

**AMENDMENTS to DECLARATION of
COVENANTS, CONDITIONS, RESTRICTIONS & EASEMENTS
for the ACADIA COMMUNITY**

The following amendments to the Declaration of Covenants, Conditions, Restrictions & Easements for the Acadia Community (“CCRs”) are proposed by the Declarant pursuant to Article 13.4 of the CCRs. The Board of the Acadia Owners Association (“AOA”) joins the Declarant in approving these amendments, and hereby requests that Lot Owners submit their written comments for each amendment set forth below, for consideration and review by the Board with the Declarant, prior to the effective date. The effective date for the amendments, once adopted and published by the Board of the AOA and Declarant, shall be April 15, 2021. These amendments supplement the current CCRs, available for review on the Homeowners Login page at www.AcadiaSC.com, which remain in full force and effect.

Amendment #1: Article 7.23. Flags & Yard Art Supplemental Restrictions.

Additionally, concerning yards and exteriors of homes, limitations are imposed on the display of flags, bunting, signage, statuary and other forms of yard art. Flag poles are not permitted. Federal and state flags displayed hanging from exterior of homes are not intended for permanent displays for residential use in Acadia, unlike public facilities and offices. However, a generally accepted custom is to fly the US federal flag on all days, even on residential dwellings, so for those Acadians wanting to show this flag as a permanent display, it is permitted. What is encouraged for federal flag displays are the following dates:

- **New Year's Day**, January 1
- **Inauguration Day**, January 20
- **Martin Luther King Jr.'s Birthday**, third Monday in January
- **Lincoln's Birthday**, February 12
- **Washington's Birthday**, third Monday in February
- **Easter Sunday** (variable)
- **Mother's Day**, second Sunday in May
- **Armed Forces Day**, third Saturday in May
- **Memorial Day** (half-staff until noon*), the last Monday in May
- **Independence Day**, July 4
- **Labor Day**, first Monday in September
- **Constitution Day**, September 17
- **Columbus Day**, second Monday in October
- **Navy Day**, October 27
- **Veterans Day**, November 11
- **Thanksgiving Day**, fourth Thursday in November
- **Christmas Day**, December 25
- **Other days** as may be proclaimed by the President of the United States
- **The birthdays of States** (date of admission)

- **Flag Day**, June 14

- **State holidays**

**On Memorial Day, the flag should be hung at half-staff until noon, when it should be raised to the top of the staff.*

For general use, display and handling of such flags, please follow the U.S. Dept. of Veterans Affairs published display etiquette found at www.va.gov/opa/publications/celebration.

The US, State and US military flags and bunting are permitted during the week of Federal or South Carolina public holidays, such as the Fourth of July, Memorial and Veterans Day, and during the week of any public commemoration, such as public inaugurations or memorials. Foreign country flags may likewise be displayed during the week of a published commemorative event.

No political flags or signage may be displayed. Fan flags, such as school, college, amateur and pro sports team flags, may be displayed during the week of game day, but not as a permanent display.

Family celebration signage, like birthdays or graduations, are permitted in the homeowner's yard, but not in any common area, and only for the week of the event being celebrated. Nighttime lighting of such displays are not permitted.

All homes must have landscaping plans approved by Acadia's Architectural Review Committee ("ARC"), which include plantings, trees, grass, and any supplemental plantings. These outdoor landscape plans must also identify for ARC approval the location and design of mailbox, outdoor lighting, and hardscapes such as window boxes, walls, trellis, gazebos, sheds, fences, contained dog-run or child's-play area, playground equipment, pools, spas, fountains, and statuary. Bird feeders are permitted. No other yard art is permitted, including nature flags, color displays, or items that are not natural and have not been otherwise included in the ARC approved landscape plan.

Holiday displays on homes and in yards are to be limited to avoid excessive yard art and distractive lighting. Several holidays, like Halloween, Thanksgiving, Christmas, and Easter are celebrated with yard art displays. To avoid excessive displays, these displays are limited to the month of the holiday. Most neighbors limit their displays to fit and respect the season. Some large displays over 4 feet in height or multiple lighting and light shows, are seen as creative by some and as a nuisance by others. In order to find a balance, the ARC will review any large

display designs for approval and make suggested limitations or changes before installation is permitted.

Amendment #2: Article 7.16. Pet Policies.

In addition to the pet policies of this Article, all pets in Acadia are subject to leash restrictions. No pet is allowed beyond the homesite unless on leash and under control of homeowner or walker. Only pets approved by AOA for voice-command control and receiving Red Tag permission are permitted off-leash, but then only in designated dog-run areas in the Acadia community. No pet is allowed to urinate or defecate on another neighbor's yard or in your front yard. Any pet defecation in a common area must be immediately bagged and disposed back at your home, not in public trash cans or tossed into green areas. This includes the designated pet parks.

Even if on leash, a pet that displays aggressive behavior to other pets or persons, such as barking, biting, jumping or clawing, must be returned home immediately. If such aggression continues, then either a muzzle must be used or the pet will not be permitted beyond the homesite.

No pet may be left outside the home, whether in the front, side or rear yard, when the homeowner or pet sitter is not there to monitor. Leaving a pet outdoors while you or your sitter are away from your home is never permitted. Pet fences and electric runs are permitted by ARC approval for design and location. No pet fencing is permitted in the front yard of any homesite, or abutting any sidewalk or common pathway, except as may be approved by ARC and by the AOA Board's CCR Committee by special variance. No pet should be free to move off the front porch of a home unless physically attended, and no fencing may extend the dog run area off the front porch or into the front yard or walkway of a homesite. Any pet that charges or barks aggressively at a pedestrian passing by a homesite is to be kept inside the home. Pets left outside that bark incessantly must also be kept indoors. The AOA Board may assess a \$20 fine for each and every violation of these pet control regulations.

Amendment #3: Article XVI.

The AOA new lot owner Initiation Fee is \$150 for each Lot, due at Closing.

Amendment #4: Article 4.7.

The AOA Board's proposed annual Budget shall be made available to homeowners within 30 days after the end of the fiscal year of the AOA, currently December 31st.

Amendment #5: Additional Phases of Development.

The lots and amenities created by Declarant in Phase 3 of the Acadia community, known as the *Sanctuary and Somes Village* neighborhoods, and in any subsequent neighborhood are subject to these CCRs and the Acadia Code of Design.