

Covenant Feedback from Community Members

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PLEASE do not pass any of these except the one about trash in yards.  
PLEASE do not make this neighborhood like the ones around us.  
Many people love this neighborhood because we are free and friendly... not uptight and overbearing.  
We will be voting NO for all of these if it comes to a vote.

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Hi we don't agree with the proposed changes. My husband is a contractor and we have 2 businesses, each requiring a trailer. One of the things that attracted us to this neighborhood when we decided to buy a house here 2 years ago was because other places have such strict HOAs that we weren't able to have our trailers, both of which are essential to our businesses and our income. This neighborhood allowed us to do that.

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The items under Campers and Commercial are too inclusive.

We have lived here since 1989 and have always seen campers and trailers in the neighborhood within reason. I think it should depend on size and, if stored on site they should be behind privacy fences or in garages.

The same should apply to boats. I see no problem with boats of reasonable size parked on driveways or designated paved areas. I know of several addresses where boats or RVs have been parked on concrete pads behind fences over the years.

The definition of commercial vehicles is also too inclusive. This should also be based on size. Many residents drive company vehicles with door logos. Passenger vehicles, pickups, standard vans and SUVs should be okay. Larger vehicles and items I would describe as equipment or machinery should not be allowed.

I don't even have a problem with larger RVs for visitors of residents. Stays longer than a reasonable period should require a permit but 2 days seems short.

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i do not agree with any of the suggested changes. Why are you trying to punish many of your neighbors? This neighborhood is perfect. I would suggest a more compassionate approach. Any of the preposed "banned " items should be allowed if stored in the back yard. I truly hope the residents of this neighborhood vote no to these ridiculous changes.

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It appears unreasonable to grandfather an existing item, like a boat or trailer, instead of the property owner's right to have that item. What if a boat or trailer get sold or destroyed? It is the Property Owner's right to replace any of them at any time. Recording the existing boat or trailer and allowing only that one specific item to be grandfathered is ridiculous. It is the Property owner's right to have them on their lot that should be Grandfathered.

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We are relatively new Hickory Hill residents. A large reason for us moving was to get away from overly crippling HOA covenants. This is largely why we purchased in Hickory Hill; because it is NOT Shadowmoss.

My husband received approval for a second driveway addition specifically for our boat and his trailer. You approved this request. We have made every attempt to conceal both boat and trailer. I suggest you remove the "or any adjoining lot" verbiage from your proposed language. I understand that we will be grandfathered in, per the proposed changes, but now you are inhibiting his small business operations as he can never purchase a new trailer and keep on our property. I suggest you remove the "existing trailers/boats" language from your proposed changes.

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55  
56 Part of the charm and what drew us to Hickory Hill was that the property value remained high  
57 without being like its overly restrictive neighbor. One only has to look at time on market and  
58 recent sale values to know that the 1996 covenants are not impacting property value or resale.

59  
60 I am highly disappointed that this neighborhood is turning into exactly what we were trying to  
61 escape. I suggest you revisit these proposed changes and instead of only saying no to  
62 everything, come up with better solutions that work for all of your residents.

63  
64 As a compromise concerning boats,campers...in driveways, could the requirement be that they are out of  
65 sight like next to or behind the house?

66  
67 I am more concerned with the high rate of speed going through our neighborhood. I was almost hit at the  
68 stop sign at Fox Hall and Hunter Creek Drive. Although there's a speed limit sign at the entrance of the  
69 neighborhood, no one seems to honor it. There is no reason for driving 35- 40 miles an hour in the  
70 neighborhood. Children, neighbors and their animals walk and play on these streets everyday. Speed  
71 humps should be considered.

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73 You approved this request. We have made every attempt to conceal both boat and trailer. I suggest you  
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84 suggest you revisit these proposed changes and instead of only saying no to everything, come up with  
85 better solutions that work for all of your residents.

86  
87 Would the change to commercial vehicles being restricted apply to a company pickup truck I am required  
88 to use for work being parked in the driveway. It is not a registered commercial vehicle but does have a  
89 company wrap on it. The wording in the change makes it sound like I would not be allowed this company  
90 vehicle and not be allowed to work with the company.

91 I feel pick up trucks and cars should be allowed to be parked in driveways as long as it's not a box truck  
92 of sorts.

93  
94 I'm not a big fan of many of these changes. I will preface my feedback by acknowledging that I'm  
95 generally not a fan of greater 'government' intervention in daily activities. That said, I understand the  
96 impetus and intent of these changes. The following addresses many of my thoughts on the proposed  
97 updates to the covenants:

98  
99 With regard to the RVs, boats, and trailer changes, Hickory Hill has been an oasis of sanity compared to  
100 many surrounding neighborhoods, up to this point. We live in Charleston. It is unreasonable to think that  
101 as a property owner, I should have to find a alternative location for my recreational vehicle....especially  
102 boats. I understand that existing boats are grandfathered, but that is a short-sighted accommodation. If I  
103 decide I'd like to upgrade my boat, or wish to sell my home to another boat owner, I'm now out of luck. I  
104 disagree that such a situation is an improvement to the neighborhood.

105  
106 The language on the "single family provision" is arguably redundant..."related by blood, marriage, or  
107 operating as a single family unit"...if offering the "operating as a single family unit" condition, why bother  
108 mentioning blood or marriage? This says nothing of my distain for a governing organization seeking to  
109 define who I may or may not live with in a property that I own; nevermind my complete lack of desire in

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110 debating what constitutes "operating as a single family unit."  
111

112 I understand the intent of the paragraph addressing short-term rentals. I do not agree with a minimum  
113 12-month lease requirement. This topic is typically addressed by not permitting rentals of less than 30  
114 days, as opposed to mandating a minimum 12-month lease.  
115

116 I also do not agree with the home business restriction. Property use (i.e. zoning) is an issue already  
117 governed by the city. If folks are running afoul of existing zoning, that seems like something that should  
118 be addressed by them, not our HOA.  
119

120 I can buy into the revisions that clarify what defines an "enclosed structure" as well as a revision to the pet  
121 paragraph that tightens the leash requirement.  
122

123 Despite my disagreement with many of the proposals, I'm am grateful for the time and effort the  
124 volunteers of the board are contributing for the good of the neighborhood. Thank you very much for  
125 everything you all do.  
126

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127  
128 Regarding: Proposed Subparagraph (a)(7)(a)(3):  
129

130 I do not think the prohibition of watercraft in this neighborhood is appropriate. Many of the driveways  
131 have been expanded to allow for boat storage/RV storage. Rather than prohibiting boat storage, I would  
132 like to see something that requires it to be maintained if visible from the street. Or no prohibition at all.  
133

134 Regarding Proposed New Subparagraph (a)(7)(26):  
135

136 I do not believe the wording of this paragraph is appropriate. If the intent is to block short term  
137 rentals/boarded houses, then the paragraph should be written that way, references to blood  
138 relation/marriage are unnecessary and while you do have the "acting as a family unit" portion, I fear that  
139 the language you have chosen here could be used against people living in certain situations that are not  
140 AirBNB/Boarding house type scenarios.  
141  
142

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144 operating as a single family unit"....if offering the "operating as a single family unit" condition, why bother  
145 mentioning blood or marriage? This says nothing of my distain for a governing organization seeking to  
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166 a home in this neighborhood was the less restrictive HOA. We loved the idea of being able to have a  
167 boat in the future, and my husband also drives a commercial vehicle (for a federally contracted job). We  
168 would not be able to store his daily vehicle anywhere else. It is a newer truck, and it does not seem to  
169 bother anyone. If anything, he has been able to help give neighbors advice since they can see what he  
170 does for a living. Also, we have many neighbors on our street that have boats and RVs. They have  
171 never been an issue for us, and everyone around us keeps them clean and off the street. We may  
172 support some updates to the language if it was addressing issues that make the neighborhood unsafe or  
173 look bad. For example, if RVs or boats were used as storage of trash or other items instead of regular  
174 recreational use, or if vehicles are parked on the street causing a safety issue. I would prefer the  
175 proposed changes address what the issues actually are, rather than restrict owners that are responsible  
176 in taking care of their property. Thank you for considering my input.

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177  
178 Appreciate all the hard work.. I will be voting, Yes, Yes, Yes and Yes.

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179  
180 Thanks for your Hard Work. You all have a thankless job and are to be commended. I hope all of these  
181 items pass and the neighborhood sees their importance.

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182  
183 When you address the house that has wood covering the windows on Doncaster and looks like it's falling  
184 in, then you can address trailers and campers. What about the house that looks like a castle? Those  
185 types of dwellings make our neighborhood look terrible. What about folks that park cars in the yards?  
186 Also, how do we know that the voting will not be tampered with and that all the votes will count and that  
187 there will not be duplicates and those that vote are truly in the neighborhood? Just saying. Will there be a  
188 meeting where they are counted if front of us?

189 Please see the comments below regarding the proposed new rules. I am in favor of rules that protect our  
190 investments; however, I will not vote in favor of rules aimed at a few bad apples that restrict the  
191 enjoyment of far more.

192  
193 Campers, RVS, Trailers, Boats - Personal utility trailers (including log splitters, trailers attachable to riding  
194 mowers, etc.) should be permitted within fenced back yards, out of sight. Boats and other watercraft in  
195 usable/working condition should be allowed to be stored within fenced back yards, mostly out of sight.  
196 They should also be allowed to be on driveways for maintenance, loading and unloading, not to exceed 2  
197 days.

198 Pets - Pets must be under control of the owner while outside of dwelling on the owners property and on a  
199 leash in the community, off of the owners property (i.e. I will not vote for a rule that punishes owners of  
200 well behaved pets who play with their pets on their unfenced property).

201 Leasing - This rule is poorly worded and could be interpreted that you are prohibited from having out of  
202 town, non-relatives, visit over night.

203  
204 Sorry for the second message but I just happened to see our existing covenants and restrictions. Many  
205 of the new proposed rules are already included in our existing covenants and restrictions in some form  
206 and, among others, are apparently not being enforced. Nothing in the proposed new covenants changes  
207 the ability to enforce if that is the true goal as stated in your letter. I suggest that you present a redlined  
208 version of our existing covenants and restrictions showing changes and additions and consequences for  
209 violations. I also suggest that we have an outside lawyer review.

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210  
211  
212 A good start, but I am disappoint that my change did not even get on the list for a vote. I think the  
213 addition of this item would bring it into the same compliance as the county and DNR regulations for  
214 pollution. We just have a few slobbs that live on the ponds that are making a mess. When I purchased my  
215 home on the big pond back in 1994 the water was really good quality. Now it is to often pee green. A lot  
216 from yard waste, but after Halloween there were pumpkins floating in the pond. All this has to distill and  
217 that requires oxygen. That can result in a fish kill. Id the HOA going to pay for the removal of hundreds  
218 of dead fish?

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221 Is there going to be a public meeting to discuss these proposed changes? We are newish to the  
222 neighborhood and have never had an opportunity to attend an HO A meeting. It would be nice to hear a  
223 forum discussion instead of ugly comments on the NextDoor app.  
224

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225  
226 Good evening

227  
228 I agree that our covenants are out of date and need refreshing. Thanks to the board for working hard to  
229 make the community a better place.

230  
231 My opinion on what was mailed

232 Are:

233 Campers RVs Trailers Boats

234 I do not agree with these not being permitted. My feeling is they are fine as long as they are not huge  
235 RVs and boats.

236 Not everyone will be able to store them in the back yards. If they were able would the HHPCA be willing  
237 to allow taller fences to hide them? ( currently height is 6 foot )

238 Commercial vehicles

239 I agree that large trucks and tractors should not be allowed.

240

241 Some people drive company vehicles straight from home to the job site and back. A company perk  
242 maybe. Maybe a necessity.

243 I feel a pick up truck, car or van with a company logo should be allowed. This is that person's livelihood.

244

245 The above takes us on a very fine line. What should or should not be allowed?

246

247 I agree with pets on leash or lead.

248 I am fine with the business portion.

249

250 I am on board with the lease and rental section.

251

252 I am in total agreement with the trash section!

253

254 I am very interested in hearing other's thoughts on the Campers and commercial vehicle piece.

255 I think there will be plenty folks opposing these.

256

257 Just my thoughts

258

259 Again thanks for your efforts team!

260

261 I would like to view the full text of the proposed changes. Also there should be a public meeting to allow  
262 for full discussion

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263

264

265 Overall the covenant changes seem reasonable. However, following are some comments regarding a  
266 couple of the proposed covenant changes:

267

268 Campers...

269 2. Regarding trailers-we've had several maintenance projects over the years such as installing hardwood  
270 floors, new roof, remodel bathrooms, etc. where the contractor parked a trailer in our driveway while  
271 working. This item seems to exclude all trailers period.

272

273 Commercial Vehicles...

274 This item seems unreasonable. I worked 30 years for a utility and was fortunate to have a company  
275 vehicle after wearing out several personal vehicles driving offroad. Cars should be allowed and pickups  
276 should be allowed if not loaded down with visible tools or equipment. I agree that true "commercial"

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277 vehicles such as aerial lifts, 1 ton plus service trucks etc. should not be allowed. Many people in our  
278 community drive cars and pickups with a door emblem. I will not vote for this provision as written.  
279

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280  
281 All for enforcing existing rules. Why can't we?  
282 Does the entity "hickory hill plantation, INC, still exist?  
283 Do we have a RE attorney involved?  
284

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285 To the HHPCA Board of Directors,  
286 We are in receipt of your 15 July letter regarding the proposed changes to our covenants.  
287 Understanding your "mandate" is from a survey result, we would appreciate learning more about the  
288 actual survey results.  
289 Our family, representing two homes, did not received this survey nor were we polled to participate.  
290

291 Questions:

- 292 1. Campers, RV's, Trailers, Boats – will the HHPCA provide a storage area for prohibited  
293 items that are not grandfathered?  
294 2. Leasing – both of our homes are leased on minimum 12 month leases to either blood  
295 family or an appropriately screened single family. This proposed change appears to  
296 focus on multiple family leasing. Can this be clarified to allow single family leases?  
297 3. Rentals – this is confusing with item #1 above. Does this mean that a 12 month term  
298 rental is acceptable? Please clarify. If so, this line item should state so.  
299 4. Once the vote is taken and new changes take place what is the method of enforcement?

300  
301 Comments:

- 302 1. Organizing the vote and ballot by provision is very helpful and we support this  
303 methodology.  
304 2. In general we agree that there are certain provisions that need to be changed to fit the  
305 time however we bought our homes and raised our children in this neighborhood for  
306 several reasons. One of them was the limitation the HOA had on mandating how we  
307 lived and what we did with and on our property. We will be voting against many of these  
308 provisions out of principle of limiting the control of the HOA.

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309 HHPCA Board of Directions,  
310 We received and reviewed the "Reader's Digest" version of the proposed changes to the Covenants,  
311 Please email us the full red-lined version, preferably as a Word document.  
312  
313

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314 Good morning,  
315 I wanted to respond to the proposed changes based on the letter we received and the summary posted to  
316 this website. Our family will not be supporting the majority of the updates. One of the reasons we bought  
317 a home in this neighborhood was the less restrictive HOA. We loved the idea of being able to have a  
318 boat in the future, and my husband also drives a commercial vehicle (for a federally contracted job). We  
319 would not be able to store his daily vehicle anywhere else. It is a newer truck, and it does not seem to  
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325 recreational use, or if vehicles are parked on the street causing a safety issue. I would prefer the  
326

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327 proposed changes address what the issues actually are, rather than restrict owners that are responsible  
328 in taking care of their property. Thank you for considering my input.

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329  
330 Hello, I am writing in response to the most recent letter that outlines new suggested mandates for our  
331 community. I feel that these mandates are far overreaching for this neighborhood and I am very  
332 concerned to read that this is what our governing body is putting their effort into. I moved from Carolina  
333 Bay to this neighborhood because I felt this neighborhood had a good community and the HOA wasn't  
334 overreaching.

335  
336 This community has never appeared to be the type of community that would complain about where a  
337 neighbors boat was parked. I have not felt this to be issue and don't believe most in this neighborhood  
338 feel this way either. This neighborhood also supports a class of people who may have a work vehicle that  
339 they drive to and from work. Is this a problem that is really affecting another person's life to an extent that  
340 they are going to force another individual to have to park their work vehicle elsewhere? Could you  
341 imagine how that might affect that individual? The only thing this letter outlines that I may support is the  
342 mandate to avoid RVs from remaining on lots permanently. Aside from that I feel the governing body is  
343 spending too much time writing mandates on things that are not a problem. I feel it is too early for a vote  
344 and that a HOA meeting should be called to discuss these matters. I would also like to know the  
345 individuals who were involved in determining the proposed mandates?

346  
347 I appreciate your time in listening to my concerns and look forward to you feedback.  
348 Thanks,

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349  
350  
351 My main concern are the junkyards on people's front lawn. Personally I don't remember voting on the  
352 recreation changes. Like I said this isn't a country club neighborhood. Seems like so much regulations are  
353 unnecessary, I realize it's just my opinion. Like I previously stated I've never met these board members  
354 wish I had before we voted. I still feel these rules should be heard from neighbors in person not hiding  
355 behind computer screens. Please don't take my comments personal. I know from being in the garden club  
356 all these years it's hard to get neighborhood participation. I am starting to feel like Joe Biden is in  
357 control! Don't judge me! Ha! Ha!

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358  
359  
360 Good Afternoon,  
361 Thank you for persisting with these proposals:  
362 I vote yes, yes, yes and Yes.

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363  
364