



HICKORY HILL PLANTATION COMMUNITY ASSOCIATION

Charleston, SC 29414



July 15, 2021

Dear Hickory Hill Homeowners,

OUR MANDATE

When you elected the current Board of Directors, you made it clear that you wanted some changes to the Covenants. In your response to our survey, you listed your top Covenant-related concerns as campers, RVs, trailers, and boats; commercial vehicles; pets; home businesses; multiple family rentals, and trash.

When the Covenants were written, for reasons which were entirely appropriate at the time, either these issues were not addressed at all or were phrased in the form of "suggestions." Unfortunately, suggestions are unenforceable. This often leads to frustration, both on our part because the Covenants do not empower us to take action and on your part because you perceived us as ignoring your concerns.

Based on your feedback, the Board has been hard at work putting together a proposed set of Covenant changes. Here is the "Reader's Digest" version of the changes:

CAMPERS, RVs, TRAILERS, BOATS

1. No campers or RVs are permitted on any property except for loading/unloading not to exceed 2 days.
2. No trailers, open or enclosed, work or pleasure, can be kept on any lot in the community.

(Existing trailers are “grandfathered” as long as they are kept where they cannot be seen from the street or any adjoining lot.)

3. No boats or watercraft shall be kept on any lot in the community.

(Existing boats are “grandfathered” as long as every effort is made to store them where they cannot be seen from the street or any adjoining lot.)

COMMERCIAL VEHICLES, TRACTORS, FARM/LANDSCAPING MACHINERY, CONSTRUCTION VEHICLES OR MACHINERY

No cars, pickup trucks, panel trucks, vans, or other vehicles identified as commercial vehicles by permanent signage, tractors, farm/landscaping machinery, tractor-trailers, construction vehicles or machinery shall be kept, stored, or parked on any street or any lot.

(If construction work is in progress on an owner’s property, equipment may be stored overnight on the property. It must be removed promptly when the work is complete.)

NOTE: PERSONAL PICKUP TRUCKS AND VANS ARE NOT RESTRICTED.
HOWEVER, IF THEY HAVE PERMANENT BUSINESS SIGNS OR MARKINGS ON THEM, THEY ARE NOT PERSONAL BUT COMMERCIAL.

PETS

Pets must be secured by a leash or lead anytime they are outside of the dwelling or confinement structure. Pets are not allowed to roam free in the community. Pet owners are responsible for cleaning up after their pets.

BUSINESSES

No businesses shall be operated which require a customer to visit or be present at the place of business. No business shall be operated which requires drop-offs or pickups, such as a repair business.

“Party” or seasonal businesses such as Tupperware parties or sale of Christmas decorations are permitted.

Online, mail, or telephone businesses which do not require face-to-face customer interaction are permitted.

Lemonade stands and similar short-term children’s activities are permitted.

LEASING

All residences in the community are single-family residences and are to be occupied only by persons who are related by blood, marriage, or are operating as a single-family unit.

The intent of this prohibition is to prevent operating a residence as a “boarding house” occupied by multiple, unrelated persons, regardless of whether they are paying rent or not.

RENTALS

Short term rentals (less than 12 consecutive months) are prohibited.

TRASH IN YARDS

No trash, junk, stored material, wrecked or inoperable vehicles of any type, unlicensed vehicles, or similar unsightly items are permitted outside of a structure which is enclosed on the top and all sides. Open-sided carports or temporary, tent-style shelters are not considered enclosed structures.

Before we present these recommendations for a vote, we’d like to get your questions and comments. The above is only a summary—we can make available and discuss with you the complete text of the recommendations.

One of the challenges we faced is that any change to the Covenants requires a majority of homeowners to agree. This means that any change requires 142 “AYE” votes. Therefore, we tried to come up with recommendations we thought had a reasonable chance of being approved.

After a one-month comment period, we will be sending out the official ballot for your vote. Rather than voting on the entire list, you will be asked to vote on each individual provision. This gives you an opportunity to select those recommendations you agree with and reject those you oppose.

If you have any questions or comments, you can submit them on the Hickory Hill website at <https://hickoryhillplantation.info> OR by email to hickoryhillplantation01@gmail.com OR by dropping them in the HHPCA mailbox at 2962 Foxhall Road. On the HH website, you do not need a user-id or password to submit comments.

1. Click on Main Menu Item “Contact Us.”
2. Click on top choice “NEW - Covenant Changes (Community Feedback)”
3. Click on “Covenant Feedback Hotline - Fill in Contact Form.”
4. Click on “Contact Form”
5. Fill in the Fields and send the email.

Sincerely,

HHPCA Board of Directors