

CAROLINA WILLOWS RULES AND REGULATIONS

(Revised and Adopted July 20, 2018)

INTRODUCTION

Condominium living is a new experience for many of us and requires an understanding of its operation. With everyone's cooperation, all may enjoy the advantage of condominium living.

In order to create a congenial and dignified residential atmosphere, the Board of Directors have adopted these Rules & Regulations for all owners, tenants, their families and guests. In general, the Rules are not original, but are the result of our experience and the experiences of other condominium communities.

These Rules & Regulations are designed to satisfy individual personal desires. The Rules & Regulations meet the approval of the majority of owners and is only the means to achieve success of condominium living.

Questions must be submitted to the Managing Agent in writing. The Managing Agent will make every attempt to resolve questions. If the Managing Agent cannot resolve the issue, the issue will be forwarded to the Board of Directors for resolution.

PURPOSE OF THIS POLICY

To establish a standard for enforcing rules, documenting violations and assessment of fines as outlined in the associations bylaws. The Carolina Willows Board of Directors will have the right to change or remove rules from time to time for the safety and protection of the property.

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Section 1 - Violation Categories:

- **Damage / Missing Screens:** Repaired or replaced.
- **Damage / Missing Blinds:** _____ Repaired or replaced.
- **Damage / Broken Windows:** Repaired or replaced.
- **Improper Blind / Curtain Color:** Blinds and curtains must be white to the exterior.
- **Improper Storage:** Porches are not to be used as storage areas. Common areas and stairs are to be kept clear of personal items. **Clotheslines are not permitted.**
- **Pets:** Tenants are not permitted pets of any kind. Dogs over 40 pounds are restricted from the property. Owners may have up to 2 dogs per unit. Permitted pets are not allowed for breeding or maintained for any commercial purpose. All pets will be kept on a leash at all times when outside of the unit. Pet owners are required to pick up after their pets **See Fines.**
- **Fire Code Violations:** Grills of any type (charcoal, electric or gas) are not permitted on the property. Outside burning (fire pits, etc.) is prohibited as defined in the Horry County Fire Code. Flammable products (gasoline cans, paint thinners, etc.) shall not be stored within the units or storage areas. Fireworks are strictly prohibited.
- **Improper Trash / Item Disposal:** Residents must dispose of household trash in tied trash bags and placed within the dumpster. Larger items (furniture, bedding, televisions, electronics or any other item that cannot be placed within the dumpster) shall not be left outside of the dumpster. It is the resident's responsibility to dispose of those items properly. Contact Horry County Waste Management for details and locations. A recycling center is located behind the Fire Station on International Drive. Any resident observed in violation of the above rule, the owner will be notified by letter outlining the violations and given 24 hours to correct the violation. If the violation is not corrected, a fine will be assessed to the owners account. A list of improper items, SEE Appendix 1.
- **Pool Use:**

The hours of operation are from 9 AM till **10** PM. The pool is accessed using the swipe card.

Unit owners were issued 3 pool tags. Additional pool tags may be purchased from the Managing Agent for \$20.00.

All adults must be in possession of a pool tag. A fine of \$50.00 will be assessed to the owners account for failure to possess a pool Tag.

Children of Unit owners or renters are required to have a pool bracelet.

Children 17 years of age and younger must be accompanied by a Parent or Legal Guardian.

Each Unit Owner is allowed 2 GUESTS at the pool and guest are required to have a guest Band. Guest Bands may be purchased from Managing Agent at a cost of (2) for \$10.00.

Pool furniture must remain within the pool area. **The pool gate shall not be propped open** at any time. Unauthorized access (climbing over fence etc. is prohibited. Glass items (bottles, etc.) are not permitted within the pool area.

ALCOHOLIC BEVERAGES ARE PROHIBITED.

No pets are allowed in the pool area.

The use of radios, cd players, and portable music devices are only allowed if headphones are in use.

CHILDREN IN DIAPERS ARE NOT ALLOWED IN THE POOL WITHOUT WEARING A SWIMMIE. RESIDENTS, TENANTS AND THEIR GUESTS ARE CAUTIONED THE USE OF THE POOL, ITS EQUIPMENT AND FACILITIES AT THEIR OWN RISK. THERE ARE NO LIFE GUARDS ON DUTY.

Owners, residents, tenants or guests found in violations of any of the aforementioned rules, an immediate fine of \$100.00 will be applied of each violation to the owners account. Any subsequent violation, fines will be applied accordingly.

CONTINUED POOL VIOLATIONS WILL RESULT IN THE LOSS OF POOL PRIVILEGES.

- **Noise:** Televisions, stereos, radios and musical instruments should be used with discretion as not to disturb other residents. Excessive noise of any type after 10 PM and before 8 AM is prohibited and a violation of local noise ordinance.
- **Vehicles / Parking:** All vehicles must be maintained in good running condition. All vehicles must be properly licensed and the Carolina Willows parking tag displayed. All vehicles with expired license plates can be towed. Trailers, campers, motor homes, jet skis, boats, commercial vehicles, golf carts and trucks (excluding pickups) are prohibited. Anyone found in violation will be towed immediately from the property (at the vehicle owner's expense).

Hanging ID tags are required on all vehicles on the property. ID tags must be visible at all times. Vehicles not displaying ID tags are subject to being towed. Handicap parking is permitted in marked areas and covered by State law, enforced by the Horry County

Police Department. Proper Handicap tag or license plate must be displayed.

As of April 1st 2013, only Owner(s) may apply for a parking permit for one (1) motorcycle per unit. Parking ID's may be purchased from the Managing Agent for \$25.00. ID tags are to be affixed to the handlebars. All motorcycles are required to use kickstand pads. No loud exhaust noise is allowed.

- **Alterations:** No structural alterations may be performed without prior written consent of the Board of Directors.
- **Yard Sales / Signs:** Yard sales are prohibited. Display of any signs other than those authorized by the Board of Directors or the Management Agent are prohibited.
- **Gate Use:** Two swipe cards are assigned to each unit at Carolina Willows. Owner(s) are responsible for the use of the swipe cards. Owner(s) may share swipe cards with their tenants. Swipe cards are **NOT** to be shared with guests or contractors. Owner(s) may purchase additional swipe cards from the Managing Agent for \$25.00. Any misuse of the swipe cards will result in a fine of \$100.00 applied to the owners account.

Section 2 - Fines:

Fines may be imposed at the discretion of the Board of Directors upon an owner for failure of the owner, their family, guests, lessees or employees to comply with any covenant restriction, rule or regulation provided the following procedures are adhered to:

- A warning letter giving the unit owner seven (7) days to correct the violation, or requesting a hearing before the Board on the violation. The request for hearing shall be submitted in writing to the Association or the Managing Agent, and received by the Association within seven (7) days of the date of the warning letter.
- The noncompliance shall be presented to the Board of Directors in writing after which the Board of Directors may hear reasons why penalties should not be imposed. A written decision of the Board of Directors shall be submitted to the owner no later than twenty-one (21) days after the Board of Directors meeting.
- A letter to the owner advising the violation was not corrected within the seven (7) days, a \$100.00 fine will be assessed to the owner's account.
- A letter advising the owner the violation was not corrected within fourteen (14) days, a \$300.00 fine will be assessed to the owner's account.
- A letter advising the owner the violation was not corrected within twenty-one (21) days, a \$500.00 fine will be assessed to the owner's account.
- Dog owner fines a letter to the owner advising the violation was not corrected within the seven (7) days, a \$250.00 fine will be assessed to the owner's account.
- Dog owner fines a letter advising the owner the violation was not corrected within fourteen (14) days, a \$500.00 fine will be assessed to the owner's account.
- Dog owner fines a letter advising the owner the violation was not corrected within twenty-one (21) days, a \$1000.00 fine will be assessed to the owner's account.
- Any violation not corrected within the allotted time period, a letter to the owner stating the matter will be turned over to the Association attorney for the filing of a Claim of Lien and Foreclosure against the property.
- Fines will be collectible in the same manner as any other assessment for common expenses. Fines will be a personal obligation of the unit Owner(s) and shall constitute a lien against the affected unit. The Association shall have the right to enforce such obligations and liens through the institution of a damages suit or foreclosure action, or both. In addition to any fine or unpaid assessment, the Association shall be entitled to recover all costs of collection, including reasonable attorney's fees and court costs.

Checks made payable to Carolina Willows HOA and remitted to:

C/O Waccamaw Management
P.O. Box 51558
Myrtle Beach, S.C. 29579

Section 3 – Corrective Action:

To avoid fines, the owner(s) should take corrective action immediately. If unable, the owner(s) should contact the Managing Agent to inform them of the circumstances and when corrective action will be taken. It is the owner(s) responsibility to notify the Managing Agent when the violation has been corrected.

Section 4 - Access of Units:

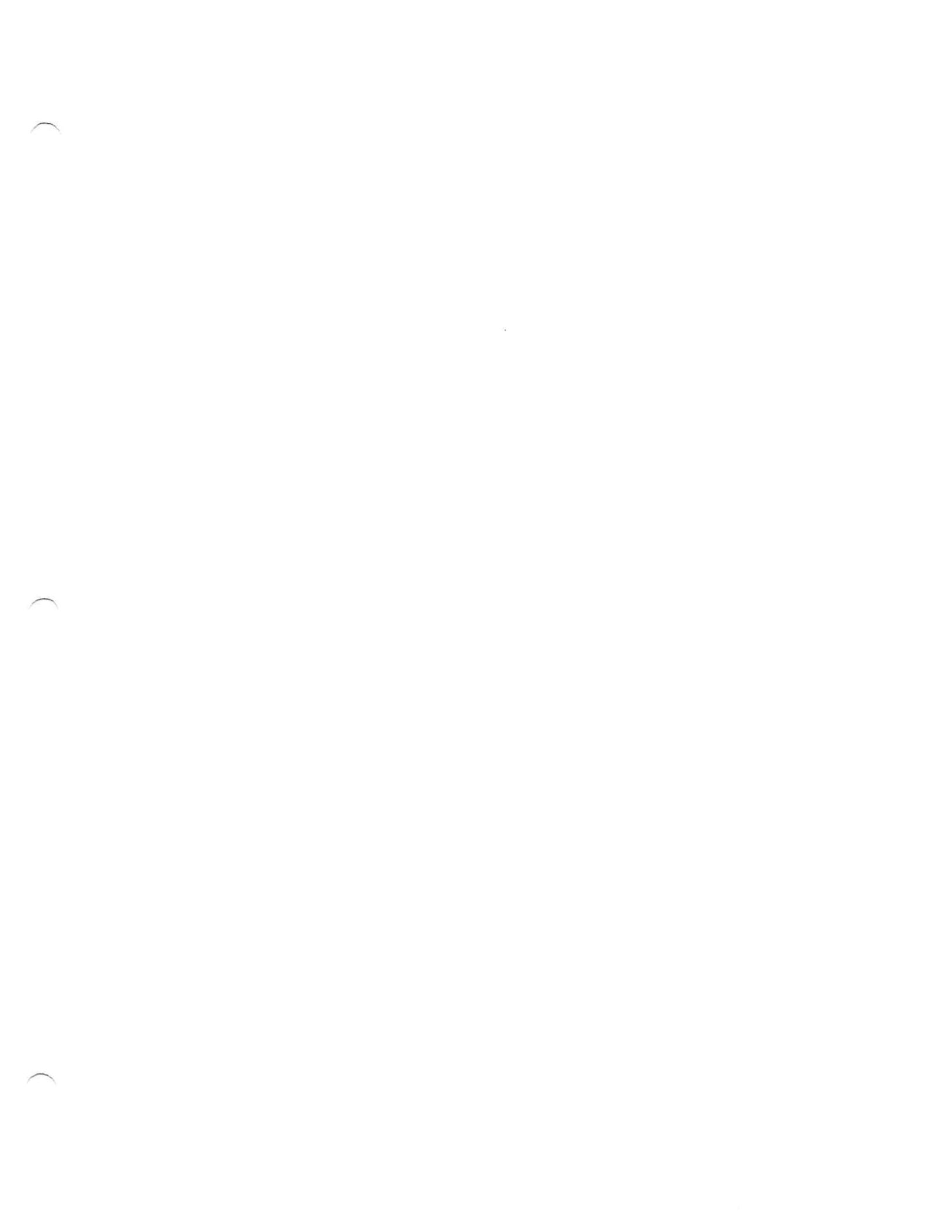
The Association had the irrevocable right to have reasonable access to each unit for pest control, maintenance, emergency repairs, etc. Each owner(s) is required to provide the Managing Agent with a working key and or security code in order to facilitate any required access. Failure to provide access will result in a violation and fine.

Section 5 - Board of Directors Approval of Lease/Rental Contract Form:

As stated by the Master Deed for the Carolina Willows:

ALL LEASES SHALL RESTRICT OCCUPANCY TO NO MORE THAN FIVE PERSONS.

The Board of Directors has the right to approve the form of all lease and rental contracts. Occupancy by a tenant under any lease or rental contract is subject to continuing approval of the Board of Directors which may be withdrawn at any time for violations. The Board of Directors shall notify the owner(s) to request compliance. If such compliance is not forthcoming in a timely manner, the Board of Directors may fine the owner(s) or pursue other remedies including a covenant enforcement action available under this document. Owner(s) MUST provide the Managing Agent with a copy of any lease or rental contract to be kept on file with the Managing Agent.



Appendix 1:

The following list of items have been deemed hazardous by the Horry County Solid Waste Authority effective July 1, 2011. Fines will be assessed to the owner(s) account if found in violation of placing any of the listed items in the dumpsters at Carolina Willows.

Any waste that has been contaminated by Petroleum Products:

Absorbent (vermiculite), paper towels, rags, concrete, pipes, containers, soil, filters (oil etc.) storage tanks, mechanical/machine parts, tar sealant material.

Any waste that has been contaminated by Polychlorinated Biphenyls (PCB's):

Any waste that has come in contact with liquid containing PCB's, electrical components (T.V's, Computers, etc.) lighting ballasts, capacitors, transformers, Fluorescent bulbs, Compact bulbs, etc.

Any waste that has been contaminated by Organic Chemicals or Solvents (industrial plants, chemical plants, laboratories, construction sites, etc.):

Absorbent, mechanical/machine parts (valves, etc.), adhesives, paint thinner, caulking, flooring (wood, carpet, etc.), tar, glazing, compound and vats.

Any waste that has been contaminated by Preservatives. (Pentachlorophenol & creosote):

Containers, railroad ties, mechanical parts used in manufacturing processes, soil, filters, utility poles.

Any waste that has been contaminated by Pesticides/Herbicides:

Concrete, pallets & crates, containers (packaging), soil, equipment used for application, vats.