

# HILTON HEAD CABANAS, HPR

## RULES OF CONDUCT

Revised October 2012

In accordance with the '1998 amendment to by-laws' item #2, the rules of conduct dated April 1997 are revised as below. All owners, tenants and all other persons who occupy or visit the **Hilton Head Cabana** property are required to comply with these policies. Willful violators will not be tolerated and may be fined and denied use.

The fine schedule is:     **1<sup>st</sup> violation** – fine is up to and including 1x the monthly regime fee;  
                                  **2<sup>nd</sup> violation** – fine is up to and including 3x the monthly regime fee.

Such violation by an owner, tenant or guest of the owner, or tenant of the owner's rental agent, resulting in a fine assessment, will be the sole responsibility of the owner. If the fine is not paid within thirty (30) days after the due date, such fine will be subject to the interest rate provisions of the by-laws. Reports of misconduct or inquires with respect to these policies should be directed to **Bryan Dorshimer**, your Association Manager, at **IMC Resort Services, Inc.** (843) 785-4775 ext 108, 8:30 am to 4:30 pm weekdays or the board of directors.

### SECTION

1. **QUALITY of LIFE:** No **resident** (OWNER or TENANT), **guest** or **other person** shall so as to interfere unreasonably with the peace and enjoyment of other villa residents or guests while on the Hilton Head Cabana Property (COMMON AREAS and VILLAS). Such actions include, but are not limited to, playing loud radios, televisions, musical instruments or players or other unnecessary noise; boisterous, disruptive, or other inappropriate behaviors; or engaging in unsafe or potentially dangerous activities.
2. **USE of VILLA:** Each villa is to be used for residential purposes. When occupied, only a reasonable number of residents, consistent with the villa's intended use, are allowed. The use of a villa for commercial business or other reasons is not permitted.
3. **PET:** An owner or the tenant of the owner (provided that the owner approves) is permitted to keep his/her pet (dog or cat) in their villa provided that the pet is leashed at all times while on the common property and the pet's waste, if any, is properly disposed of at the time of occurrence. The Board of Directors may consider an owner's request to permit an exception to the single dog or cat policy, provide that the request is made in advance. A pet is not allowed in the courtyard area at any time or for any reason.
4. **MOTOR VEHICLES:**
  - 1) Only an authorized motor vehicle belonging to a resident, or guest of the resident, is permitted to park in the parking lot.
  - 2) Likewise, commercial or service vehicles are authorized to park in conjunction with performing service or contract work on the property. Overnight parking of a commercial or service vehicle or associated equipment is not permitted unless approved by the Board of Directors in advance.
  - 3) All other vehicles are unauthorized and parking is not permitted. Unauthorized vehicles include, but are not limited to, motorbikes, motorcycles, truck cabs, truck campers, and motor homes. In addition, all boats, trailers, campers, and the like are not authorized.
  - 4) Any motor vehicles that is: (a) excessively loud due to an amplified exhaust or manifold system or for other reasons or (b) not operational and/or does not have a current license tag (and current inspection sticker if required by State law), is not permitted to park on the premises at any time.
  - 5) All authorized motor vehicles must park in the designated parking spaces. Parking on/in any landscaped areas, such as lawn areas or shrubbery beds, or any other common property, is prohibited.
  - 6) Any motor vehicle that becomes temporarily disabled due to a flat tire, dead battery, or a similar condition, while on the premises, must be repaired immediately; major repair work or maintenance servicing work is not permitted on the premises. The management is solely responsible for determining whether or not an owner of such vehicle is in violation of this policy.
  - 7) No vehicle is permitted to park for storage. Such vehicle will be deemed parked for storage if the vehicle has not been driven at least occasionally during a 30 consecutive day period.
  - **ASSIGNED PARKING:** Each villa owner is assigned one (1) parking space that is marked with the villa number. Only the owner's vehicle or his/her tenant's or guest's vehicle is permitted to park in the owner's assigned space provided that the owner has approved.

- **UNASSIGNED PARKING:** All parking spaces that are not numbered are available for parking authorized vehicles, on a 'first come, first served' basis.
  - **Any vehicle that is parked in violation of these rules can be towed without providing notice to the vehicle's owner. These parking rules and the parking rules that are posted on the property are the only notices that will be given. Failure of the vehicle owner to see the rules that are posted on the property will not constitute a defense for payment of any assessment or claim for improper towing.**
5. **BICYCLES:** All bicycles belonging to a resident or the resident's guest must be parked or stored in the resident's service area when not in use. Parking or laying a bicycle on the lawn area, in a shrubbery bed, in the parking lot, or a walkway, is prohibited.
  6. **SWIMMING POOL:** All swimming pool rules must be observed. Please review the rules that are posted in the pool area to use. The pool is open from 8:00 a.m. to 10:00 p.m. daily. This schedule is strictly enforced.
  7. **COURTYARD:** The courtyard area is common property and is available to be used by residences and guest for their enjoyment and socializing. Running, ball or Frisbee playing, as well as other like activities are not permitted. Pets are not allowed in the courtyard area at any time.
  8. **DEFAACEMENT of REGIME PROPERTY:**
    - Clothes, towels, swim suits, rugs, etc, are not permitted to be hung or laid on any fencing, shrubbery, or from windows or villa facades.
    - All window and slider door treatments, including curtains, shades and blinds, must be lined with white fabric and approved by the Board of Directors.
    - All landscaping (such as lawns, trees, shrubbery beds), exterior walls, fencing, parking lot, patios, decks, and the like, are common property. Any modification to such property, including the installation or replacement of a storm door, is prohibited unless approved by the Board of Directors in advance. In the event that a resident or guest, through their willful act(s), damages any common property, the owner will be held responsible for reimbursing the Regime for all expenditures incurred in repairing (or replacing) such a damage.
  9. **VILLA SERVICE AREA:**
    - Each villa has a fenced service area adjacent to the front door. This area is common property and its use is restricted to the resident of the villa. Each resident or his/her guest is required to keep this area, as well as the immediate area in front of their villa, including the entrance walkway, lawn and shrubbery bed, clean, neat and attractive looking as deemed by the Board of Directors.
    - Trash containers and all garbage or trash must be kept in the service area. Please make sure that all garbage and trash is bagged and tied before placing in the container. Trash pickup days are Tuesdays and Fridays.
    - To assist with properly maintaining the storage area, fasteners may be applied to the interior of the service fence for hanging items such as folding chairs, brooms, etc. Stored items must not exceed the height of the fence.
  10. **VILLA PATIO AREA:** The immediate area in back of each villa, including the patio, lawn and shrubbery beds, is common property. Each resident or his/her guest is required to keep this area clean, neat and attractive looking as deemed by the Board of Directors. Only patio furnishings, including chairs, tables, and grills, that are approved by the Board of Directors are allowed.
  11. **ALTERATION of VILLA:** The installation of any external electrical wiring, including telephone or cable wiring, or TV antennae, machine, air conditioning unit, plumbing fixtures or similar objects, is not permitted except as authorized by the Board of Directors. 'External' means outside of the villa or which protrudes through the walls or roof of the villa.
  12. **MISCELLANEOUS:**
    - Firearms, B-B guns, fireworks, and other similar devices that are potentially dangerous and can cause bodily harm are not permitted on the common property.
    - The Laundry Room is open at all times for the convenience of residents and guests. Please observe the posted rules.