

STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG

THE CAROLINA COUNTRY CLUB REAL  
ESTATE OWNERS ASSOCIATION

RECORDING OF DOCUMENTS PURSUANT TO  
THE SOUTH CAROLINA HOMEOWNERS  
ASSOCIATION ACT (S.C. CODE ANN. §§ 27-30-  
110 TO -170):

1. Rules for CCCREOA Roadways and Parking  
(Revised June 19, 2019)

**CROSS REFERENCE:**

- (1) *AMENDED AND RESTATED GENERAL DECLARATION OF COVENANTS AND RESTRICTIONS OF THE CAROLINA COUNTRY CLUB REAL ESTATE OWNERS ASSOCIATION, recorded in Deed Book 58-E, Page 532.*
- (2) *RECORDING OF DOCUMENTS PURSUANT TO THE SOUTH CAROLINA HOMEOWNERS ASSOCIATION ACT, recorded in Deed Book 122-H, Page 27.*

WHEREAS, the South Carolina Homeowners Association Act (S.C. Code Ann. §§ 27-30-110 to -170) requires Homeowners Associations to record Governing Documents, Rules, Regulations, and amendments thereto; and

WHEREAS, the Amended and Restated General Declaration of Covenants and Restrictions of The Carolina Country Club Real Estate Owners Association was recorded on October 18, 1991, in the Office of the Register of Deeds for Spartanburg County in Deed Book 58-E at Page 532 (as amended and supplemented, the “**Declaration**”); and

WHEREAS, pursuant to the Declaration, The Carolina Country Club Real Estate Owners Association is the Homeowners Association for Carolina County Club Real Estate community; and

NOW THEREFORE, The Carolina Country Club Real Estate Owners Association does hereby record the following pursuant to the South Carolina Homeowners Association Act:

1. Rules for CCCREOA Roadways and Parking (Revised June 19, 2019) – attached as **Exhibit A.**

The Carolina Country Club Real Estate Owners Association hereby declares that **Exhibit**

A hereto supersedes the Rules for CCCREOA Roadways and Parking previously recorded as Exhibit L<sup>1</sup> to that Recording of Documents Pursuant to the South Carolina Homeowners Association Act, which was recorded on January 4, 2019, in Deed Book 122-H at Page 27.

IN WITNESS WHEREOF, The Carolina Country Club Real Estate Owners Association has by its duly authorized officer set its hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2019.

*(Signature page to follow.)*

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<sup>1</sup> Exhibit L is specifically located at Deed Book 122-H, Pages 89 through 92.



## **EXHIBIT A**

### **Rules for CCCREOA Roadways and Parking**

*Passed by the CCCREOA Board on 12/12/18 and Revised on June 19, 2019*

#### **1. Decals / Passes**

- a. All vehicles driven within the CCCREOA community must have a permanent valid CCCREOA decal or a valid pass in plain view for entry identification.
- b. Requirements for a CCCREOA decal:
  - i. Valid driver's license.
  - ii. Proof of ownership of lot per Property Manager Listing and dependents residing with property owners.
  - iii. Copy of owner/tenant agreement if applicable. Contact Property Manager for agreement form.
  - iv. Vehicle decal application. Download the application from the CCCREOA website or contact Property Management Company.
- c. All decals will be permanently affixed to the bottom driver's side portion of the windshield. Special situations may exist that require an individual to frequently drive a different vehicle. In these cases, after permission from the Board, a decal may be affixed to a permanent background and may be transferred to whatever vehicle is driven. Decals that do not comply with the above may be confiscated.
- d. All decals are issued to one specific vehicle. Other than those exceptions described in 1.c. above, transferring decals to another vehicle is strictly prohibited.
- e. All decals are the property of the CCCREOA. The Association reserves the right to deny the issuance of a decal or to remove a decal if it is not used in accordance with the Covenants of the rules and regulations of CCCREOA.
- f. The Board of CCCREOA will determine the CCCREOA decal and its periodic replacement.
- g. Passes for nonresidents will be defined per Post Orders of the Security Company.
- h. Only residents and their guests are permitted in the community after dark.
- i. Service and delivery vehicles such as Piedmont Natural Gas, Duke Power, Laurens Electric, Postal Service, Fed Ex and UPS, and School Buses will not require entry identification. Also, emergency and law enforcement vehicles will not require entry identification.

#### **2. Security Patrol**

- a. The Security Company enforces the rules related to vehicles in the Carolina Country Club community, issuing citations that may carry fines and calling in state and local law enforcement as applicable.
- b. The Security Company employees are to be treated as law enforcement officers. Operators of vehicles driven within the community of the Carolina Country Club have an obligation to respect the authority of Security Officers and cooperate with them in the performance of their duties. Failure in respect and / or cooperation will result in a fine of \$100 AND DOUBLE WITH EACH OCCURRENCE thereafter.
- c. Security vehicles are equipped with flashing LED strobe lights.

- d. When a Security Officer stops drivers for a violation of vehicle rules, they will identify themselves and present appropriate identification to the driver immediately upon approaching the vehicle.

### **3. Speed Limit / Stop Signs**

- a. The speed limit in the Carolina Country Club community is 15 mph unless otherwise posted. A speed limit of 30 mph is posted ONLY on Carolina Club Drive. When approaching the Guardhouse, the speed limit is reduced to 15 mph. Stop signs are present at the entrance to and throughout the community. These limits and stop signs have been set for the safety of all residents and visitors to the community.
- b. Violators exceeding the speed limit or not stopping for stop signs are subject to a CCCREOA fine established by the Board.

### **4. Golf Carts and Low Speed Vehicles (LSV)**

- a. A person operating a golf cart or LSV must be at least 16 years of age and possess a valid driver's license per South Carolina law.
- b. If an unlicensed driver is stopped by Security driving on any road within the community, they will not be permitted to drive the vehicle home and a fine may apply.

### **5. Motorcycles, Mopeds, and Motor Scooters**

- a. Motorcycles, mopeds and motor scooters are allowed in the community from the entry gate to the residential destination by the most direct road route.
- b. Operators of these vehicles must adhere to all applicable South Carolina licensing, driving laws and have the applicable decal or pass in their immediate possession at all times while operating these vehicles in the community.
- c. No mini-bikes, go-carts or any similar devices may be operated upon any property or roadway within the community.
- d. Unreasonably loud motorcycles, moped, and motor scooters are prohibited.
- e. No gas-powered vehicles of any type shall be allowed on the paths and trails within the community. Maintenance vehicles of contracted landscapers of CCCREOA are allowed.

### **6. Bicycles**

- a. Bikes must be ridden only on paved surfaces when off of private residential property. Bike riding on the community trails and Family Center entrance road is permitted.
- b. Bikes must adhere to all applicable South Carolina traffic laws.
- c. Bikes must be equipped with all applicable safety equipment.
- d. When operated between sunset and sunrise, the front lamp must be turned on.

### **7. Parking**

- a. All vehicles operated in the Carolina Country Club community must have current registration and license plates and entry identification.
- b. A parked vehicle shall not block passage of a street or driveway.

- c. Heavy commercial vehicles parking short-term should not park on landscaped roadsides but may remain on the paved surfaces and use cones to mark their vehicles (e.g., landscaping trucks).
- d. Owners shall furnish adequate parking for their vehicles and those of their family, tenants or guest within the confines of the property, and no private vehicle of any kind shall be parked permanently on any road. Incidental parking on the roads associated with attendance at social functions shall be permitted.
- e. No trucks over one-half (1/2) ton in size, trailers, tractors, commercial vehicles, motorcycles, automobiles bearing advertisements, signs or placards, campers, camping trailers, recreational vehicles of all kinds, boats, boat trailers or any similar items are to be stored, parked or maintained on the property unless screened from view from the road and from adjoining property. The screening of any such items shall be subject to approval of the Committee as set forth in Article II, Section A, paragraph 4. The Association, as part of its Traffic Control Function, may regulate vehicles and parking consistent with the terms of this Section.
- f. "For Sale" signs on vehicles are prohibited.
- g. All vehicles parked on the exterior of any property must have a current valid license plate and entry identification.
- h. All vehicles on private property must be parked on a paved surface at all times.
- i. Maintenance of vehicles on private property must be performed in a garage.

**8. Vehicle Fine Schedule**

a. Speeding:

1 – 10 miles over posted speed limit	\$25
11 – 14 miles over posted speed limit	\$50
15 – 19 miles over posted speed limit	\$75
20 plus miles over posted speed limit	\$100

b. Running a stop sign:

1 <sup>st</sup> offense	\$25
2 <sup>nd</sup> offense	\$50
3 <sup>rd</sup> offense	\$100
Each offense double thereafter	

c. Unlicensed driver:

(Contact parent, Vehicle left on side of road)

1 <sup>st</sup> offense	\$25
2 <sup>nd</sup> offense	\$50
3 <sup>rd</sup> offense	\$100
Each offense double thereafter	

d. Unauthorized vehicle on the road:

1 <sup>st</sup> offense	\$25
2 <sup>nd</sup> offense	\$50
3 <sup>rd</sup> offense	\$100
Each offense double thereafter	

**9. Process Servers**

- a. Federal, State, and Local Government authorities serving warrants or official papers will be allowed entry to the Carolina Country Club community. Security patrol will not accompany a process server.
- b. Civilian process servers will only be allowed to enter the community when in possession of official papers from a South Carolina or Federal Court signed by either a judge or the clerk of court or containing a “clocked in stamp” indicating that the document has been registered with the clerk of court (if applicable within this jurisdiction). Attempts to interfere or make contact with the resident prior to the process server leaving the gate may constitute an infringement of the service process. Anyone who does not have properly signed papers may be allowed entry only after Security has contacted the resident and authorization has been given.
- c. A Repossessor requesting entry to the community and presenting certified true copy of an order from a South Carolina State or Federal Court which specifically directs the repossession or seizure of property located within the community will be given access. Repossessors not in possession of a court order will not be allowed to enter unless the resident has given authorization.

**10. Contractors**

- a. Contractors will be allowed on the CCCREOA property only during the hours of 7 am to 7 pm during daylight savings time Monday through Saturday. Contractors will not be allowed in after dark. No commercial activity is permitted on Sundays, Memorial Day, Independence Day, Labor Day, Thanksgiving, Christmas Day or New Year’s Day.
- b. Emergency repair work is exempt from the preceding restriction.

**11. Solicitation**

- a. No door-to-door vendors, salesmen, or solicitations of any kind are permitted.
- b. Distribution of commercial flyers, leaflets, and other forms of solicitation is prohibited.