

## NORTH MYRTLE BEACH GOLF AND TENNIS RESORT

### RULES AND REGULATIONS

**GENERAL:** Each owner is responsible for the proper conduct of family members, guests and service personnel, and must ensure that they understand and observe all rules and regulations. Each unit must have a copy of these rules available for their guests. If a management or rental company is renting a unit, they need to be given a copy of these rules to hand out with the keys.

**BALCONIES & DECKS:** Clothing, linens, towels and the like shall not be hung from the balconies, porches, window sills or draped across outdoor furniture. Decks are to be kept neat and clean. No plastic sheeting is to be installed over the screens. Nothing is to be thrown from the balconies. This includes but not limited to food, appliances, trash, trash bags, furniture and cigarette butts.

All sliding glass doors and screens must be in working order and attached to frame/building. Screens may not be stored on the balcony/porch area.

Decks are not storage facilities. Decks are to be kept neat. No clotheslines, no mattresses, no storage boxes, etc. No electronic devices may be attached to the exterior of the buildings or in any manner that they would extend beyond the interior walls of the unit.

Shower curtains, sheers, or similar are not acceptable coverings. As of May 1, 2021 roll up shades or shades of any type are prohibited on balconies and decks. **Any existing roll up shade installed on a deck or balcony may not be replaced.**

No plants/objects (string lights, decorations, etc.) shall be hung from the roof of balconies or patios.

Do not feed birds/squirrels from balcony.

**BLINDS & WINDOW COVERINGS:** All draperies or other window coverings on a window facing the exterior of any Apartment and visible from any Common Element or public or private street or area shall be lined with a white lining with the white lining exposed to the exterior of the Apartment.

**PARKING:** Parking is by permit only with permit displayed on the front vehicle window at all times. All vehicles must be registered with the Property Management Company. Parking permits are limited to two (2) per unit. No stripped, partially wrecked, disabled or junk motor vehicle, or part thereof, may be kept on Association property. Replacement stickers area available at a cost of \$25.00 per sticker.

Two Temporary Parking Hang Tags will be issued to each unit for use by visitors. Replacement Temporary Tags will be issued at a cost of \$25.00 per sticker. Temporary permits are to be transferred upon the sale of the unit. Temporary permits are limited for short term use only (7 days or less). Temporary permits may not be utilized for a third vehicle permanently kept on site.

All vehicles parked on site must be in legal, operable condition and be properly licensed. Vehicles with expired tags are not allowed. Inoperable vehicles may not be stored in the parking areas of the complex, including guest parking stalls. No storage of vehicles is permitted on property.

Vehicle owners must promptly clean up oil and other fluid spills from their vehicles and those of their guests.

No parking shall be permitted on any Common Elements except in designated parking areas.

For Sale Signs and similar are prohibited.

Vehicles are not to be utilized as mobile storage units.

No washing, detailing or repairing of vehicles is permitted with the exception of a flat tire or dead battery.

Speed limit of 10 MPH is established on all roads and streets.

Violations may result in the vehicle being towed, at the owner's expense.

Parking is limited; please be courteous and park only one (1) vehicle directly in front of your building.

**GOLF CARTS:** Only owners shall be permitted to have golf carts on property. Homeowners must submit a written registration application to the Association Management Company, accompanied by the required \$50.00 permit fee and supporting documentation. Homeowners shall properly register the golf cart with the South Carolina Department of Motor Vehicles and the SC DMV decal must be displayed on the cart windshield and a copy of the registration must be provided to the HOA. Parking sticker should be affixed near the state registration sticker. Golf carts are considered vehicles and must abide by all rules and regulations related to vehicles on property. Golf Carts are to be parked only in designated areas. Golf Carts shall NOT be temporarily parked in no parking zones or in regular parking spaces. Golf carts shall be parked in designated golf cart spaces. Replacement stickers are \$25.00 per sticker.

**MOTORCYCLES:** Only owners shall be permitted to have motorcycles on property. Motorcycles are considered vehicles and must abide by all rules and regulations related to vehicles on property. Motorcycle and Moped owners are to utilize a "puck" under their kick stand to preserve the asphalt parking area and prevent same from creating a divot.

**OUTDOOR COOKING:** The designated Grill Area is the only place where grilling or open flame cooking is allowed. Storage of outdoor grills on the decks or porches is prohibited.

**FIREARMS AND FIREWORKS:** No fireworks or firearms, of any variety, shall be discharged on property.

**HAZARDS:** No flammables, oils or explosives may be brought into the dwelling unit, balcony, deck or storage room areas. No propane units of any type may be stored in any area of the Community (This includes but is not limited to personal sized propane tanks used on torches).

**NOISE:** Quiet hours are from 11:00 PM to 8:00 AM and as such, TV's stereos and musical instruments should be used in consideration. Excessive noise and/or disturbing other guests or owners will not be tolerated.

**BICYCLES:** Bicycles are to be chained to racks provided or kept on individual porches. Bicycles found on common areas such as under the stairs or in hallways will be removed and stored for a period of 30 days. If the bicycle is not identified and collected by the owner within the 30-day period, it will be disposed of. Bicycles must be operational and not missing parts/pieces.

**TRASH:** All trash should be bagged and deposited in the dumpster. Please break down and flatten any boxes. Discarding used furniture, mattresses, and appliances into or by the dumpsters is prohibited and may result in a disposal fee being assessed to the owners' account. No trash bags or any trash is to be left in hallways. Any owner/tenant observed or identified as leaving trash in the common areas, on decks/patios or near the dumpsters will be subject to an immediate \$200 fine.

**POOL:** Please adhere to the rules posted at the pool. The use of the pool is strictly limited to owners and guests that are currently staying at North Myrtle Beach Golf and Tennis. Persons using these facilities do so at their own risk.

Pool (and pool enclosure) hours are from 9:00 AM to 8:00 PM. There is no lifeguard on duty, please do not leave children unattended. All children under 13 years of age must be accompanied by an adult. Children that are not potty trained may not enter the pool.

No glass is allowed in the pool area. Please do not leave items in the pool area when you are not there (ie. overnight). Items left overnight or unattended/unclaimed will be collected and disposed of immediately. Please place your trash in the proper receptacle and not leave at the pool deck.

As to not disturb others utilizing the pool area, no external speakers are permitted.

Pool bands must be worn at all times when in the pool/pool area. Each Unit Owner shall receive a total of 4 pool bands. Additional pool bands are available at the Management Office at a cost of \$5.00 per pool band.

Electronic gate cards will be issued to each unit – ONE (1) card per unit which is transferrable upon the sale of the unit. The electronic card must be signed for at the Management Office by the owner of the unit. If cards are lost or stolen, or not transferred at the time of sale, the replacement fee shall be \$50.00.

Owners/Tenants observed allowing others without an electronic gate card into the pool area will have their privileges revoked.

Owners whose accounts are not in good standing (includes fines and assessments) will have privileges revoked.

**SIGNS:** No "For Sale" signs or the like shall be permitted on any Common Element or in any Apartment so as to be visible from any Common Element or public or private street or area.

**PETS:** Only Owners shall be allowed to have common household pets such as birds, domesticated cats, fish, dogs and other small mammals. Pets shall be registered with the Association through its Management Company and must be inoculated as required by local law, providing the Association with satisfactory evidence of such compliance. Animals shall be under the control of the owner at all times (on a leash/in a crate).

Owners who have a pet on any portion of the condominium property shall indemnify and hold the Association and each of its members, tenants, guests and employees free and harmless from loss, damage, claim or liability of any kind or character whatever.

An Owner who allows a pet to be maintained in a Unit must be insured against any damage or personal injury caused by the pet(s).

Pet waste stations are located throughout the community. Failure to pick up pet waste will result in an immediate \$100.00 fine. Each subsequent occurrence will result in a \$100 fine.

If the pet is deemed a nuisance by the Association, the Board of Directors of the Association shall have the right, in its sole discretion, to terminate and cancel a pet registration and require that the pet be removed from the premises after three (3) days prior written notification.

Service Animals must be registered with the Association Office and listed on the valid signed lease prior to occupancy. Copies of proper documentation must accompany the lease. Tenant must supply proof of renter's insurance for liability purposes.

Pet owners may be fined for violations of the Rules and Regulations.

**RENTALS:** A Unit shall not be leased or rented for a term less than six (6) months in accordance with a written agreement, a copy of which must be provided to the Association or Management Company prior to the commencement of the lease or rental term. The Unit Owner must provide a copy of the Governing Documents of the Association including the Rules and

Regulations to the tenant at commencement of the lease and provide a copy of a signed acknowledgement by the tenant agreeing to comply and be bound by them.

The Unit Owner shall remain responsible for all actions or omissions by the Tenant throughout the term of the tenancy.

All persons who will occupy a Unit shall be listed on the lease or rental agreement and such occupancy shall comply with applicable zoning and occupancy laws and ordinances.

Listings on AirBNB or any home-sharing, short term, or vacation rental website is prohibited.

A valid lease must be on file with the Management Office for assigned parking permits to be valid.

**LAUNDRY ROOM:** Codes change periodically and it is the responsibility of the homeowner to provide the code to their tenant. Laundry rooms shall not be utilized during quiet hours (11pm to 8am). NO personal belongings or household trash is to be left in the laundry areas.

**PEST CONTROL:** Pest control services are included in the monthly Association fees. Homeowner pets must be crated (dogs and cats) for the safety of the pets and the technicians. Pest control is a requirement and cannot be refused. Denying access for pest control will result in a \$50 fine.

**VANDALISM:** Anyone vandalizing Association property will be prosecuted to the full extent of the law and barred from using the common property. This includes, but is not limited to, disarming the pool gate equipment, internet and cable services, tampering with security camera systems and altering the landscape.

**DRUGS:** North Myrtle Beach Golf & Tennis is a drug-free community. Drug use on the property will be prosecuted to the full extent of the law. Drug use is also a violation of Article XV (Title: Regime to be used for Lawful Purposes, Restrictions Against Nuisances, etc.) of the Master Deed. If you see or know of drug use on the property, please contact law enforcement at 843-280-5511 and also report to Atalaya Management at 843-272-2695.

**NO SMOKING:** North Myrtle Beach Golf & Tennis is a non-smoking facility. Smoking is prohibited in enclosed hallways and stairwells.

**FLOOR MATS:** Homeowners can place a floor/door mat in front of their door, but it must not exceed the width of the unit door.

**ARCHITECTURAL CHANGES:** No changes shall be made to the exterior of any unit without the consent of the Board of Directors. (This shall also include changing sliding glass doors and windows.) Homeowners can obtain the necessary form via the Owner's Portal. Homeowners should contact the City of North Myrtle Beach for the proper specifications for the changes and are responsible for obtaining the necessary permits if applicable. Changes made to the exterior of any unit without the consent of the Board of Directors shall result in an immediate \$100 fine. See Architectural Guidelines on Owner Portal.

**LANDSCAPING CHANGES:** No homeowner or their tenant may place objects or make changes to the common area landscaping at any time.

**HOMEOWNER RESPONSIBILITY TO TENANT AND RENTAL AGENTS:** It is the responsibility of the unit owner to advise their tenant or rental agent of any notifications they receive concerning the community. The Management Office will not correspond with rental agents or tenants. The owner is the main point of contact for the Management Office.

**EMERGENCY CONTACT INFORMATION:**

POLICE, FIRE, AMBULANCE: 911 or (843) 280-5511

NORTH STRAND ER: (843) 663-8420

MANAGING AGENT: (843) 272-2695