

## EXHIBIT D

### HARMONY RULES (Revised July 2020)

D-101 VEHICLES. Except for temporary guests and visitors, only standard private passenger vehicles, including passenger vans and pickup trucks are permitted to be parked within Harmony. Such vehicles must bear current license plates, be in operating condition and be parked in garages, at the rear of the Lot, or in designated areas. Commercial vehicles are permitted to be parked within Harmony when such vehicles are involved in projects or deliveries.

D-102 BOATS, RECREATIONAL VEHICLES AND TRAILERS. Boats, recreational vehicles/trailers and utility trailers must only be parked at the rear of the Lot.

D-103 EXTERIOR MAINTENANCE OF HOMES, INCLUDING FENCES AND OUTBUILDINGS/GARAGES. Each Titleholder shall have the obligation to maintain and repair when necessary the exterior of his/her home, fence and outbuilding. Exterior of homes, fences and outbuildings should be kept clear of the following: mold, mildew, peeling or faded paint, rot, damaged boards, siding or roofs, etc.

D-104 LAWN MAINTENANCE AND LANDSCAPING. Lawns with homes on them shall be mowed regularly during the growth season. Grass in such lawns shall not exceed 8 inches in height. Major landscaping projects shall be submitted to the Harmony Design Council (architectural review council) for approval. Dead or dying shrubs shall be removed and can be replaced with similar plants without prior approval.

D-105 SIGNS. One temporary "FOR SALE", "FOR RENT", "OPEN HOUSE" sign is permitted on a Lot. Signs are restricted to a size no larger than 40 square inches and shall be displayed no more than 4 feet above ground.

D-106 antennas. Television antennas, radio receivers, or similar devices shall be contained entirely within the interior of a structure. Satellite dishes are permitted so long as they are not visible from the street and are no larger than 18 inches in diameter.

D-107 TRASH AND REFUSE. Trash and refuse containers shall be stored within the confines of the Lot and shall not be left on the street once such containers have been emptied on collection days. Each Titleholder shall keep all parts of his/her Lot in good order and free from trash and refuse.

D-108 Pets. Household pets may be kept so long as they do not cause a disturbance or become a nuisance to Titleholders and occupants of homes in Harmony. Each pet owner shall be responsible for immediately collecting and properly disposing of all pet wastes. Dogs shall be under leash or voice control when walked outside the confines of a Lot or home. It should be noted that there is a leash law in Georgetown County.

D-109 RENTING. Titleholders are responsible for compliance with the Harmony's Declaration of Covenants, Conditions and Restrictions by themselves and by their tenants, other guests and occupants, rental agents and/or property managers.

A Titleholder who rents his/her home shall notify the Homeowners Association's managing agent (Katy Swimm, Omni Management Services) accordingly. Such notice shall include the name, business address and telephone number of the rental agent or property manager if rental of the home is controlled by

someone other than the Titleholder. Either the Titleholder or the rental agent/property manager shall provide the tenant with a copy of the Harmony Rules.

**D-110 REQUIREMENT TO OBTAIN HARMONY DESIGN COUNCIL'S APPROVAL.** No home, fence, wall, outbuilding, pool or any other structure shall be erected upon any Lot, nor shall any exterior addition to or change, including paint color or other alteration therein be made until the plans and specifications showing the exact nature, kind, shape, height, materials and location of same shall be submitted to and approved in writing by the Harmony Design Council (architectural review council). All requests for such projects shall be submitted to Katy Swimm with Omni Management Services.

**D-111 CORRECTIVE ACTIONS FOLLOWING NOTICE OF INFRACTIONS OR NONCOMPLIANCE.** The managing agent (Omni Management Services) will take the following actions regarding a complaint or observed rules violation:

- a) Issue first notice to Titleholder by regular mail. No monetary fine will be levied if proper action is taken by the Titleholder within 30 days.
- b) Issue second notice after 30 days in the event of noncompliance. A fine of \$100 will be levied if a second notice is issued and the Titleholder will have 30 days to take proper action.
- c) Issue a third notice for noncompliance with a fine of \$300.

**NOTICE: ARTICLE 3-105 OF THE HARMONY COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDES FOR THE FOLLOWING ACTION IN THE EVENT OF NONCOMPLIANCE:**

“Each Titleholder shall be responsible for maintaining such Titleholder’s portion of the Property in a clean and attractive condition and in good order and repair. In the event a structure sustains damage clearly visible from the exterior, its Titleholder shall repair or reconstruct the structure in accordance with its appearance prior to damage unless the Township grants a waiver based upon a finding of hardship. Should a Titleholder not conform to these provisions, the Township may accomplish repairs or reconstruction according to its best judgment and levy an assessment upon the Titleholder for the costs involved.