

**Plantation Point Horizontal Property Regime
Rules and Regulations and
Fining Procedures**

GRILLS- **ONLY electric grills** are permitted on patios and balconies absolutely no open flame grills allowed. No grills are permitted in the common areas other than community grills supplied by the Association.. This is a South Carolina Fire Marshall Law. This includes in the doorways and parking lots. **No warning notices will be given, your warning was when you received a copy of these rules**

Grill will be confiscated and held in the Plantation Point garage. If it can be determined which unit the grill likely belongs to, then a note will be left for the occupant. It will be held for two weeks before it is discarded. You will need to pay your \$100 fine to get it back.

\$100 fine per occurrence

NOISE- Excessively noisy behavior or activity is not permitted at anytime. Activities that are disrespectful of the rights of others for any and all areas are restricted, including but not limited to loud noise and or music from your unit or vehicle. Your consideration of your neighbors when using televisions, stereos, stairwells, and outdoor activities, etc will result in their consideration of you.

These rules are the ONLY warning notice you will receive: \$100 fine for first offense \$250 fine for second and subsequent offense

SPEEDING- The speed limit throughout Plantation Point is 10 MPH. Please respect the posted signs and those that live here. There are many children who live here.

: State citation issued by Security, BCSO or SC State Trooper.

SATELLITE DISHES- For your safety and the appearance of the community, we do not allow any kind of outside antennas to be attached to the buildings, patio railings or extend beyond the patio railings or installed on the grounds. The policy regarding satellite dishes may be obtained from the management office.

First offense: Written warning. Compliance required within 48 hours.

Second and subsequent offenses: \$25 per day until compliant.

TRASH- Trash is not permitted *anywhere* outside of units, including cigarette butts and pet poop bags. Once trash is removed from a unit, it must be immediately delivered to the trash compactor at the front of the property and placed inside the compactor. Trash left by your door for any length of time at all is a finable offense. Trash may not be left on top of your car other than to take it directly to the compactor.

\$50 Fine for each offense.

Trash compactor: No large boxes may be placed in the compactor, small boxes may be broken down and put inside the compactor. If you are unsure open & close the door 4 times for the compactor to compact. No TV's, appliances, etc. ONLY household garbage. NO Items or trash is to be left outside the compactor for any reason, even if the compactor is broken, wait till it is working again. The cameras will identify any violators.

\$100 FINE FOR ALL COMPACTOR VIOLATIONS, NO EXCEPTIONS!!!!

BICYCLES AND TOYS- Bicycles are to be kept inside or in a bike rack. **No motorized scooters, mini bikes, ATV's or go cart** are permitted to be driven on the property. **No skateboarding allowed on the property.**

First offense: Written warning.

Second offense: Toy or bicycle will be confiscated and kept in the Regime's garage and a note left for the occupant to claim within 2 weeks and \$25 fine to retrieve it.

PETS: In accordance with the Beaufort County Animal Control Ordinance, and in order to keep the grounds clean, beautiful and sanitary, pets are to be on a leash at all times accompanied by an adult when outside of the unit, and must be picked-up after. All solid pet waste must be placed in a proper waste container. No pets shall be left unattended at any time on the grounds or patio/balcony. Any pet creating a nuisance within the community must be removed from the community if it can not be stopped. **NO Rottweiler's or PIT BULL/TERRIERS allowed in the community. No pets 40lbs or over allowed within the community No exceptions!!! IF YOU ARE COUGHT FEEDING STRAY ANIMALS WITHIN THE COMMUNITY you will be fined as well as charged for the humane society caging and removing these animals from our community. Ferrell cats have deceases and are a nuisance to the occupants of this community. Feeding trays will also attract Racoons & Armidillos.** All DOGS must be registered with the office. A picture of the dog and it's owner and a form from the vet stating the shot record, breed and weight and must be in the association office before it can enter the community, including guests dogs that are visiting.

ALL offenses: NO WARNINGS \$50 FINE PER DAY TILL COMPLIANT.

PARKING- Please make sure all vehicles, including motorcycles, are parked within designated lined spaces. Any vehicle too large to occupy one lined space is strictly prohibited without the written permission from the management office. No vehicles are to be parked along curbs, on the grass or blocking any garages. All vehicles must be operable and properly registered with the state and the management office. **Absolutely NO trailers allowed** to be parked within the community over night. All vehicles must have a decal or temporary parking pass displayed on the dash or in the windshield of the vehicle if parked in the community over night. **No more than 2 decals will be allowed per unit. All vehicles in violation may be towed immediately at vehicle owner's expense.** It is your responsibility to make note of when your decal expires, you may be towed if it is expired or if your license plate is expired.

First offense: Written warning, compliance within 24 hours.

Second or subsequent offense: If vehicle is still out of compliance it will be towed at Vehicle owner's expense.

Special offense: If vehicle is parked in such a way that jeopardizes other individuals, such as blocking a fire hydrant, it may be towed immediately without notice.

GARAGES- For the sake of safety and uniformity, we ask that all garage doors remain closed when no one is present. Working from garages is prohibited. Garages are to be used for storage only.

First offense: Written warning. Compliance required immediately.

Second and subsequent offenses: \$100 per day until compliant.

WINDOWS & DOORS- In order to preserve the uniform appearance of the community, only white window coverings are permitted. No flags, posters, decorations, etc. will be allowed in the windows No signs visible from the exterior of the unit. No broken blinds that are visible from the exterior of the building are permitted. Association will notify the tenant once and if it is not corrected in 3 days fining procedures will begin to accrue.

First Offense: Written warning, compliance within 72 hours.

Second and subsequent offenses: \$25 per day until compliant.

PATIOS AND BALCONIES - Seek guidance from the architectural control committee at the management office. Nothing may ever be attached to the exterior of the buildings or protrude past your balcony railings without prior written authorization. Nothing on the balcony railings is allowed, including flower pots or boxes.

First offense: Written warning, compliance within 48 hours.

Subject to cost of any damages to building.

Second and subsequent offenses: \$25 per day until compliant.

ALCOHOLIC BEVERAGES – No open containers or consumption of alcoholic beverages is allowed in common areas, including the pool areas. This means NO where in the community outside
First Offense: \$50 FINE: SECOND OFFENSE: \$100 FINE

GROUNDS- We appreciate your cooperation in keeping the community free of litter. Please refrain from disposing of cigarette butts and other litter on the grounds. **Nothing is allowed to be left on the grounds, including but not limited to flower pots, door wreaths, pet food or containers, wind chimes, bird feeders, flags, your personal landscape lights and or decorations of any kind. Nothing is to be on the balcony railings or attached to the building, no hooks or nails.**

\$50 fine per occurrence: These rules are your only warning

CAR REPAIR- In order to maintain a pleasing appearance, we ask that residents refrain from doing any car repairs in the parking lot or public areas, including cleaning out your vehicle. Vehicles may not be washed on the property. If the hood is up you will be fined.

\$100 fine per occurrence.

POOL - Pool hours are 8:00 AM to 10:00 PM. **No more than two guests per unit allowed, tenant must be with guests at all times.** No one under the age of 16 permitted without parent. Shower before entering pool. No large floats allowed in pool. **No glass, food or alcoholic beverages allowed in pool area.** No running or horseplay in pool area, **all tenants must have wrist bands with them while in the pool area** and show them when requested or they must leave the pool area immediately.

. NOTE ALL POSTED POOL RULES.

First offense: 30 days pool suspension.

Second offense: 60 days pool suspension and \$25 Fine

Third offense: Association will seek eviction.

NO LOITERING – There is to be no loitering within the community other than the pool areas. **No outdoor chairs allowed outside your unit except on patio and balcony.**

First offense: Written warning and immediate compliance

Second and subsequent offenses: \$25 per occurrence

VANDALISM AND OR PROPERTY DAMAGE – Any damage done to the Plantation Point property will be charged the actual replacement cost plus any extra expenses incurred.

PLAY GROUND – The hours for the play ground will be 8:00 AM to 8 PM ground.No one is allowed on the playground after 8 PM for any reason. No adults allowed on the play Ground without a child with them. No smoking allowed on the playground.

\$25 fine per occurrence

GATED ENTRENCE: If you push the gate or barrier arm open you will be fined \$100.
There are cameras in several locations at the gate. If the gate is not working properly notify the office. There is no excuse to push it open, if your card does not work dial the office from the gate #0001 and we will let you in during office hours or call your unit to be let in. YOU WILL BE FINED FOR ANY REASON YOU OR YOUR GUESTS PUSH IT OPEN!!!
ANY LARGE TRUCKS OR TRAILORS MUST NOTIFY THE OFFICE BEFORE COMING IN THE GATE AS IT WILL DAMAGE THE BARRIER ARM AT YOUR EXPENSE OF \$100 PER OCCURRENCE. If you approach the exit gate to fast it will not open. Back up over the sensor, about 50 ft and approach it slowly or you will be fined for pushing it open and leaving it open. THIS IS A BREACH OF OUR SECURITY!!!!

LEASING GUIDELINES: Owners, agents and tenants that lease their units must provide an application to be approved by the Association office prior to the prospective tenants occupying a unit. Copies of a current lease, security information form and these rules signed by tenant provided to the Regime office within 7 days of starting lease dates. Individuals inhabiting the units must be identified by name. Tenants will provide proper identification before receiving key cards and or parking decals. **All key cards are to be distributed to tenants by the on site association manager and not by the owner, agent or other tenant.**

If you allow someone to live with you in your unit without them being approved to do so you are in violation and will be fined from the day you move in until you are in compliance.

ANY GUEST RESIDING WITHIN YOUR UNIT FOR MORE THAN 14 DAYS IS CONSIDERED A PERMENANT TENANT.

Offense: \$25 per day until in compliance, per the Fourth Amendment to the Master Deed.

USE AND MAINTENANCE OF UNITS Each unit shall be occupied and used only as a residence by the respective residents as disclosed to Management Agent and guests and for no other purpose subject to the occupancy policy more particularly referenced in Section 6.1 (f) of the Covenants. Every resident shall at all times keep a unit in a clean and sanitary condition and act in accordance with the standards that are at all times compliant with applicable law. Common areas and limited common elements shall be kept in an unobstructed manner, free from rubbish, debris and other unsightly materials. All portions of the units visible from the exterior shall also be kept in a neat and tidy manner, and all limited common elements shall be maintained so as not to compromise the structural or aesthetic integrity of the Regime. Limited common elements being front door, patio door, patio, front entrance and windows.

ABSOLUTELY NO ILLEGAL DRUGS ALLOWED IN THE COMMUNITY.

\$25 Fine per day per occurrence OR immediate eviction for illegal drugs.

“The association will employ video surveillance equipment in the common areas. This equipment may or may not be monitored at any time and all footage is the exclusive property of the association. This surveillance is not for security purposes. Each owner, tenant, and guest is responsible for the protection and security of his or her own person and property.” If you need a copy of the surveillance tape there will be a charge of \$50 made payable to Plantation Point.

I HAVE READ AND UNDERSTAND EACH OF THE RULES, IF I AM IN VIOLATION I WILL PAY ANY FINES I INCURRED:

DATE: _____ -

ENFORCEMENT PROCEDURES

Anyone may file a compliance request. Owners are encouraged to become familiar with Plantation Point's Rules and Regulations & documents. A compliance may be filed with the on site association manager at any time. You must make your complaint in writing or by e-mail. If you have the opportunity to take a picture of the non compliance issue a photo is always solid proof as long as you can clearly see the violation as well as the unit number or person. Most people have a camera on their phones and it can be e-mailed. Under no circumstance will anyone be identified as a complainant unless the written complaint is subpoenaed in a court of law.

The notice will include:

A description of the violation

The unit number where the violating tenant or owner lives

The date and location the violation

A picture if you can produce one

Any witnesses names and unit numbers

IF YOU FEEL LIKE THE COMPLAINT HAS NOT BEEN TAKEN CARE OF WITHIN A REASONABLE TIME PLEASE CONTACT THE ASSOCIATION OFFICE. ANYONE HAS 48 HOURS TO TRY TO DISPUTE A VIOLATION AFTER RECEIVING A NOTICE. ALL DISPUTES MUST BE IN WRITING AND SIGNED.