

**PALMETTO POINTE at PEAS ISLAND PROPERTY OWNERS  
ASSOCIATION  
RULES AND REGULATIONS**

Pursuant to the authority granted in the Master Deed for Palmetto Pointe at Peas Island Horizontal Property Regime (the "Master Deed"), on August 3, 2007, the Board of Directors of Palmetto Pointe at Peas Island Property Owners Association, Inc. adopted the following rules and regulations to govern the use of all Units and Common Areas in the Regime. These rules are in addition to all other regulations set forth in the Master Deed and all applicable governmental regulations.

**1. Residential Use of Units.**

All Units shall be used solely for residential purposes. No commercial activity may be conducted in any Unit; provided, however, that (a) a private office may be maintained in a Unit so long as the use does not interfere with other Units and does not include visitation by customers, clients, or unreasonable levels of mail, shipping, storage or trash requirements. No exterior signs may advertise the Unit as a place of business. Declarant may use any Units it owns for the purpose of carrying on business related to the development, improvement and sale of Units.

**2. Temporary Structures.**

No shed, tent, storage enclosure or temporary structure may be placed or maintained at a Unit on in the Common Area except as may reasonably be required, in the opinion of the Board, for purposes incidental to the construction, maintenance or repair of property. Such approved structures must be neatly maintained during the permitted period of use and must be promptly removed upon completion of the construction, maintenance or repair. Unless approved in writing by the Board of Directors, no trailer, camper, shack, tent, garage, barn or other structure of a similar nature shall be used as a residence, either temporarily or permanently.

**3. Parking, Gate and Driveways.**

All driveways, parking spaces and entrances to garages shall be paved or be of such other substance of a uniform quality that (i) conforms to the Development and Landscape Guidelines and (ii) is approved in writing by the Board. No vehicles may be parked on the grass at any time.

The entry gate will remain closed at all times. Visitors should use the scroll buttons to find the address of the person they are visiting. Then they press the call button. This will ring the owners telephone number assigned in the system. Upon answering this call, the visitor will identify themselves and the owner can press the "9" button on their phone. This will open the gate.

In the event of a power outage and the gate is in the down position, you can gently lift up on the arm and it will move to the up position to allow for passage until the power returns.

The number of vehicles parked at a Unit shall not exceed the number of parking spaces available for parking at the Unit. All parking shall be within areas specifically designed for parking. No parking shall be permitted on adjacent rights-of-way except in areas specifically designated by the Board for such use, and then only in accordance with any signage. There is no parking on the grass as it could damage the irrigation system. There is common parking at the entrance to Folly Creek Way. No boats, trailers or overnight parking are allowed in this area.

No unlicensed or inoperable vehicle, house trailer, boat trailer or other trailer, mobile home, boat, camper, habitable motor vehicle, bus, truck or commercial vehicle over one (1) ton capacity; or vehicle bearing a prominent commercial logo or lettering shall be stored or parked overnight in a permitted parking area except within an enclosed garage, or when otherwise screened from view from adjacent Lots or streets in a manner approved in writing by the Board. Owners or Occupants shall not occupy visitor parking on an indefinite or recurring basis.

#### **4. Garages doors.**

Garage doors shall remain closed except when vehicles are entering or exiting the garage, or when a permitted activity within the garage requires that the garage door be temporarily open for ventilation, light or access.

#### **5. Delivery Receptacles and Lot Identification Markers.**

The Board has authority to issue specifications for and approve as to location, color, size, design, lettering and all other particulars: all receptacles for the receipt of newspapers or similar delivered materials; property identification markers; and name signs.

#### **6. Offensive Activities.**

No noxious, offensive or illegal activities shall be carried on upon any Unit or Common Area, nor shall anything be done thereon that is or reasonably may become an annoyance or nuisance to the Owners of other Units. Without limiting the generality of this provision, no exterior speakers, horns, whistles, bells or other sound devices that emit sounds that are clearly audible in other Units shall be used on the Property, except for security, theft or fire alarm devices or other devices expressly approved in writing by the Board of Directors.

#### **7. Storing or Leaving Items Outside the Unit**

No items, including, without limitation, garbage cans, yard waste, play equipment, grills, or similar items shall be stored by an Owner outside the Unit of such Owner except as expressly approved by the Board. Play equipment (such as basketball goals, bicycles, tricycles, swings, storage containers, pet houses or similar property) shall not be left or kept on walks, driveways or road rights-of-way.

## **8. Garbage and Refuse Disposal.**

Trash, garbage or other waste shall be kept in closed, sanitary containers and, except on collection days, shall be kept inside the Unit or within an enclosed storage area approved by the Board. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. All waste left for disposal must be in an enclosed container suitable for the waste. Bags, boxes or plastic bags containing waste may not be left on the street because of the wildlife that cohabitates on or around Peas Island.

Garbage cans, trash containers, or other trash or debris shall not be placed on the street right-of-way or adjacent walks or driveway until after 6:00 P.M. on the day before the collection day. Only those items that will be picked up by the waste collection service shall be placed in such areas. All empty containers shall be removed by 7:00 P.M. on the day of collection. Garbage and trash collection days are Monday and Thursday.

## **9. Use of Docks and Boat Ramp.**

All of the docks in the Regime are community property for the general use by all owners and their guests, if the guests are accompanied by the owner. The boat lifts and the walkways to the boat lifts are considered private and may only be used by Owners and guests of Owners who have the rights to the use of the boat lift. These areas are potentially dangerous so we ask lift users to minimize the number of people allowed near the lifts. Owners should first launch their boats then load their guests and any supplies at the floating docks. We recommend that life jackets be worn while in the boat lift area. All operations, maintenance and repair of the boat lifts are the responsibility of the boat lift users.

Owners are allowed to moor their boats overnight at the floating docks. No one may moor a boat at a floating dock for more than 3 consecutive days or 2 consecutive nights. We ask that you be mindful of the needs of all owners and not abuse this privilege. Habitual mooring by the same owner may be terminated by the Board.

The boat ramp is for general use by all the owners. No boats or trailers are allowed to be parked at the boat ramp overnight. The boat ramp is 10 feet wide and should only be used for small watercraft under 20 feet in length and/or boat trailers that are single axle only. There is a concrete stop at the end of the boat ramp to prevent anyone from backing there trailer too far into the creek. All Owners are reminded to check the tide chart before launching or retrieving any boat. This is a tidal creek.

## **10. Club House and Pool.**

The club house and pool area, known as "The Walker Pavilion", is for the general use of all owners. The club house is also available for owners to reserve for parties or other special events, if notice and permission is given, in advance, by the Board or its designee. Owners are required to keep the club house and fitness area clean and to notify the Board of any needed repairs or replacements. The Walker Pavilion is equipped with wireless internet and no security code is required at this time.

All doors must be locked and all lights turned off when departing. The glass doors can be locked by lifting up on the door handle to engage the locks and then turning the lock clockwise. You must pull up on the door handle to engage the lock.

### **11. Renting the club house**

Renting the club house for special events may only occur if an owner is the sponsor and will be present during the entire event. The sponsor must submit a request to rent the club house to the Regime Manager at least 30 days prior to the event. The Regime Manager will post the event date at the club house for all owners to view. The other owners will not be allowed to use the club house during this time.

The sponsor is responsible for any and all damages or repairs to the club house as a result of this event. The sponsor must pay for the regime cleaning service to clean the club house the day after the event. The fee is \$100.00, which will cover the cleaning service. There will be a required \$200.00 deposit that will be returned assuming the owner follows all the rules and there is no damage. If there are any repairs needed, it will be deducted from the deposit at the discretion of the Regime Manager.

The rules for use of the club house are listed below:

Only owners may rent the club house and must be present

All events must be posted 30 days in advance

No furniture can be moved or rearranged

No one may use the fitness equipment or use the fitness room

The event cannot last longer than 6 hours and must end by midnight

The sponsor must remove all trash from the house after the event

The kitchen must be cleaned and all food removed from the house

No bands, loud music or any noise that disturbs the community

The pool cannot be used if alcohol is served

If the pool is used, all pool rules must be strictly monitored.

The sponsor will sign a waiver indemnifying Palmetto Pointe H.P.R. from any legal action that may arise as a result of this event.

### **10.1 Use of extra bedroom in club house**

The rental of the extra bedroom and bathroom located in the Walker Pavilion is available for rent to Palmetto Pointe Owners only, for the short term use of their guest. This bedroom and bathroom is available for the owners to allow their short term visitor to stay, no more than 3 nights at a time. The fee for renting this room is \$50.00 a night and the cleaning will be the responsibility of the owner. All reservations must be reserved 10 days in advance through the Regime Manager. The key will be issued to the owner on the day of arrival of the guest. The fee will be paid at the time of registering with cash or check only. There will be a \$100.00 deposit required that will be refunded once the guest has departed and an inspection has occurred by the regime Manager.

The rules for renting this room are listed below:

Only owners may rent the bedroom for their guest

No furniture can be moved or rearranged

The stay cannot last more than 3 nights

The guest must depart by 11:00am on the final day

The sponsor must remove all trash from the bedroom

The bathroom must be cleaned upon departure

The owner must provide the sheets, towels and toiletries

The guest cannot impede or limit the use of the club house for the other owners.

The sponsor will sign a waiver indemnifying Palmetto Pointe H.P.R. from any legal action that may arise as a result of this stay.

#### **11. Use of Amenities.**

Use of amenities at Palmetto Pointe at Peas Island is subject to additional rules posted at the site or distributed by the Association from time-to- time.

#### **12. Waiver of Rules and Regulations.**

The Board of Directors may, for good cause, as determined in its sole discretion, waive enforcement of these Rules and Regulations which are not violations of the Master Deed. Such waiver shall be in writing and be limited to the specific instance in which it is invoked.

#### **13. Enforcement of Rules and Regulations.**

Failure to comply with all Rules and Regulations shall be grounds for denying access to any Common Area, imposing fines, instituting legal action against the violator to recover sums due for damages or for injunctive relief, or such other actions as are permitted by applicable law. If the Association employs legal counsel to enforce a Rule or Regulation, all costs incurred in such enforcement, including court costs and reasonable attorneys' fees, shall be paid by the violating party.

#### **14. Amendments.**

The Board of Directors has the right to modify these Rules and Regulations or adopt additional Rules and Regulations from time to time.

#### **15. Contacting the Association.**

Correspondence to the Association should be addressed as follows:

Palmetto Pointe at Peas Island Property Owners Association, Inc.

C/O C&T Services Regime Management

P.O. Box 1672

Folly Beach, SC 29439