

Single Family Drive-through Inspection Checklist

To be completed by the Board or designated committee prior to first inspection by
Community Association Management.

Association: Cottages At Turtle Creek

While we enforce the covenants as they are written, we have found that many of the items listed below are not specifically covered in the covenants and restrictions or may fall under the discretionary power of the Board or ARC. Please assist us by providing direction on the following items:

1. **What day of the week is your community's scheduled trash day?**

Various days. OK if can not at curb and visible from road

2. **What day of the week is your community's scheduled recycling collection day?**

N/A

3. **Trashcans/recycling containers should be stored:**

Art: 1 Sec: 13

No Restrictions

Stored in the garage or behind the home, and out of view of the street (Except for 24 hours beginning the evening before the scheduled collection day)

Storage in the parking area outside of the garage/side of driveway is permitted

On the side of the house/garage is permitted

Other –please explain: _____

4. Portable basketball goals:

Art: 1 Sec: 35

- No Restrictions
- Are strictly prohibited at all times
- Must be stored out of sight when not in use
- May be stored in front of the garage/side of driveway when not in use
- Other –please explain: _____

Basketball goals, both portable and permanent, shall not be built or located on a lot without written approval.

5. Personal items/exercise equipment:

Art: 1 Sec: 35

- No Restrictions
- Are strictly prohibited at all times
- Must be stored out of sight when not in use
- May be stored in front of the garage when not in use
- Other –please explain: _____

Refer to Article 1, Sec 35, behind the rear corners of the dwelling; Personal work out equipment may be stored in the garage.

6. Garden Statuary / Fountains / Vegetable Gardens:

(Choose One) Art: _____ Sec: _____

- No Restrictions
- Must be pre-approved by the ARC/ACC
- Are permitted without ARC/ACC approval if less than _____ in height and in good taste
- Other –please explain: _____

7. Beginning with our first drive-through inspection, may we assume that all properties are in compliance with the architectural standards and all accessory structures, garden art, mailboxes, fences, lighting, paint colors, exterior changes or modifications, etc. made by the property owners have been approved or are grandfathered in?

- Yes No*

**If no, please provide us with a list of properties and the specific violation on a separate sheet. We will address these violations in our next inspection of the neighborhood.*

8. Trampolines / Swing sets / Play structures:(Choose One) Art: 1 Sec: 35

- No Restrictions
- Are strictly forbidden without ARC/ACC approval
- May be kept behind the house and out of view of the street without ARC/ACC approval
- Other –please explain: _____

Swing sets, sandboxes, gym sets and any such similar devices or structures primarily for children's use and enjoyment must be locate behind the rear corners of the dwelling.

9. Clotheslines:(Choose One) Art: 1 Sec: 35

- Allowed Prohibited

10. Flags: (Mounted on 2-3 ft poles attached to the structure)

(Choose One): Art: _____ Sec: _____

- Yes with approval
- Yes, No approval is required
- No

11. Are mailbox covers permitted? (i.e. sports team logos, holidays, etc.)(Choose One): Art: 1 Sec: 7

- Yes with approval
- Yes. No approval is required
- No.

12. Are chain link fences/dog cages permitted?(Choose One) Art: 1 Sec: 31

- No Restrictions
- Are strictly forbidden without ARC/ACC approval
- May be kept behind the house and out of view of the street without ARC/ACC approval
- Other –please explain: _____

13. Are above-ground pools permitted?(Choose One) Art: 1 Sec: 39

- No Restrictions
- Are strictly forbidden without ARC/ACC approval
- May be kept behind the house and out of view of the street without ARC/ACC approval
- Other –please explain: _____

14. Are Propane Tanks permitted?(Choose One) Art: 1 Sec: 37

- No Restrictions
- Are strictly forbidden without ARC/ACC approval
- May be kept behind the house and out of view/screened from the street without ARC/ACC approval
- Other –please explain: _____

All fuel tanks or container shall be buried underground, or enclosed in a structure, in a manner consistent with normal safety precautions and in accordance with the rules and regulations of appropriate governing bodies or agencies the SC DHEC.

15. Of the following items, which would be considered violations?Landscaping Violations: Art: 1 Sec: 6A

- Untrimmed shrubbery
- Weeds around mailboxes
- Weeds in planting beds
- Weeds around foundation
- Weeds overrunning the lawn
- Bare spots in the lawn
- Debris in yard/driveway/or on house
- Lack of, or deteriorated mulch
- Weeds in driveway
- Excessive grass length (3" _____")
- Tall grass around mailboxes or other objects
- Lawn damaged next to driveway/street

16. Of the following items, which would be considered violations?Exterior Maintenance: Art: 1 Sec: 8

- Oil spots/stains/dirt on the driveway
- Cracked/damaged section of driveway
- Mailbox/post paint faded/dirty
- Mailbox/post damaged
- Mailbox/post Non-standard HOA style
- Faded shutters
- Front door or trim needs painting
- Fans or portable air conditioners in windows
- Broken window blinds
- Mildew/ Dirt on siding
- Missing/damaged siding, fascia boards
- Broken light fixtures
- Torn Screens
- Missing address numbers (on house)
- Missing address numbers (on mailbox)
- Broken Windows
- Rusted/damaged gutters
- Vehicle covered with a tarp/car cover
- Dented garage doors
- Tools/Machinery/Construction Equipment
- Fences to be cleaned/repaired
- Dry-rotted/damaged trim
- Accumulated papers in mailbox/ driveway
- Temporary Structures
- Unapproved Exterior Modifications
- Denied Arc Items

17. Of the following items, which would be considered violations?

Signage: Art: _____ Sec: _____

- Alarm signage
- Decorative yard flags
- For Sale/ For Rent signage
- Holiday décor - If okay ...
How many days before 10 ? How many days after 10 ?
- Political signage
- Other Signs/Advertising

18. Of the following items, which would be considered violations?

Communication or Power Equipment: Art: _____ Sec: _____

- TV/Radio Antenna
- Solar Panels
- Satellite Dish: (Placement Enforcement)

Explain: _____

19. Of the following items, which would be considered violations?

Parking: (Vehicles): Art: _____ Sec: _____

- On street parking
- Vehicle blocking sidewalk
- Vehicle parked on lawn
- Inoperable Vehicles
- Vehicles with expired tags
- Other –please explain: _____

20. Of the following items, which would be considered violations if not stored within an enclosed garage?

Parking: (Other): Art: _____ Sec: _____

- Boats Art: _____ Sec: _____
- Jet Skies Art: _____ Sec: _____
- RV's Art: _____ Sec: _____
- Trailers Art: _____ Sec: _____
- Trailers with grills Art: _____ Sec: _____
- Other –please explain: motorcycles, ATVs, Camping Trailers, golf carts

Please list where any of the above items are approved to be stored (*ex. behind a fence, out of sight*).
out of sight

21. Of the following items, which would be considered violations?

Commercial Vehicles: Art: _____ Sec: _____

(If CCR's only prohibit commercial vehicles 1 ton or more, this applies to large trucks such as trucks with dual rear wheels or large box trucks. This does not apply to pickup trucks and normal vans.)

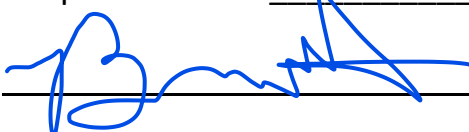
- Box trucks
- Bucket Trucks
- Taxi Cabs
- Police cars
- Work Vans with Ladder Racks
- Work Vans with Lettering/Signage/Logos
- Pickup Trucks with Ladder Racks
- Pickup Trucks with any Lettering/Signage/Logos
- Trucks/Vans over 1 ton, regardless of license
- Flat Bed Trucks
- Trucks with dual axels
- Vehicles with Magnetic Signs
- Vehicles with vinyl lettering on body or windows
- Cars/Trucks/Vans with "wrapped" advertising or logos
- Other: _____

Please list additional exceptions, items of special attention, or covenant and restriction clarifications below: _____

Association: Cottages At Turtle Creek _____

Date: 03/19/2026 _____

Association Representative: Branden Miller, President CTC HOA _____

Signature:  _____