAYS & WALKS** - Driveways and walks shall be concrete and shall maintain a minimum of four feet of sodded or planted ground between any two walls or driveways.

**LAMPPOST** - One lamppost with a photocell controller shall be installed in their front yard.

**LANDSCAPING** - Each home shall have a minimum of:

30 plants @ 3 gallons each or greater

1 tree on the lot

Sod or plants from front of the house to the street. If the house intersects 2 or more streets sod shall extend to each street with the exception of areas where side of lot has a county road with drainage ditch.

**EXTERIOR COLORS** - The exterior colors of the house shall be approved by the ACC.

**DUMPSTER** - During all phases of construction a dumpster shall be provided at the site.

**TIME OF COMPLETION** - The time to complete a home shall not exceed 210 days from the time of ground breaking; a penalty of \$100.00 (One Hundred Dollars) per day will be assessed on any construction that exceeds 210 days.

**SECURITY DEPOSIT** - Approval of plans will be given upon receipt of \$1000.00 (One Thousand Dollars) cash deposit to guarantee satisfactory compliance with these standards. Upon completion of the home (CO issued) the ACC will verify that the necessary items have been completed and the deposit will be returned with no interest added. If the necessary requirements are not met in a timely manner the money on deposit may be used to complete them and the balance, if any will be returned. Anyone who begins construction without obtaining prior approval and providing the cash deposits shall be subject to a fine of \$500.00 (Five Hundred Dollars).

## **DESIGN STANDARD FOR VEHICLES**

The following will be used as a standard for vehicles in Bellacroft. This is not meant to be all-inclusive and does not limit the need to make decisions on the merits of each request for approval by the ACC.

**TRAILERS/CAMPERS/MOTORHOMES** - For the purpose of this section anything that is pulled behind another vehicle is considered a trailer; including, but not limited exclusively to, boat, utility, box, camper, 5th wheel camper, motorcycle trailers and rental trailers. A trailer will be allowed at the home for 48 consecutive hours after 48 hours, the trailer must be removed from sight for a period of 5 consecutive days. Campers/Motorhomes may be considered 'trailers' or they may be mounted upon a truck, or they may be self-contained motorhomes. **NO TYPE** of camper vehicle will be allowed for more than 48 consecutive hours after 48 hours they must be removed from sight for 5 consecutive days. The trailer/camper/motorhome cannot be occupied while parked at the home, per HOA Master Deed & By laws.

**BOATS** - A boat will be allowed at a home for 48 consecutive hours after 48 hours, the boat must be removed from sight for a period of 5 consecutive days.

**VEHICLES** – Commercial vehicles and/or vehicles which are modified for commercial purposes will be unacceptable on an on going basis; they will be allowed at a home for 48 consecutive hours after 48 hours, the vehicle must be removed from sight for a period of 5 consecutive days.

**Commercial or vehicles modified for commercial purposes and recreational vehicles, all forms of trailers and all forms of watercraft** - No commercial or vehicles modified for such (other than passenger vehicles having a capacity of less than nine (9) passengers), mobile/motor home of any size, recreational vehicle, vehicle with a camper or having any type of storage rack system, trailer of any type, water craft, or any like equipment deemed to be unacceptable by the ACC shall be permitted for a period not to exceed forty eight (48) hours. Any trailer, vehicle or equipment thereof cannot be occupied while parked at the home. All watercraft of any size will be allowed at a home for no longer than forty eight (48) hours and must be removed. Notwithstanding, the foregoing, any such vehicle as above described, water craft or equipment may be stored providing that is in an enclosed attached garage. No commercial vehicle or vehicle modified for such that displays any form of signage will be permitted for forty eight (48) hours (unless it is demonstrated to the ACC in advance that contract work is being performed on such property and has a completion date relative to the work being performed) otherwise must be removed.

**RIGHT OF WAY** - No vehicle shall be allowed to obstruct the right of way at any time; obstructing a driver's view is considered to be blocking the right of way.

**UNREGISTERED VEHICLES** - No Vehicles lacking current registration and license tags may be stored in open view; any vehicle that does not have a current registration and license tags shall be removed from view after 48 hours.

## **DESIGN STANDARDS FOR TREE REMOVAL**

The following will be used as a standard for tree removal in Bellacroft. This is not meant to be all-inclusive and does not limit the need to make decisions on the merits of each request for approval by the ACC.

Discretionary removal of trees that are entirely on the lot of an owner is his/her responsibility.

Removal of dead, diseased or otherwise threatening trees is the responsibility of the owner.

Trees damaged by storms or other natural acts will be cleaned up as soon as possible after the damage occurs. The cost of cleanup is the homeowner's responsibility.

## **DESIGN STANDARDS FOR FENCES AND WALLS**

The following will be used as a standard for fencing and walls in Bellacroft. This is not meant to be all-inclusive and does not limit the need to make decisions on the merits of each request for approval by the ACC.

- a) Fences and walls shall be erected in a professional manner and maintained to enhance their appearance.
- b) No fence shall be constructed without prior approval of the ACC.
- c) No fence shall project more than 20 feet forward of the rear wall of the home.
- d) Replacement fences of an existing fence must meet all of these standards.

Fences shall be constructed of Pressure Treated lumber or White Vinyl only. These lumber fences shall be treated with a clear preservative annually. The height of the fences shall be 4' or 6'. All enclosed fences must have at least one gate.

### **WOOD FENCES**

The design for fences shall be what is commonly referred to as Board on Board. The specifications for wood fences shall be:

- a) 4x4 vertical posts set in concrete 8' on centers.
- b) 2x4 horizontal stringers; 6' fences shall have a center stringer on wooden fences
- c) 1x6 vertical boards with 3" gap between each board
- d) 1x6 cap continuously run along the top may be added as an option.

### **WHITE VINYL FENCE**

May be used in lieu of wood fence. The specifications for vinyl fences shall be:

- a) White in color only.
- b) Privacy Type construction
- c) The existing height standard shall apply. 4' or 6'.
- d) 6' fences facing major road or wetlands may use lattice at the top as an additional option providing fence does not exceed a total of 6' in height.

## DESIGN STANDARD FOR SHEDS & STORAGE BUILDINGS

The following will be used as a standard for shed and storage buildings in Bellacraft. This is not meant to be all-inclusive and does not limit the need to make decisions on the merits of each request for approval by the ACC. No shed or storage building shall be constructed without prior approval of the ACC.

Storage buildings shall be placed as near as possible to of the rear property line. The siding and roofing must match the material of the house as close as possible; if the house is brick the shed must co-ordinate with the house.

Storage building may be attached to the rear of the house and shall as closely as possible match the existing exterior siding and roofing material; on a brick home the shed must co-ordinate with the brick.

The roof pitch (*12x8 pitch*) of sheds must match the home.

The maximum size of a shed shall not exceed 100 sq. ft.; no shed shall be more than one story in height.

No metal or prefabricated sheds will be allowed in Bellacraft.

No shed or storage building will be constructed without prior approval of the ACC.

A deposit of \$500.00 is required for a shed or storage building.

## SOLAR PANELS OR ARCHITECTURAL SOLAR SHINGLES

The following will be used as a standard for solar panels or architectural solar shingles in Bellacraft. This is not meant to be all-inclusive and does not limit the need to make decisions on the merits of each request for approval by the ACC. There will be no solar panels/shingles or other such equipment be constructed on or about any property.

Architectural Solar Shingles are allowed once approved by the ACC.

## DEPOSIT SCHEDULE & TIMES OF COMPLETION

ITEM	COST ESTIMATE	CASH/CHECK DEPOSIT	TIME OF COMPLETION
New Construction	NA	\$1000.00	210 Days
Renovations over	\$1500.00	\$500.00	90 Days
	\$500.00-\$1 500.00	\$300.00	90 Days
Under	\$500.00	\$0.00	30 Days
Sheds/Storage Bldg.	NA	\$500.00	90 Days
Fences	NA	\$300.00	30 Days

### **NO DEPOSITS ARE REQUIRED FOR MAINTENANCE ISSUES.**

Homeowner is responsible for all HOA legal fees if project is not completed in a timely manner as stated above should the HOA decide to pursue legal action.

## **FINE SCHEDULE**

**I. VIOLATIONS INVOLVING CONSTRUCTION/MAINTENANCE:** Pursuant to 5.11 of the Declaration of Covenants and Restrictions, including but is not limited to: Installation, construction or alteration of any structure on the lot.

Unless otherwise approved by the ACC, homeowner must complete this work, to the satisfaction of the ACC, within 30 days from start of project. If not so completed, the ACC shall provide written notice of the violation in accordance with 5.11, and homeowner will have 30 days to remedy the violation. If not remedied after notice, the following fine schedule will apply:

A fine of \$100 per month will be assessed until violation is remedied. Board may also choose to place a lien on the property or pursue abatement (fix the violation and bill the homeowner for the cost). The homeowner will also be responsible for attorney fees and costs incurred by the Board in pursuing a remedy to the violation.

**II. VIOLATIONS INVOLVING GENERAL COVENANTS AND RESTRICTIONS:** Pursuant to Article VI of the Declaration of Covenants and Restrictions, including but not limited to fences, walls, sheds, landscaping, roads & driveways, clotheslines, antennae, garbage cans, woodpiles, animals, solid waste and other nuisances.

If the violation is not remedied within ten days after notice to the homeowner, the following fine schedule will apply:

A fine of \$100 per month will be assessed until violation is remedied. Board may also choose to place a lien on the property or pursue abatement (fix the violation and bill the homeowner for the cost). The homeowner will also be responsible for attorney fees and costs incurred by the Board in pursuing a remedy to the violation.

**III. VIOLATIONS INVOLVING VEHICLES:** Pursuant to the ACC Guidelines and Article VI of the Declaration of Covenants and Restrictions, including but is not limited to trailers, boats, campers, and vehicles: the 48 hour rule shall apply along with the removal of the violation for 5 consecutive days.

A fine of \$50 per day for the first week will be assessed until the violation is remedied. The fine will increase to \$100 per day for every week after the first week, until the violation is remedied.

## BELLACROFT POOL RULES

The safety and enjoyment of the owners, dependents and guests are of primary concern in the operation of the pool and pool facilities. Your cooperation with the rules and considerate and safe use of the pool facilities will foster an enjoyable environment of everyone. Take responsibility as a Bellacroft resident if you see violations speak to the individual immediately and please notify a member of the HOA as to whom the violator(s) are.

- 1) The pool area is for all owners, or residents, dependents, and guests. Pool bracelets must be visible.
- 2) Swimming is permitted only during hours or as posted in the pool area or, pool gate The use of the pool area after hours is prohibited.
- 3) The use of the swimming pool and adjacent pool deck are at the users own risk at all times No lifeguard is present.  
MAXIMUM NUMBER IN POOL 50
- 4) NO SMOKING In the pool, or the bathrooms. Smoking is only allowed in the designated area.
- 5) . Children 15 and younger must be accompanied by a resident/guest, age 16 or older.
- 6) State law (DHEC) Imposes the following rules with respect to the pool.
  - + No solo swimming is permitted
  - + No running.
  - + No boisterous or rough play.
  - + No diving into the pool.
  - + No person under the influence of alcohol or drugs should use the pool.
  - + No spitting or blowing nose in the pool
  - + No persons with communicable disease allowed In the pool.
  - + No persons with skin, eye, ear or nasal infections allowed in the pool.
  - + No glass allowed in the pool or on the pool deck area.
  - + No children allowed In the pool without parental supervision.
  - + Take a shower before entering the pool.
- 7) Children that are not potty trained are not permitted in the pool (Hygienic and economic reasons require strict enforcement of this policy). Diapers of any type are not permitted In the pool at any age.
- 8) No pets are allowed In the pool or pool area.
- 9) No Jumping into pool from running starts. The maximum pool depth is five (5) feet.
- 10) Running, ball playing, noisy or hazardous activity, or excessive splashing will not be permitted in the pool area.
- 11) The use of floats, balls, etc., which, are inconsiderate, offensive, or which interfere with the peaceful enjoyment and safety of others, as determined by HOA Is prohibited The pool and pool area are not to be used as a playground for children. Play of any kind that might involve an unacceptable element of risk or harm to one self or to others is prohibited.
- 12) Profane language, fighting, & loitering are prohibited.
- 13) The use of the pool area shall be in a considerate and respectful manner. As such, the volume of electronic devices shall be kept at a low level at all times. You may use headphones, as necessary to control the volume or nature of the material being broadcast, which may interfere with the peaceful enjoyment of others.
- 14) Pool furniture must not be removed from the pool area
- 15) As a matter of courtesy to others, swimmers and sunbathers cannot reserve lounges or chairs.
- 16) All bathers must be appropriately attired In garments designed specifically as swimming wear. No jeans, cutoffs, tank tops, etc. are permitted In the pool.
- 17) In the event of a lightning storm, all people are required to immediately vacate the pool area for their own safety.
- 18) An emergency phone is located at the pool side for 911 emergency calls
- 19) Life-saving equipment is located along the perimeter of the pool area on the fence.
- 20) All persons using the pool and bathrooms are urged to cooperate in keeping the areas clean properly disposing of paper goods, trash, cans etc.
- 21) The use of the pool area for private functions is not allowed.
- 22) For safety reasons, do not block ingress or egress of the pool area.
- 23) Last person leaving pool area must ensure both gates are locked.
- 24) Please close pool umbrellas after use and remove personal items upon leaving pool area.
- 25) Keep bathroom doors closed & lights off when not in use.
- 26) Each family has a maximum of 6 bracelets. available to them. Two bracelets are. given to each homeowner and four additional may be purchased for \$1.00 each. Contact Pool Director or any HOA board member.
- 27) Any charges the HOA has to pay due to broken glass or to sanitize the pool caused by a user accident shall be paid for by the homeowner causing the cost to the HOA.

**BELLACROFT HOA  
CLUBHOUSE USE RULES  
Contact is Director of Clubhouse**

- A. To rent or use the clubhouse contact the Director of the Club house so there are no conflicts with other functions going on.
- B. Any resident can use the clubhouse However, the clubhouse must be booked by the homeowner and provide a Certificate of Insurance and the deposit provided. The homeowner must be in good standing with the HOA (dues paid & any special assessments).
- C. Pool cannot be reserved, it is always open to all residents when pool is open even during private functions.
- D. All social functions must have the resident sponsoring host present.
- E. Association sponsored functions will have priority on holidays or New Year's Eve and Christmas Eve nights.
- F. ***A \$65.00 cash security deposit is required for non HOA functions.*** This deposit will be held as a security in the event of minor damage or loss. Deposit, less any charges will be refunded after a visual inspection by the Club House Director. You also need Certificate of Insurance from your insurance agent/company should your policy not provide coverage for any liability damage not on your property. If you don't know check with your agent.
- G. Any persons using the clubhouse shall be responsible for keeping it clean and presentable. The clubhouse when reserved must be cleaned by 10:00 AM of the following day following the function or the HOA Board will have it cleaned and charge accordingly.
- H. Clean table tops, counter tops and any surfaces, end stands etc (Windex under sink), Carpets Vacuumed (Vacuum behind left foyer door), Damp mop non carpet areas.
- I. Damages incurred to the clubhouse and contents are the responsibility of the homeowner reserving the premises and they are responsible for correcting the damages within one week and incurring the cost thereof.
- J. Normal closing hours for the clubhouse parties will be 1:00 AM unless prior approval is obtained from the HOA Board
- K. Reservations must be made in advance of the function, on a first come first serve basis.. No individual can reserve the clubhouse for the same holiday in subsequent years unless no one else has reserved it prior to 30 days, advance notice.
- L. Responsible resident adults must supervise clubhouse parties for minors.
- M. No pets will be allowed in the clubhouse at any time.
- N. No wet attire of any kind is allowed in the clubhouse.
- O. No smoking in the clubhouse at any time.
- P. Remove any unused items you have brought with you from the clubhouse.
- Q. Empty and remove all trash. Take your garbage with you for any activity at the clubhouse.
- R. When adjusting the heat/air in the clubhouse adjust the temperature on both thermostats to either heat or cold and the temperature you need. Then when leaving the clubhouse make Sure to set both thermostats back to the Summer cooling temperature is set to 75 degrees or the Winter heat to 65 degrees when exiting and locking up the clubhouse.
- S. Check all doors that they are locked and all lights are off before leaving.