

Racquet Club Villas

Rules and Regulations

Each villa owner is responsible for ensuring that their co-owners and guests comply with these and all Rules found in the complete bylaws and master deed for Racquet Club Villas Horizontal Property Regime (HPR).

1. Maintenance of Common Areas:

- a. All common areas around and underneath buildings must be kept free and clear of all personal belongings.
- b. No clothes, towels, laundry, etc. shall be hung on rails or clothes lines anywhere on the buildings or on the property.
- c. All garbage must be placed in plastic bags and deposited in garbage cans in the trash disposal areas. All such areas must be kept in clean and orderly condition.
- d. Recycle bins are for recyclable items only; do not put trash or dog waste in recycle bins.
- e. Limited common areas (balconies, decks, breezeways, etc.) must be kept in a neat and orderly condition and may not be used for storage of personal items.
- f. Except as provided below in regard to the temporary storage of construction materials, Grills, bicycles, kayaks and water hoses are the only items that may be stored underneath buildings outside of the owner's individual storage units. Hoses must be hung neatly on a hanger next to the owner's individual hose spigot. Kayaks must be hung neatly behind the storage area. When not in use, grills and bikes must be stored out of sight behind or in the owner's individual storage units. Homeowners are limited to keeping their bikes and grills under their own buildings. LP/propane gas tanks are limited to 1 lb. tank capacity. Renters or Owners' Guests who rent bikes are required to park their bikes in the bike racks provided by the pool parking lot. Any owner having work done on their unit may temporarily store construction materials under their building in one of the parking spaces subject to the following: (i) the owner contacts the management company with detailed information regarding the project including a definite start and stop date and the materials to be stored, (ii) the Board approves the temporary storage, (iii) the materials are reasonably stored in the least disruptive and unsightly manner and (iv) the stored materials cannot impede the ability to park a car in the space. Board approval of the storage may be withdrawn at any time the Board determines the storage exception is being abused.

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2. Parking, Trailers, and Other Vehicles:

- a. Boats, trailers and recreational vehicles are prohibited from being kept on RCV property. Storing of vehicles underneath the buildings is prohibited. Vehicles parked in outside lots cannot be covered and must be maintained as provided for below. Vehicle storage is defined as: to leave in a location for later use (ex. Parking a vehicle underneath a building to be kept for use when you come back into town). If you are going to be gone longer than 10 days, you must obtain approval from management to leave your vehicle under a building. If you store a vehicle in an outside lot and are going to be away for longer than 30 days, you must notify Management.
- b. Only legally registered automobiles may be kept on RCV property. All vehicles should be kept clean and in good working condition. Working on vehicles on RCV property (i.e. oil changes, etc.) is prohibited.
- c. The parking spaces underneath the buildings shall be reserved for the use of property owners only. Renters, guests, contractors, non-resident family members and all other non-owners shall park in the open parking lots. Parking on the grass and/or pine straw is prohibited .
- d. Owners shall only park under the building in which their respective villa is located.
- e. Owners with more than one vehicle may tandem park in one bay. No owner shall occupy more than one bay at any time. Additional vehicles should be parked in the open lots.

3. Smoking:

- a. Except as otherwise specified in this Rule, smoking is strictly prohibited in/on all common areas and common elements and in/on all limited common elements. Specifically, smoking is prohibited on the private porches adjacent to each and every villa, on the breezeways (front entry decks and staircases) of each building, and within both the pool house and the enclosed pool area. Smoking shall be permitted in the open parking lots only – at a distance not less than ten (10) feet from the perimeter of any building.

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4. Noise and Other Noxious Activity:

a. The time period of 10PM-7AM is a designated quiet period. Owners, their guests and their renters shall be responsible to avoid all loud noises or disruptive behavior during that time, especially on exterior areas such as porches, steps, walkways and parking lots. Additionally, loud noise or disruptive behavior that infringes upon the rights of others is prohibited at all times.

5. Grills:

- a. LP/propane gas tanks are limited to 1 lb. tank capacity. The use of charcoal and gas grills inside villas, on decks, balconies, porches, and under the buildings is strictly prohibited.
- b. Grilling is only permitted on the asphalt in open areas away from the building.

6. Pets and Animals:

- a. All animals must be kept leashed at all times.
- b. All excrement picked up and disposed of in a trash receptacle.
- c. No animal shall ever be tied or secured to any piece of RCV property (trees, porch railings, building supports, etc.), kept on any limited common element, or permitted to behave in such a way as to interfere with others' rights to enjoy their property in a safe and quiet manner.
- d. Feeding the wildlife or any stray animals is prohibited on RCV property.

7. Protection of Marshes:

- a. Protection of our wonderful marshes is not only our responsibility; it is the law of Seabrook Island POA and the state of South Carolina. No incursions into, or alterations of any kind to, any of the marshes that border RCV property will be permitted. The dumping of any foreign material into the marshes – whether organic or not – is strictly prohibited.

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8. Pool Rules:

- a. The pool is available for the use of RCV and Charles Towne Place residents and guests only.

Please refer to the Pool Rules and observe all rules posted at the pool area.

- b. The pool is open from dawn until dusk unless otherwise posted. Night swimming is prohibited. (Please refer to the seasonal 'dusk to dawn' hours posted on the pool rules sign at the pool.)
- c. Residents are required to clean up after themselves and dispose of all trash in a proper receptacle.
- d. All pool furniture is to remain in the pool area.
- e. No pets of any kind are permitted within the fenced pool enclosure.
- f. No glass of any kind is permitted within the fenced pool enclosure.
- g. Smoking is prohibited within the fenced pool enclosure.
- h. Running, diving, and boisterous or rough play is prohibited.
- i. Ear buds or headphones shall be used when listening to music.
- j. Climbing on or over the fence(s) is prohibited.
- k. Spitting and/or nose blowing in the pool is prohibited.
- l. Swim diapers are required for individuals who are not toilet trained or subject to accidents.
- m. Persons with diarrheal illness or nausea shall not enter the pool.
- n. Persons with skin, eye or respiratory infections shall not enter the pool.
- o. Persons under the influence of alcohol or drugs shall not use the pool.
- p. Persons with open lesions or wounds shall not enter the pool.
- q. Persons under the age of 17 should be accompanied by an adult. No children shall be in the pool without adult supervision.

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- r. All swimmers shall shower before entering the pool to rinse off lotions, sand, etc.
- s. Fishing from the immediate pool deck is prohibited. Fishing may be conducted from the wooden deck space only and caution is to be observed when transporting fishing gear to and from the wooden deck area.

9. Policies for Violation Enforcement and Appeals:

The authority for creating and enforcing Rules and Regulations is established in Article X of the regime's amended bylaws. Congruent with that authority, the following policies shall apply for violation enforcement and appeals:

When a violation of the regime's Master Deed, Bylaws, and/or Rules and Regulations is observed or confirmed by the board or regime management, a fine may be imposed from the time the violation is first observed or confirmed without prior written notice. When possible, regime management will attempt to notify the relevant owner of the alleged violation by phone or email. At a minimum, written notice of the violation and associated fine(s) will be delivered via U.S. mail.

Appeals:

If an owner wishes to challenge an alleged violation, the owner may submit their arguments in writing for the board's consideration. The board's decision on the matter will be provided in writing within thirty (30) business days of receiving the initial written arguments. If an owner wishes to appeal the board's decision on an alleged violation, and upon written request, a hearing may be scheduled to allow the owner to present their arguments. The board's final decision on the matter will be provided in writing within thirty (30) business days of the hearing date. In either case, the board reserves the right to an extension if the contested matter needs to be reviewed by

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counsel. The challenge or appeal of a proposed fine does not affect the imposition of a fine from the time the violation was first observed or confirmed.

Fine Schedule:

The fine schedule set forth in accordance with Article X, Section 10.03 of the regime's amended bylaws shall be as follows:

First Offense: \$25

Second Offense: \$50

Third Offense: \$100

All Additional Offenses: \$250 per

**Please Note: Also in accordance with Article X, Section 10.03 of the regime's amended bylaws, each day during which a violation occurs or continues may be deemed a separate offense. The Board of Directors shall, in its sole discretion, determine whether a daily fine is appropriate for any given violation.