

Newport POA – Declaration of Covenants
Proposed Amendments

Including Town Hall Changes and Lawyer Review Changes

May 24, 2026

ARTICLE VIII, COVENANTS, RESERVATIONS, AND USE RESTRICTIONS

- Article VIII Section 1 Land Use, Building Type, and Rentals.
- Article VIII Section 6 Signs and Flags.
- Article VIII Section 8 Outbuildings, Tents, Etc.
- Article VIII Section 9 Commercial Vehicles, Boat Trailers, and RVs.
- Article VIII Section 10 Parking / Disabled Vehicles.
- Article VIII Section 11 Outdoor Recreational Equipment.
- Article VIII Section 12 Yard and Exterior Maintenance.
- Article VIII Section 16 Garbage and Recycle Containers.
- Article VIII Section 20 Decorations and Displays.

LAND USE, BUILDING TYPE, and RENTALS

The Bottom Line: If amendment fails to pass, all short term rentals, vacation rentals, and commercial activities will be permitted.

Original Language from DofC

ARTICLE VIII, COVENANTS, RESERVATIONS, AND USE RESTRICTIONS

Section 1. Land Use and Building Type. Without prior written approval of Declarant which may be withheld for any reason, (A) no Lot shall be used except for the private residential purposes of a single family, provided, however, that nothing herein shall prevent Declarant from using any dwelling or Unit as a model, sales office, or amenity; (B) not more than one Unit shall be constructed on any Lot. No Lot or Unit may be owned in any timeshare or similar type of ownership without the express written permission of the Declarant or the Association, after turnover described in Article V.

Proposed New Language

ARTICLE VIII, COVENANTS, RESERVATIONS, AND USE RESTRICTIONS

Section 1. Land Use, Building Type, and Rentals.

- (A) No Lot shall be used except for the private residential purposes of a single family.
- (B) No more than one Living Unit shall be constructed on any Lot.
- (C) No Lot or Unit may be owned in any timeshare, multiple ownership interests, or similar type of ownership.
- (D) No Lot or Unit may be leased, licensed, or occupied for transient, hotel, vacation rental, or other short-term rental purposes, including through Airbnb, VRBO, or similar platforms or services. No lease shall have an initial term of less than one (1) year. An Owner leasing a Unit must adhere to the following guidelines:
- Provide a copy of the lease agreement including any renewal agreements signed by all tenants included in the lease to the POA Board of Directors at least five (5) days prior to the occupation date on the lease. (Any personal financial or similar information should be redacted)
 - Provide the names and contact information of all tenants included in the lease to the POA Board of Directors at least five (5) days prior to the occupation date on the lease.
 - When an Owner rents their Unit, the rights to the use of the Newport amenities must be transferred to the renter for the duration of the lease. Subject to Article III, Section 3 of the Declaration, this transfer of amenity rights must have prior written approval by the Board at least five (5) days prior to the occupation date on the lease.
 - Any expenses incurred by the Association to procure these documents are the responsibility of the Unit Owner.
 - Failure to timely provide the required information shall constitute a violation of the Declaration subject to enforcement by the Association.
 - Existing leases in effect on the recording date of this amendment may continue until expiration of the initial lease term then in effect but shall thereafter be subject to and comply with this rental restriction.
 - Subletting of units is not allowed.
 - The tenant(s) are to be provided a copy of the Declaration of Covenants, ACC Guidelines and General Rules and Regulations and shall follow all documented rules, guidelines and restrictions. The Owner shall assume responsibility for any violations and fines by their tenant(s) of the Declaration of Covenants, ACC Guidelines and General Rules and Regulations. All costs and expenses, including court costs and attorney fees incurred by the Board in connection with any violations under the leasing agreement shall be assessed to the Unit Owner.

(E) No commercial activity may be conducted on any Lot; provided however, that a private office may be maintained in a Unit so long as the use does not interfere with other Owners and does not include visitation by customers, clients, or unreasonable levels of mail, shipping, storage or trash requirements. No signs may advertise the Unit as a place of business.

SIGNS and FLAGS

The Bottom Line: If amendment fails to pass, all signs including For Sale signs and campaign signs cannot be displayed but any and all flags can be displayed without restrictions.

Original Language from DofC

ARTICLE VIII, COVENANTS, RESERVATIONS, AND USE RESTRICTIONS

Section 6. Signs.

Nothing shall be hung, painted, or displayed on the outside of the windows, walls or surfaces or outside of any of the Units except for those installed by Declarant or as approved in writing by the Committee. Notwithstanding the foregoing, the Declarant shall have the right to display signs for promotional, sales, exhibit and administrative purposes upon any portion of the Common Area or Lot. No one excepting Declarant shall display a "For Sale" or "For Rent" sign.

Proposed New Language

ARTICLE VIII, COVENANTS, RESERVATIONS, AND USE RESTRICTIONS

Section 6. Signs and Flags

(A) No signs or flags shall be hung, painted, or displayed on the outside windows, walls or surfaces of any Unit, or hung, painted, or displayed directly on the interior of the windows of any Unit to be viewable to the exterior, except for those approved in writing by the Association or as otherwise permitted by this section. Signs are not to be posted on trees.

(B) Unit(s) or Lot(s) For Sale signs are allowed but must meet approved ACC guidelines.

(C) Flags are permitted in accordance with South Carolina Code § 27-1-60 and the United States Flag Code, all homeowners may display: The United States flag, displayed in a manner consistent with the U.S. Flag Code, the South Carolina state flag, flags representing a branch of the United States Armed Forces (e.g., Army, Navy, Air Force, Marines, Coast Guard, Space Force).

(D). Flags must be mounted on a pole or staff attached to the Unit, porch, or in a yard-mounted holder not exceeding 20 feet in height. Flagpoles must be installed and maintained in a safe, upright, and attractive condition. No flag may obstruct sidewalks, driveways, or neighboring views. Illuminated flag displays must minimize glare for neighboring Lots.

(E) Seasonal or decorative flags or signs (e.g., sports teams, community events, POW) may be displayed, subject to reasonable restrictions on size, placement, and duration. Other flags or signs may be allowed on a case-by-case basis if approved by the Association.

(F) Political or campaign flags or signs may be displayed, provided they meet the following conditions: Display is limited to 30 days before and 7 days after a local, state, or national election. Flags and signs may not exceed 3 feet by 5 feet (3'x5') in size. Flags must be in good repair and may not contain profanity or discriminatory language. Only one (1) political flag or sign per race and per property may be displayed at any given time.

(G). The following flags and signs are prohibited: containing imagery or text that include obscenity, profanity, vulgarity, or threats of lawless action or violence as well as flags and signs used to harass a specific group or neighbor(s). Commercial advertising or business promotion. Flags and signs that are torn, faded, or otherwise in disrepair. Any flag or sign that violates federal, state, or local law. "No Trespassing", "No Parking" or other restrictive warning signs.

OUTBUILDINGS, TENTS, ETC.

The Bottom Line: If amendment fails to pass, temporary tents and tailgating style canopies will not be allowed.

Original Language from DofC

ARTICLE VIII, COVENANTS, RESERVATIONS, AND USE RESTRICTIONS

Section 8. Trailers, Etc.

No trailer, tent, barn, tree house, shed, or similar outbuilding shall be placed on any Lot or the Common Area at any time either temporarily or permanently; however, storage buildings of a design and construction similar to the Unit may be allowed subject to the approval of the Committee, but not prior to a Unit being constructed.

Proposed New Language

ARTICLE VIII, COVENANTS, RESERVATIONS, AND USE RESTRICTIONS

Section 8. Outbuildings, Tents, Etc.

(A) No storage trailer/container, barn, tree house, or similar outbuilding shall be placed on any Lot or the Common Area at any time either temporarily or permanently; however, storage buildings of a design and construction similar to the Unit may be allowed subject to the approval of the Committee, but not prior to a Unit being constructed. Storage Buildings are not permitted on lakefront lots.

(B) Temporary tents, sails and tailgating style canopies are allowed in the backyard of any Lot for no longer than 72 consecutive hours in a 7-day period unless a waiver is granted by the Association. For lakefront homes: tents, sails and tailgating style canopies will not materially obstruct views of Lake Greenwood from adjacent lakefront Lots without approval by the Association, which may consider location, height, duration, and visual impact on neighboring properties.

(C) Pool, patio, deck and dock umbrellas are allowed subject to reasonable restrictions by the Association on size and placement. For lakefront homes, umbrellas will not materially obstruct views of Lake Greenwood from adjacent lakefront Lots without approval by the Association, which may consider location, height, duration, and visual impact on neighboring properties.

COMMERCIAL VEHICLES, BOAT TRAILERS, and RVs

The Bottom Line: If amendment fails to pass, parking of boats, trailers, campers, motor homes, recreational vehicles will be prohibited on all lots for any length of time.

Original Language from DofC

ARTICLE VIII, COVENANTS, RESERVATIONS, AND USE RESTRICTIONS

Section 9. Commercial Vehicle.

No commercial vehicle, construction vehicle or like equipment or mobile or stationary trailers of any kind shall be permitted on the Lot, Common Area, or roads, except temporarily and solely for purposes of loading and unloading, without prior approval of the Committee. Parking of commercial trucks, boats, buses, trailers, camping trailers, motor homes and recreation vehicles is prohibited on any Lot or Common Area, or the rights of way of any public or private street in or adjacent to the Lots or Common Area except those screened from view within an approved enclosure.

Proposed New Language

ARTICLE VIII, COVENANTS, RESERVATIONS, AND USE RESTRICTIONS

Section 9. Commercial Vehicles, Boat Trailers, and RVs.

(A) No box truck, cargo or panel van, dump truck, tow truck, bucket truck, semi-truck, or vehicle with dual rear axles, construction vehicle or trailer with exposed tools or equipment of any kind shall be permitted on existing Unit's exterior Lot, Common Area, or roads, except temporarily and solely for purposes of loading and unloading, without prior approval of the Association.

(B) Overnight parking of vehicles or trailers with prominent advertising signage is prohibited on any Lot or Common Area, or the rights of way of any public or private street in or adjacent to the Lots or Common Areas except those screened from view within an approved enclosure.

(C) Parking of trailers, campers, motor homes, recreational vehicles, boats and personal watercraft, kayaks, paddleboards, canoes, and similar paddle craft on any empty/not-built Lot is prohibited.

(D) Parking of trailers, campers, motor homes, recreational vehicles, boats and personal watercraft, on any road within the Property is limited to 1 night in a 7-day period without prior approval of the Association.

(E) Trailers, campers, motor homes, recreational vehicles, boats, personal watercraft, motorcycles, ATVs, side-by-sides, golf carts, lawn equipment, etc. will not be on existing Unit's exterior for longer than 3 nights in a 7-day period.

(F) Kayaks, paddleboards, canoes, and similar paddle craft may be neatly stored in the backyard of a Unit.

PARKING and DISABLED VEHICLES

The Bottom Line: If amendment fails to pass, vehicles can park anywhere for any length of time, including lawns, grass shoulders, common areas, and can permanently park on the street.

Original Language from DofC

ARTICLE VIII, COVENANTS, RESERVATIONS, AND USE RESTRICTIONS

Section 10. Disabled Vehicles.

No disabled vehicle, trailer, or other non-operating equipment shall be parked or placed on any Lot, Common Area, or any road within the Property.

Proposed New Language

ARTICLE VIII, COVENANTS, RESERVATIONS, AND USE RESTRICTIONS

Section 10. Parking and Disabled Vehicles.

(A) No disabled vehicle, trailer, or other non-operating equipment shall be parked or placed on any Lot, Common Area, or any road within the Property.

(B) No vehicle or trailer shall be parked on any lawn, yard, grass shoulder, or common area. All vehicles must be parked on a hard, paved surface or inside a garage.

(C) Permanent parking on the street is not permitted. Temporary visitor parking to accommodate guests is allowed on any road within the Property but is limited to 3 nights in a 7-day period unless approved by the Association.

(D) The pursuit of hobbies or other activities that include specifically, the assembly and disassembling of motor vehicles, boats or boat motors, and other mechanical devices, which might tend to cause disorderly, unsightly or unkept conditions, shall not be pursued or undertaken on any roadway or Lot except within a garage.

OUTDOOR RECREATIONAL EQUIPMENT

The Bottom Line: If amendment fails to pass, temporary outdoor recreation equipment can be placed anywhere, including the streets, with no restrictions.

Original Language from DofC

ARTICLE VIII, COVENANTS, RESERVATIONS, AND USE RESTRICTIONS

Section 11. Outdoor Recreational Equipment. Permanent outdoor recreational equipment including basketball goals, shall not be installed or used on any Lot unless it has been approved by the Committee.

Proposed New Language

ARTICLE VIII, COVENANTS, RESERVATIONS, AND USE RESTRICTIONS

Section 11. Outdoor Recreational Equipment. Permanent outdoor recreational equipment (e.g., basketball goals, trampoline, swing sets) shall not be installed or used on any Lot unless it has been approved by the Committee. Temporary outdoor recreation equipment including portable basketball goals, volleyball nets, soccer goals, etc. are allowed to be set up and used for no more than 72 consecutive hours in a 7-day period unless approved by the Committee. Recreational equipment is not to be placed in the street.

YARD and EXTERIOR MAINTENANCE

The Bottom Line: If amendment fails to pass, homeowners can dump yard debris, grass clippings, etc. in streets, vacant lots, common or wooded areas. Also, homeowners do not have to maintain the home exterior.

Original Language from DofC

ARTICLE VIII, COVENANTS, RESERVATIONS, AND USE RESTRICTIONS

Section 12. Yard and Exterior Maintenance. Plants, grass, trees and improvements now or hereinafter located upon the Common Area shall be maintained by the Association and may not be removed except by permission of Declarant. An Owner shall maintain his Lot and the plants, trees and improvements thereon in accordance with the approved landscape plan and to a level as directed by the Association.

Proposed New Language

ARTICLE VIII, COVENANTS, RESERVATIONS, AND USE RESTRICTIONS

Section 12. Yard and Exterior Maintenance.

(A) Plants, grass, trees and improvements now or hereinafter located upon the Common Area shall be maintained by the Association and may not be removed except by permission of the Association.

(B) Homeowners are not permitted to dump yard debris, grass clippings, etc. in streets, vacant lots, common or wooded areas.

(C) Owner shall maintain his Unit in good condition. This includes: painting and repairing siding, shutters, trim and doors; keeping roofs, gutters, and windows in good condition as directed by the Committee.

(D) Owner shall maintain his Lot and the plants, trees and improvements thereon in accordance with the approved landscape plan and to a level as directed by the Association.

(E) Owners who have docks on their property, must maintain them and keep them safe, clean, and orderly in appearance at all times.

GARBAGE and RECYCLE CONTAINERS

The Bottom Line: If amendment fails to pass, homeowners can only place garbage receptacles by the road the morning of pickup, not the evening before.

Original Language from DofC

ARTICLE VIII, COVENANTS, RESERVATIONS, AND USE RESTRICTIONS

Section 16. Garbage.

Garbage receptacles shall be used upon the Property only in accordance with the guidelines of the Committee or as any governmental entity may direct. If garbage receptacles are required to be placed on the road, the receptacles shall be placed on the road only on the morning of collection and shall be removed from the road the same day that garbage is collected.

Proposed New Language

ARTICLE VIII, COVENANTS, RESERVATIONS, AND USE RESTRICTIONS

Section 16. Garbage and Recycle Containers.

Garbage receptacles and/or recycle type cans may be moved to the street for trash pickup the evening prior to next day collection and subsequently removed that same collection day/evening following collection/trash pickup. Containers must be stored out of sight either within a fenced blind or inside area such as a garage or storage building.

DECORATIONS and DISPLAYS (NEW ADDITION TO THE DofC)

The Bottom Line: If amendment fails to pass, no restrictions on decorations and displays; they can be out anytime and all year.

Proposed New Language for a New Addition to the DofC

ARTICLE VIII, COVENANTS, RESERVATIONS, AND USE RESTRICTIONS

Section 20. Decorations and Displays

- (A) Temporary decorations and lights related to a holiday may be placed on trees, shrubs, fencing, decks, and the exterior of a Unit located on an Owner's Property. Temporary decorations and lights shall not be displayed earlier than 45 days prior to an event and must be taken down within 15 days following the event unless approved by the Association.
- (B) Temporary decorations/displays related to religious observation, national/state observation, cultural observation, wedding, birthday, graduation celebrations, etc. are permitted but shall not be displayed longer than 3 days before and after the event.