

Palmetto Bay Villas Rules & Regulations

G.W. Services, Inc.(Management Co.).....686-4052

Please note: Fines will be imposed on violations. All owners and rental agents will provide a copy of the rules and regulations to the renters. The owners of the units will assume the responsibilities of their tenants. **ARTICLE VI – SECTION 9 (d) OF THE BY-LAWS**

PARKING

- ◆ Each villa has one dedicated numbered parking space. Any additional vehicles and guests will use the un-numbered spaces to prevent a fine or towing of the vehicle at the vehicle owner's expense.
- ◆ Motorcycle owners should park in the front of your numbered space if possible.
- ◆ Motorcycle owners are to use protection under the kick-stand to prevent damage to the pavement. **Failure to do so will result in an immediate fine.**
- ◆ There is to be no parking or driving on the grass at any time.
- ◆ Large trucks RVs, boats and/or trailers are prohibited without prior permission by GW Services, Inc.
- ◆ Vehicles without valid registration/tags will be towed immediately.
- ◆ No auto work is allowed on premises (emergencies excluded..... i.e.: jump starts or flat tires).

GROUNDS

- ◆ All residents must pick up personal items from the grounds to include lawn chairs, children's toys, bikes, trikes, skateboards, etc. for safety reasons. Note yard furniture is not permitted.
- ◆ Children must be supervised at all times and are not permitted in the landscape areas.
- ◆ Small pools must be emptied after use. This helps to control the insect population.
- ◆ Public consumption of alcohol is prohibited.

COMMON AREA AND UTILITY ROOMS

- ◆ As stated in the regimes By-laws, the electric and telephone utility rooms are not to be used for storage. **ARTICLE XI – SECTION 1 OF THE BY-LAWS**
 - ◆ Changes to the exteriors or units are prohibited without prior permission of the Board.
- ◆ All community areas (walkways, stairways and landings) are to be free from objects that create a hazard for pedestrians, or are an eye sore.

GARBAGE

- ◆ Dumpsters are provided near the basketball hoop for household trash. These dumpsters are not to be used for large items such as construction materials, furniture, etc. (which are to be taken to the recycling center). Violators will be fined.
- ◆ All trash items must fit inside the dumpster and dumpster is to remain closed at all times to help keep critters out and reduce health hazards. **Please do your part to help keep Palmetto Bay Villas neat and clean!**

PETS

- ◆ There is a limit of two household pets per unit at Palmetto Bay Villas.
- ◆ In accordance with Hilton Head Island's leash law, pets are to be leashed at all times. Unleashed pets will be reported and picked up by the Humane Society.
- ◆ Dog pens, swivel chains, or rope runs are not permitted.
- ◆ Dogs are not to be left on decks unattended.
- ◆ No pets allowed in the pool area.
- ◆ Due to the potential health hazards, pet waste is to be picked up and properly disposed of immediately. Please do not walk or allow pets in the common areas where children play. **Fines will be imposed on those who do not clean up after their pets.**

POOL

POOL HOURS ARE FROM 8 AM TO 8 PM – HOURS STRICTLY ENFORCED

- ◆ Pool Parties must be approved by GW Services, Inc. at least one (1) week prior to the event. (Contact GW Services, Inc. at 686-4052)
- ◆ Due to insurance regulations, **no alcohol or glass containers are allowed in pool area.**
- ◆ Please keep restrooms clean, and tidy up after you use them.
- ◆ Furniture is not to be removed from pool area.

PORCHES AND EXTERIOR OF VILLAS

- ◆ Exterior Holiday decorations are not permitted earlier than 30 days before and are to be removed no later than 30 days following any given Holiday. **Fines will be levied against anyone in violation.**
- ◆ Do not hang items over your porch rails. (flower pots are permissible). Bird feeders are not allowed as they attract rodents and other seed feeding creatures.
- ◆ No storage shelves should be able to be seen from outside the porch rail, (use a short storage rack).
- ◆ Only outdoor furniture is allowed on decks, porches or entry ways.

- ◆ Only vendors who possess a valid Certificate of Insurance are permitted on rooftops of buildings.
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- ◆ Keep all cigarette butts, beer containers, and other trash picked up. Do your part to keep our complex neat and tidy.
- ◆ All units must have neutral drapes or blinds on windows.
- ◆ Please limit garden statues to no more than (5) five small ones. Spinning whirl-a-gigs are not permissible.
- ◆ Grills are strictly prohibited. **You may have an electric grill only!**

EXTERMINATOR

- ◆ Pest Control is performed on the last Monday of the month. Exterior only months include January, April, July and October. Residents must allow access to their villa for interior pest spraying in all other months.
- ◆ Please keep your deadbolts open or supply GW Services, Inc. with a key to fit your locks, to allow the pest control company to enter your villa.
- ◆ **Pest control is expensive! We get charged the full amount to spray the entire complex, whether your unit gets serviced or not. So please, make your unit available to the pest control company.**
- ◆ Please do not leave valuables in the open on pest control days.

SATELLITE DISHES

- ◆ Board permission is required prior to installation of a satellite dish on the property. Fines will be levied against anyone in violation.

VILLA OCCUPANCY – ARTICLE VI-SECTION 3 (a) OF THE BYLAWS

- ◆ Each two bedroom unit is limited to no more than (4) four adults or (2) adults and (3) three children
- ◆ Each three bedroom unit is limited to no more than (6) persons total, adults and children combined.

INTERNAL VILLA CHANGES – ARTICLE VI- SECTION 3 (b) OF THE BY LAWS

- ◆ Owners shall not make structural modifications or alteration in their dwelling, unit, or installations located therein without previously notifying the regime in writing, through the management agent or through the board president.

Palmetto Bay Villas Fining Guidelines

The following fining system shall provide guidelines in the enforcement of our stated rules and regulations. The purpose of fining is to deter improper activity that infringes upon the enjoyment of other Palmetto Bay Villas owners and tenants in a manner that provides consistency and accountability.

All Rules violations are subject to the following schedule of fines:

1. Owner is notified of the rules infraction and given 48 hours eliminate a rules violation.
2. A fine of \$100.00 will be levied after 48 hours where the violation remains unresolved.
3. An additional fine of \$150.00 is levied after 96 hours where the violation is still unresolved.
4. Fines will continue to accrue at \$200.00 per week until the rules violation is corrected.

In cases of recurring or egregious violations, a \$100 fine will be immediately assessed without any given notice. Additional fines will result as defined by #2-4 in the above schedule of fines.

Examples of egregious violations include situations that involve dangerous or destructive behavior that infringes upon the safety and wellbeing of others at the Palmetto Bay Villas community. These incidents may be marked by a need for the involvement of our local law enforcement.

In addition to fines, owners will also be charged for any costs associated with clean up and/or repairs that were necessitated by a rules violation.

Assessed fines will be placed directly on the owner's account and will be treated like any other balance due. (i.e. could incur late fees, legal fees or even cause a lien upon the property if unpaid). Fines incurred by the tenant are the responsibility of the owner and will be billed to the owner's account.

Should an owner have a question or problem with a notification or fine, they should contact GW Services, who will bring their appeal to the attention of the Palmetto Bay Villas Board of Directors.

