

MidPoint Homeowners Association

Approved Rules and Regulations

These Rules and Regulations have been adopted, recorded and published by the MidPoint HOA Board of Directors (under declarant) in accordance with MidPoint Homeowners Association Covenants. These rules apply to, and govern the actions of, all homeowners, tenants and guests whom occupy property within MidPoint HOA. Violations by minors shall be the sole responsibility of the minor's parents or guardians and/or owner of the property where the minor resides. This includes all fines, legal fees and other applicable legal action as permitted in the master deed and bylaws.

Management Company:

GW Services is the management company overseeing the MidPoint HOA. All complaints, questions, equipment failures, alligator issues, etc., should be reported to GW Services at 843-686-4052, fax 843-686-4055, or P.O. Box 6476, Hilton Head Island, S.C. 29938.

Regime Fees and Late Payments:

The quarterly association fee is due on the 45th day of each quarter. The Board of Directors and/ or Declarant has approved a grace period as follows: Owners may set up an alternative payment plan only with written approval from the management company. The following fines will be imposed if not paid on time as previously stated. A \$10.00 late fee charged if the first payment is not received by the 45th day of the quarter in addition to a 18% per annum interest charge (1.5% per month).

Dwellings/Yards:

1. No exterior change of structure, color may be made until the Board of Directors and the Architectural Review Board (ARB) has approved the proposed changes in writing
2. No signs, clothing, sheets, towels, etc. shall be hung from the windows, vehicles, rails or porches or aired or dried in the yard space on clothes lines.
3. Permanent basketball hoops and other sport amenities are only permitted in the back yard. If the amenity is not a permanent structure, please keep item in driveway and not on the street for safety reasons.
4. Satellite dishes are not permitted on the front of the home and are only allowed to be installed in the back or side of the home.
5. All patios, balconies, decks, porches and driveways shall remain free and uncluttered of personal articles.
6. All dwellings are considered to be single family, residential purposes only. No dwelling shall be used as a commercial business.
7. All open service areas should be kept free of clutter i.e., building materials, excessive flower pots not in use, excessive toys, etc. If your desires are to store in this area, permission to enclose will need to be granted by the Board of Directors and the Architectural Review Board.
8. General maintenance of all dwellings to include the following:
 - a. No algae/mold should be permitted to grow on any surface of the dwelling to include the roof.
 - b. All flowerbeds, driveways, beds around trees should be maintained free of weeds at all times to include all seasons.

- c. All mailboxes and mailbox posts are to be black in color.
- d. All painted surfaces should be free of chipping paint.
- e. No piling of yard debris or any other material outside the dwelling.
- f. No window air conditioner units are permitted.
- g. Trash containers should be stored away from the front of the home.
- h. Trash containers should not be put curbside til day of pick up and removed the same day of pick up.
- i. No dead plants, shrubbery or trees should be allowed to stay in pots and /or in ground. Dead plants should be removed immediately to enclosed storage area or garage.
- j. All lawns with dead sod that need to be replaced should be communicated with the management company for time frame and schedule.
- k. Please keep minimal yard art in the front yard of any kind to include statuary, bird baths, gnomes, windmills, etc.
- l. Trimming of all vegetation should be maintained in an aesthetic appeal to the neighborhood.
- m. Vacant lots are to be bush hogged every two years to maintain a managed appearance.
- n. No vehicle parking on any grass surface to include unimproved lots.
- o. No open burning within the community. This does not apply to recreational fire pits.
- p. Grass easement areas between homes are to be maintained by each owner per the property plat for each specific lot, and is expected to be maintained to the same standard as the front yard.

Lagoons:

- 1. No swimming or fishing in the lagoons.
- 2. Alligators are a part of the natural habitat. No feeding or harassment of alligators or any wildlife.

Commercial Vehicles, Motor Vehicles, Boats, Etc.:

- 1. Campers, buses, tractors, and non-operating vehicles are not permitted.
- 2. No mechanical work on vehicles is allowed within the confines of the driveway or exterior of the home for more than 5 business days at a time.
- 3. There should be no outside storage in the driveway or yard for boats of any type i.e., canoes, motorized, non-motorized, float boats, paddle boats, jet skis, kayak or any similar item.
- 4. Posted speed limit in MidPoint HOA will be enforced.
- 5. Children under the age of 16 are not permitted to drive or operate a motorized vehicle within MidPoint HOA unless accompanied by an adult at 21 years of age.
- 6. Street parking is not permitted for over 2 hours at a time.

Pets:

- 1. All pets must be under leash control at all times. Electronic leashes are not an acceptable form of restraint. Owners are responsible for cleaning up after their pets.
- 2. Pets may not be staked or tied to anything outside of the dwelling and/or left unsupervised on a patio or balcony.
- 3. Pets should be exercised on the owner's property or in the common area only and not allowed to enter into any resident's yard.
- 4. Owners are prohibited from allowing their pet to make unreasonable noise.
- 5. No animal shall be allowed to be bred or raised for a commercial purpose in the association or personal dwelling.
- 6. Breed restrictions - Please refer to master deed.

Vehicle Violations:

First Offense - Warning

Second Offense - \$50

Third Offense - \$100

Fourth and Subsequent Offenses - \$250

Property Aesthetic Violations:

First Offense - Warning

Second Offense - \$50

Third Offense - \$100

Fourth and Subsequent Offenses - \$250

The property owner will be given five days to satisfy the aesthetic violation or provide a plan of correction to GW Services for Board of Director approval. Violations will not be erased at the end of each year. Owners are responsible for their family members, guests and tenants. All fines, whether owner, family member or tenant, will be charged to the regime owner's account and the owner is responsible for payment of the violation, late fees and the costs associated with the collection of the fine.

Please refer to the recorded MidPoint HOA Covenants, Amendments, By-laws and ARB guidelines at the Register of Deeds for Beaufort County South Carolina at bcgov.net.

The rules and fines as written above will remain in force until amended or repealed by the Board of Directors. All terms used herein shall have the same meaning ascribed to such terms(s) by the MidPoint HOA Covenants, Amendments and By-laws.

The management company, GW Services of Hilton Head, has full authority to enforce the rules, regulations, covenants and impose fines.