

welcome to MARSH COVE

The best neighborhood West of the Ashley!

We're glad you're here

Welcome to Marsh Cove, where the tranquility of coastal living meets the warmth of a close-knit community! As new members of our neighborhood, we are thrilled to extend a heartfelt welcome to you. Nestled in the perfect location, Marsh Cove offers not just a home, but a lifestyle — a blend of coastal charm, friendly neighbors, and a vibrant sense of community that we hope will make your homeownership experience truly special.



Amenities that we offer

Indulge in leisure and recreation at Marsh Cove's premier amenities, featuring a sparkling pool for sun-soaked afternoons and well-maintained tennis courts for friendly matches amidst the coastal breeze.

General guidelines

Discover the harmony of community living at Marsh Cove, where adherence to general guidelines fosters a shared commitment to maintaining the beauty, safety, and serenity of our neighborhood.

ARC standards & requests

Elevate the aesthetics of Marsh Cove by familiarizing yourself with our Architectural Review Committee (ARC) standards and seamlessly navigate requests for exterior modifications, ensuring the preservation of our community's cohesive and charming visual appeal.

Information available online at all times

Stay connected with the heartbeat of Marsh Cove by visiting our comprehensive website at marshcove.org or joining our vibrant Facebook group, where valuable information, updates, and community discussions await at your fingertips.



explore the AMENITIES

Marsh Cove | West Ashley | Charleston, SC

Soak up the sun, poolside

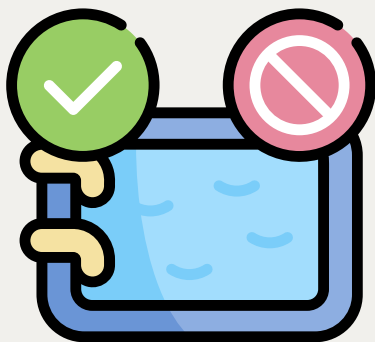
The pool is open to residents and their guests from about April 1 through about September 30. Pool hours are from 6:00 am until 10:00 pm. Please have quiet recreation in the morning and evening hours as to not disturb the nearby neighbors.

Light switches for the pool, tennis court and basketball court can be found on the pool house. Please turn off lights after use.

To access the pool area, you must use your assigned fob. Replacement fobs are \$10 and can be requested by contacting the board email address: marshcoveboard@gmail.com



General pool rules



Pool Hours: Abide by posted pool hours to ensure a consistent and fair experience for all residents.

Guest Limitations: While guests are welcome, please adhere to designated limits per household to maintain a comfortable environment.

Proper Attire: Wear appropriate swim attire in the pool area, and refrain from entering the pool in street clothes or cutoffs.

Supervision of Children: Children must be supervised by a responsible adult to ensure their safety and the enjoyment of others.

No Pets/Animals: For cleanliness and safety, no pets or animals allowed in pool or pool area.

No Glass or Hazardous Items: For safety reasons, avoid bringing glass containers or other hazardous items into the pool area.

Respectful Behavior: Behave respectfully, avoiding disruptive activities, loud noise, or rough play that may disturb others.

Cleanliness: Dispose of trash in designated bins, and help maintain a clean pool area by refraining from bringing food or drinks near the pool.

Posted Rules: Follow all posted rules and guidelines while in the pool and pool area

explore the AMENITIES

Marsh Cove | West Ashley | Charleston, SC

Play on the courts

Our neighborhood boasts fantastic amenities, including tennis, basketball, and volleyball courts for your enjoyment. Feel free to engage in friendly matches or simply unwind with your neighbors. If you require access to the tennis court and need a key, please don't hesitate to contact us via the board email. We're here to ensure that you have every opportunity to make the most of the recreational offerings in our wonderful community.



Reserve the spaces

Embrace the joy of community living at Marsh Cove, where our amenities are not only here for your daily enjoyment but can also be reserved for private gatherings with ample advance notice and board approval. Whether you're planning a birthday celebration, a family reunion, or a casual get-together with neighbors, we encourage you to explore the possibility of utilizing our shared spaces for your special events. To ensure a seamless experience, please reach out to the board well in advance, and we'll be delighted to assist you in making your community celebrations memorable.



visit marshcove.org
to submit a request



understand the GUIDELINES

Marsh Cove | West Ashley | Charleston, SC

Bylaws & Covenants

At Marsh Cove, we believe in fostering a harmonious and thriving community, and this is reflected in our adherence to carefully crafted bylaws and covenants.

These guidelines serve as the cornerstone of our neighborhood's integrity, outlining the principles that contribute to a happy and healthy living environment. We encourage all homeowners to take the time to read these essential documents, available on our website.

Familiarizing yourself with our bylaws and covenants ensures not only your understanding of our shared responsibilities but also contributes to the overall well-being and cohesion of our cherished community. Your commitment to these principles is instrumental in maintaining the unique character that makes Marsh Cove a wonderful place to call home.



The Annual Meeting

As a homeowner, we invite you to become an integral part of our close-knit community by participating in our annual meeting, held every January. This gathering serves as a platform for homeowners to come together, share insights, and actively engage in the decision-making process that shapes our neighborhood's future. Your attendance is not only encouraged but valued, as it fosters a sense of community and collective responsibility. Join us in January to stay informed, connect with fellow residents, and contribute to the continued growth and vibrancy of Marsh Cove. Your involvement plays a crucial role in maintaining the unique character and positive spirit that defines our wonderful neighborhood.



understand the GUIDELINES

Marsh Cove | West Ashley | Charleston, SC

Your monthly dues

We believe in investing in the excellence of our neighborhood, and your monthly dues of \$75 play a pivotal role in making this vision a reality. These contributions go towards maintaining and enhancing the various amenities, landscaping, and common areas that make Marsh Cove such a delightful place to call home. By consistently paying your dues, you are actively contributing to the ongoing improvement and beautification of our community. Your financial support ensures that Marsh Cove remains a well-maintained, secure, and enjoyable environment for all residents. We appreciate your commitment to the betterment of our neighborhood and the shared goal of creating the best living experience for everyone in Marsh Cove.



Social Events & Gatherings

Throughout the year, we organize a variety of engaging social events that provide an excellent opportunity for homeowners to connect, build friendships, and truly immerse themselves in the community spirit. From neighborhood picnics to seasonal celebrations, these gatherings create a sense of camaraderie and belonging. We strongly encourage all homeowners to participate in these events, as they not only foster a sense of unity but also contribute to the unique and welcoming atmosphere that defines Marsh Cove.



Trash bins are collected on Tuesdays, large waste items on Wednesdays, and Recycling is collected every other Friday!

understand the GUIDELINES

Marsh Cove | West Ashley | Charleston, SC

Our Top 15

To foster a thriving and cohesive community, we've crafted a comprehensive Top 15 Guide for homeowners, encompassing essential guidelines to ensure a great neighborhood experience for all Marsh Cove residents.



1. **Respect for Property:** Respect your neighbors' property boundaries and maintain the appearance of your own home and yard to contribute to the overall aesthetic of the neighborhood.
2. **Noise Control:** Be mindful of noise levels, especially during late hours, to ensure a peaceful living environment for everyone.
3. **Pet Etiquette:** Keep pets on leashes when outside and promptly clean up after them to maintain a clean and safe community.
4. **Parking Consideration:** Park vehicles in designated areas and be considerate of neighbors when parking on the street.
5. **Trash Disposal:** Adhere to scheduled trash collection days and avoid leaving trash bins on the curb for extended periods.
6. **Exterior Modifications:** Obtain necessary approvals from the Architectural Review Committee (ARC) before making any exterior modifications to your property.
7. **Community Safety:** Report any suspicious activities to local authorities and stay vigilant to ensure a safe living environment.
8. **Community Facilities:** Follow posted rules and guidelines when using community facilities such as pools, tennis courts, and common areas.
9. **Communication Channels:** Stay informed by regularly checking community communication channels, such as newsletters, emails, or social media groups.
10. **Participation in Meetings:** Attend neighborhood meetings, including the annual meeting, to stay informed about community developments and have a voice in decision-making.
11. **Landscape Maintenance:** Keep yards well-maintained to contribute to the overall appearance of the neighborhood.
12. **Speed Limits:** Adhere to posted speed limits within the neighborhood to ensure the safety of all residents.
13. **Holiday Decorations:** Be mindful of the duration and visibility of holiday decorations, ensuring they are tasteful and do not impede traffic.
14. **Water Conservation:** Practice water conservation by adhering to local guidelines and using water-efficient landscaping practices.
15. **Emergency Preparedness:** Stay informed about emergency procedures and be prepared to assist neighbors in times of need.

follow the ARC STANDARDS

Marsh Cove | West Ashley | Charleston, SC

The role of the ARC

The intent of the Marsh Cove Architectural Review Committee (ARC) is to provide a well-considered and Board approved set of guidelines for home additions, renovations, and improvements. While these guidelines serve as a useful and helpful resource, it's unlikely they will provide every answer for every situation. If there are any questions regarding additions, renovations, or improvements, please contact: Marshcoveboard@gmail.com. We want to help make Marsh Cove the best community it can be while sustaining and improving the value of your home and the aesthetics of the neighborhood and within the By-Laws and Covenants.



Roof repair or replacement

Architectural shingles of the exact color and material as the existing should be used when replacing or repairing a portion of the roof of your residence. ARC approval for minor roof repairs is not required. If you are replacing the roofing of your residence, you must submit a request to the ARC for approval prior to the commencement of the work, even if you plan to use the same material and same color. Solar application will be considered on a case-by-case basis.

follow the ARC STANDARDS

Marsh Cove | West Ashley | Charleston, SC

Windows

Approved replacement of windows can be of the following: Casement or Horizontal Side (no double hung).

Front & Garage Doors

Front doors can be solid or glass paned and garage doors should be solid and without windowpanes. The design and color should be complementary to the color scheme of the house. Front doors may be painted a contrasting color and requests to do so will be evaluated by the ARC on a case-by-case basis. Gutters should match the house and or trim and downspouts should match the color they are up against. A copy of preferred/suggested colors for siding and trim is available beginning on Page 10.



Fences

Fences, boundary walls and hedges shall not exceed five feet in height from the rear of the building line to the rear property line. Perimeter fencing areas of Marsh Cove are to be maintained by individual property owners. Additions, changes to height variances and new fencing require a submitted ARC form.

follow the ARC STANDARDS

Marsh Cove | West Ashley | Charleston, SC

Home exterior

Painting and or replacement of house trim and/or siding must be approved by the ARC in writing before you undertake such work, even if you intend to utilize the same color(s) now existing on your house.

Certain exterior colors may have been approved for a given house several years ago, but such colors may no longer be considered acceptable. The ARC has developed a color chart based on approved and expanded colors that are in harmony with the aesthetics of Marsh Cove. Consideration of color choice is also dependent on surrounding homes.

Where siding and trim colors are to be different use both colors in the same color family. White or light color paint applications can be used on stucco only. High contrast colors should be avoided. A copy of preferred/suggested colors for siding and trim is available at the end of this guide.

Approved siding materials: Cedar, Hardie Board, Seven-inch-wide Vinyl Siding. Colors need to match approved colors. A sample of materials being used must be available for final approval.

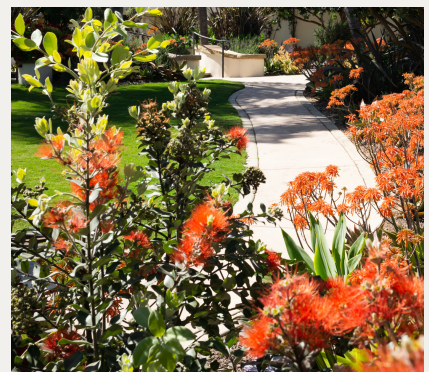


Driveways & walkways

Approved materials for driveways and walkways are Asphalt & Concrete (preferably tinted). Any modification to the driveways needs to be submitted with layout and dimensions. Decorative stone, shell and or brick will be considered on a case-by-case basis.

Landscaping

Any major changes to the landscape need an approved drawing. Submit this drawing along with the ARC form. All tree removal needs to follow City of Charleston tree ordinance regulations. Eliminating a non-protected species must be replaced with something comparable. Marsh Cove is very fortunate to have an amazing canopy forest, which creates a complete ecosystem of birds and other supporting wildlife. It's very hard to find what we have in Charleston these days. It's important to remember that our grand trees may need trimming, de-mossing and divining in order ensure their over all health. Another common problem can be faster growing volunteer species crowding the canopy and over competing for water and necessary nutrients. The ARC is dedicated and happy to provide assistance through the City of Charleston and other resources if needed.



follow the ARC STANDARDS

Marsh Cove | West Ashley | Charleston, SC

Approved colors

Maintaining the aesthetic harmony of our community is paramount, and to ensure a cohesive visual appeal, we have curated a list of approved colors for homes in Marsh Cove. Please refer to the provided color palette below to make informed choices when considering exterior modifications. Adhering to these guidelines not only preserves the unique character of our neighborhood but also streamlines the approval process with the Architectural Review Committee (ARC). Your cooperation in selecting from the approved colors contributes to the overall beauty and continuity of our beloved Marsh Cove community.



SW 7569 Stucco 286-C2	SW 6106 Kilim Beige 204-C1	SW 7037 Balanced Beige 249-C2	SW 6108 Latte 204-C3
SW 9165 Sossamer Veil 238-C1	SW 7064 Passive 236-C1	SW 7065 Argos 236-C2	SW 7669 Summit Gray 282-C3
SW 7036 Accessible Beige 249-C1	SW 7542 Naturel 286-C3	SW 7015 Repose Gray 244-C1	SW 6234 Uncertain Gray 222-C3
SW 2822 Downing Sand	SW 7037 Balanced Beige 249-C2	SW 6073 Perfect Greige 242-C3	SW 7633 Taupe Tone 248-C4
SW 7017 Dorian Gray 244-C3	SW 7546 Prairie Grass 286-C3	SW 6199 Rare Gray 236-C3	SW 6164 Svelte Sage 212-C3
	SW 7171 Felted Wool 245-C4	SW 7748 Green Earth 298-C6	
	MAIL BOX POST		

follow the ARC STANDARDS

Marsh Cove | West Ashley | Charleston, SC

Approved colors

Maintaining the aesthetic harmony of our community is paramount, and to ensure a cohesive visual appeal, we have curated a list of approved colors for homes in Marsh Cove. Please refer to the provided color palette below to make informed choices when considering exterior modifications. Adhering to these guidelines not only preserves the unique character of our neighborhood but also streamlines the approval process with the Architectural Review Committee (ARC). Your cooperation in selecting from the approved colors contributes to the overall beauty and continuity of our beloved Marsh Cove community.



follow the ARC STANDARDS

Marsh Cove | West Ashley | Charleston, SC

Submitting your ARC

Please download ARC form for <http://marshcove.org> website- This form is located on the left side of the site under FORMS and is available in both pdf and word formats Once this form has been completed it needs to be emailed to Marshcoveboard@gmail.com. Any supporting documentation and or pictures are greatly appreciated and will expedite the process.



Timely response

Rest assured, the Architectural Review Committee (ARC) is dedicated to handling your requests in a timely and fair manner. We prioritize effective communication and collaboration with homeowners, striving for a comprehensive approach that aligns with our shared goal of maintaining the neighborhood's aesthetic integrity. Your input and feedback are valued throughout the process, and we are committed to working together to ensure that any modifications meet the community's standards while accommodating your vision for your home.

visit marshcove.org
to submit a request



avoid the FINE SYSTEM

Marsh Cove | West Ashley | Charleston, SC

The purpose of the system

In the spirit of fostering a great neighborhood and maintaining a high standard of compliance, Marsh Cove employs a fine system that serves as a tool for accountability rather than a revenue-generating mechanism. The fines are implemented judiciously to encourage adherence to community guidelines and ensure the overall well-being of our shared living space. It is crucial to emphasize that the primary goal of this system is to create a positive and harmonious environment for all residents. Your understanding and cooperation are vital in upholding the values that make Marsh Cove a truly exceptional place to call home.



Violations & Fines

The following is a list of covenant violations and the associated fines that may be imposed by the HOA for each violation:

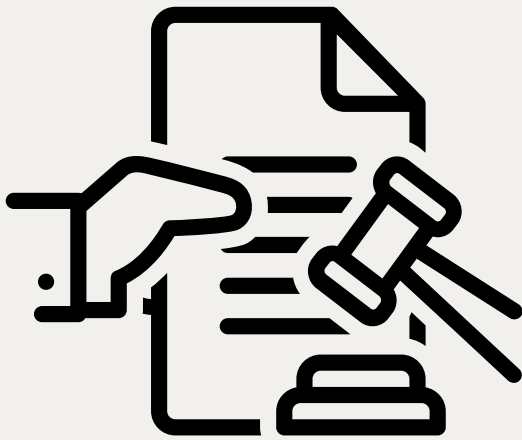
- Failure to maintain landscaping and yard (e.g., overgrown grass, dead trees or shrubs, etc.): \$100 for offense and \$10 per day if uncured.
- Failure to remove trash bins from curb (within 24 hours of trash pick-up) or having trash bins displayed in sight from road: \$25 for offense and \$5 per day if uncured.
- Failure to maintain exterior of property, exterior sidings, garage door and mailbox (e.g. peeling paint, rotted siding, mold and mildew, broken windows, etc.) \$100 for offense and \$10 per day if uncured.
- Parking violations (e.g., inoperable vehicles, unapproved vehicles/trailers/boats visible from street, blocking driveways, etc.): \$50 for offense and \$10 per day if uncured.
- Minor ARC violation (e.g. unauthorized installation of satellite dish, solar panels, or shed, etc.): \$100 for offense and \$10 per day if uncured.
- Major ARC violation (e.g. adding fence, porch or re-roof and or painting a color not approved by ARC and or painting a different color than what was approved.): \$500 per offense and \$100 per day if uncured.
- This list is not intended to be all-inclusive and other fines could be applicable for violations as defined by the Covenants.

avoid the **FINE SYSTEM**

Marsh Cove | West Ashley | Charleston, SC

Notice of violation

If a homeowner violates a covenant, the HOA will provide a written notice of the violation. The notice will include details of the violation, the fine amount, and a timeframe for compliance. The notice will also inform the homeowner of their right to appeal the fine.



The appeals process

Homeowners who receive a notice of violation have the right to appeal the fine. The appeal process will involve submitting a written appeal to the HOA board within 10 days of receiving the notice of violation. The appeal must include a detailed explanation of why the homeowner believes the fine is unjustified or excessive. The homeowner can opt to attend a special meeting with the HOA board in addition to the written letter for the appeal.

The HOA board will then review the appeal and make a decision within 30 days. The decision of the HOA board will be final and binding.

Payment of fines

If a homeowner does not appeal the fine, or if their appeal is denied, the fine must be paid within 30 days of the appeal decision. Failure to pay the fine may result in additional fines or legal action.



avoid the **FINE SYSTEM**

Marsh Cove | West Ashley | Charleston, SC

Waiver of fines

The HOA board may waive fines in exceptional circumstances, such as when a homeowner can demonstrate that the violation was due to extenuating circumstances beyond their control or other excluding situations as determined by the HOA board. The board may also waive a portion or all fines if violation is remedied in an acceptable manner and timeframe.



Required legal action

If a homeowner fails to pay fines or comply with covenants, the HOA board may take legal action to enforce the covenants and collect the fines, including recording liens and foreclosure. The HOA board will then review the appeal and make a decision within 30 days. The decision of the HOA board will be final and binding.

Board of Directors

The Board of Directors has the power to make modifications to this fine system as they see fit with a majority vote from the Board.

