

## MCOA RULES AND REGULATIONS: RENTERS

In accordance with the Moss Creek Covenants, Renters within Moss Creek are provided access to the recreational amenities. They are also bound by the same rules and regulations.

### General Information

Admittance to Moss Creek - The Member (or rental agent) must notify Moss Creek Security of the time of arrival and the length of stay. When entering, the Security Office will issue a visitor's pass and ID card, together with an information packet. The pass should be displayed on the windshield of the car at all times during the Renter's visit.

Amenities Available to Renters - Renters are welcome to use the facilities and amenities of Moss Creek by paying the relevant User Fees. Fee and time schedules are available at the Clubhouse, the Golf Shop, the Tennis Center, and the Administration Office.

Responsibilities of Renters - Renters are responsible for any debts, property damage or personal injury. Members are ultimately responsible for the conduct and debts, property damage or personal injury caused by their renter.

### Gambling

There are certain card and other games at the Clubhouse that are and are not acceptable. Card playing and other games for the primary purpose of gambling are not allowed. Card playing and other games at the Clubhouse of a social nature are appropriate. Security and Clubhouse Management are responsible for monitoring and enforcing this provision.

Noise - Renters are to show common courtesy and be discreet in the use of radios and other equipment so as not to disturb others.

### Pets

No animal may be maintained in Moss Creek whose existence or normal activity is noxious, dangerous, unsightly, unpleasant or of a nature that destroys or diminishes the enjoyment of the property of other Members.

Pets are never permitted to roam free and must be leashed at all times when not on the pet owner's private property. It is the pet owner's responsibility to control the activity of any pet. Pets are never permitted at the Administration Office, Clubhouse, Tennis Facility, Pool areas and Fitness Facility Center, or the Bostwick Pavilion. Leashed pets may be exercised on golf cart paths only when golfers are not present, and when access is permitted. Any defacement or excrement must be removed.

Owners must control dog barking, and remove any defacement or excrement from improved private property, recreational areas or common property.

Any pet which endangers the health of any person or which persistently creates a nuisance shall subject the Renter (the owner of the home will also be notified) to enforcement action. As defined in the Beaufort County Code, animals will be deemed a nuisance if they:

- Molest individuals or passing vehicles
- Attack other animals
- Trespass on private or common property
- Are repeatedly at large
- Damage private or common property
- Bark, whine or howl in an excessive, continuous or untimely fashion

Any pet that attacks another pet(s) or human being(s) is not tolerated in Moss Creek. After the first incident of this type of behavior is reported and confirmed, the attacking pet is, when outside the Renter's home, required to be leashed, muzzled, and otherwise properly controlled by the owner or handler. If a second incident involving the same pet is reported and confirmed, the pet must be permanently removed from Moss Creek. The owner of the home is also notified of any enforcement action.

If a pet attack results in injury to any person or pet, the owner of the attacking pet is responsible for paying medical and other costs related to the injuries of the attacked. Moss Creek Security must also be contacted, they will notify the Department of Health & Environmental Control (DHEC).

**Staff** - Moss Creek is served by an excellent, hard-working, and dedicated staff. As with other Members of the Community, staff personnel deserve to be treated courteously and with respect. In an active place like Moss Creek, the staff has a number of duties and is very busy. Requests for services or complaints should be made in writing to the General Manager whose office is in the Administrative Office.

#### Phone Numbers

<u>Moss Creek</u> -	Administration	837-2229
	Clubhouse	837-2230
	Golf Shop	837-2231
	Security	837-2233
	Tennis Shop	837-2240

#### Community Phone Numbers -

<b>Emergency</b> (police, fire, ambulance)	911
Sheriff's Dispatch Center	524-2777
Sheriff's Office	757-3499
Hilton Head Hospital	681-6122
Hargray Telephone Company	757-2211
Palmetto Electric Cooperative	681-5551

**Emergencies: After first calling 911, immediately notify Security Emergency, 837-2700, for assistance to escort emergency vehicles to the correct location.**

#### Vehicles

Please observe traffic signs and posted speed limits, or 27 mph if no limit is posted.

Pedestrians, bicyclists, and crossing golf-carts have right-of-way.

Park off-street or in designated areas.

Bicyclists are encouraged to use the leisure trails for their own safety and must be equipped with a bell. Golf cart paths are not to be used by bicyclists when golfers are present, except the one adjacent to the 14th green on the South Course.

Motor driven cycles are not permitted. Boat trailers must be parked in designated boat-trailer areas. Trailers, campers, recreational vehicles, pickup trucks and panel trucks may not be parked in residential areas over night (between 9:00 p.m. and 6:00 a.m.) unless kept entirely within a garage. Permission for parking these vehicles is on a space available basis in designated areas. Arrangements should be made through Security or the General Manager's office.

#### Clubhouse

Renters are invited to make use of the Moss Creek Clubhouse which includes a dining room, lounge, and Golf Shop. Smoking is prohibited in the Clubhouse. Lunch and dinner are served (consult calendar for schedule). Please make dinner reservations. If you must cancel, please do so by 4:30 p.m. A gratuity and applicable tax is automatically be added to all food and beverage charges. Payment can be made by cash, Visa or MasterCard. Children under the age of thirteen (13) must be accompanied by an adult. Pets are not permitted.

#### Attire

- \* Appropriate attire is required in the Clubhouse at all times.
- \* In general, casual sports attire is acceptable throughout the Clubhouse. During evening meal hours, resort or dressy casual attire is acceptable in the Blue Heron and Egret dining rooms; casual and sports attire is acceptable in the Grill Room. Dress jeans are considered casual attire, but are restricted to the Grill Room.
- \* The following attire is considered inappropriate at any time: cut-offs, gym shorts, muscle shirts, T-shirts promoting any kind of advertising, tank tops, torn or soiled work apparel, flip flops, bathing suite, or gentlemen's headgear. This list of unacceptable attire is not intended to be all-inclusive, but to establish a parameter for acceptable ones.
- \* Children are requested to comply with appropriate attire.

- \* Exceptions to the above rules will be allowed when a 'theme' night is promoted at the Clubhouse stating the dress code for the evening.
- \* It is the responsibility of all Members to see that their Guests dress appropriately for the occasion.

### **Unauthorized Use of MCOA Amenities**

The recreational amenities in Moss Creek are available, for a fee, to all Members, Guests and Renters of the Association. The fees are approved by the Board of Directors and updated at least annually. In the vast majority of cases, the appropriate fee is paid, and usage of the amenity is therefore authorized.

Occasionally, a Rental Guest utilizes, or attempt to utilize, the MCOA amenities (golf, tennis & boating) without paying the appropriate fee. This unauthorized usage of the recreational amenities as defined herein is considered a violation and is subject to fees and fines as approved by the Board of Directors.

The Board of Directors approved Policy Statement 06-04 and thereby established that MCOA Management, upon the determination that an unauthorized use by a Rental Guest has occurred, charges the user the highest prevailing rate appropriate for the amenity used, based on the then current approved fee schedule, plus a fine of \$100 (if the penalty charge is not paid by the Renter, the Member is ultimately responsible for paying the fine).

### **Recreational Facilities**

#### **Community Pool at Bostwick Point**

ALL renters must obtain a temporary ID card from the Fitness Center for the duration of their stay. Short term renters have access to the pools while in residence at no charge, but may not bring guests.

Local guests (Bluffton/Hilton Head) will be charged a daily fee of \$5.00, are limited to a maximum of 5 persons per host Member or Long Term Renter, and must be accompanied by the host Member or Long Term Renter at all times.

The pool rules are prominently posted. Lifeguards are not provided by Moss Creek. Diving is not allowed. Children under the age of thirteen (13) must be supervised by an adult, 18 years of age or older, at all times. Parents or other adults delegated by them are responsible for the behavior and safety of their children. (NOTE: Pools located at Stable Gate and Royal Pointe are reserved for Residents, Guests and Renters of those neighborhoods ONLY.)

Non-toilet trained and incontinent individuals must wear swim diapers and a tight fitting protective vinyl cover in all pools. NOTE: Swim diapers and the tight fitting protective vinyl covers can be purchased at the Bostwick Pool Complex.

Discreet cell phone usage is permitted on the pool decks. Public telephones are available in the Fitness Center office.

Renters and Guests are to show common courtesy and be discreet in the use of radios and other equipment so as not to disturb others. Personal radios, television, and similar electronic devices may be used only with ear phones in order to not disturb other Members and Guests.

### **Golf Courses**

- \* All golfers, except for those signed up for tournaments, must register before starting play.
- \* Hours of play are posted at the Golf Shop, and the hours from 8:00 a.m. to 10:30 a.m. are reserved for Members and Guests when accompanied by Members.
- \* Accompanied Guests are those Guests playing with a Member. Each Member may have up to seven (7) Guests at one time (playing in consecutive tee times) and receive the Accompanied Guest Rate. Any Guests over the limit of seven (7) will be charged the Unaccompanied Guest Rate.
- \* Unaccompanied Guests, Renters and Reciprocal Guests are restricted from playing during Member reserved starting times (8:00-10:30 a.m.). Reciprocal Guests are limited to a few groups per day and arranged through the Director of Golf. If a Member wants to sponsor more than one (1) foursome of Unaccompanied Guests, approval must be given by the General Manger and Head Golf Professional.
- \* Guests renting property at Moss Creek may arrange tee times but are restricted from the Member reserved starting times. Renters may play during restricted times only if playing as an Accompanied Guest of a Member.
- \* It is the Member's responsibility to inform their Guests of these Rules and Regulations and to ensure that the Guests abide by them while playing.
- \* Appropriate golfing attire shall be worn at all times on the golf courses, Driving Range and Practice Green. Skirts, slacks or other full-length trousers and golf shorts no more than four (4) inches above the knee are permitted. Jeans, running shorts, tennis shorts or other short-shorts are prohibited. Tank tops, halters, tops sup

prohibited. Gentlemen **must** wear a shirt with a collar. Shirts are required to be worn at all times.

- \* All players must wear spikeless shoes or shoes with soft spikes.
- \* Rangers and Pro Shop staff have the responsibility and the authority to enforce the Dress Code.
- \* Detailed regulations are available at the Golf Shop and the Administration Office.
- \* Casual play or practice is prohibited.
- \* There is a special 30-day and an Annual Renter's Golf Package available. Contact the Golf Pro Shop for details.

### **Tennis**

- \* Before 10:30 a.m., all courts are reserved for Moss Creek Members and their Accompanied Guests.
- \* Accompanied Guests are those Guests playing with a Member. Each Member may have up to three (3) Guests at one time and receive the Accompanied Guest Rate. Any Guest over the limit of three (3) will be charged the Unaccompanied Guest Rate.
- \* Unaccompanied Guests of Members and Reciprocal Guests from other private clubs are restricted from playing during member reserved times. Reciprocal groups are limited to a few groups per day and arranged through the Head Tennis Professional. If a Member wants to sponsor more than one (1) foursome of Unaccompanied Guests, approval must be given by the Head Tennis Professional and the General Manager.
- \* Guests renting property at Moss Creek may arrange court times but are restricted from the Member reserved court times stated above. Renters may play during restricted times only if playing as an Accompanied Guest of a Member.
- \* It is the Member's responsibility to inform their Guests of these Rules and Regulations and to ensure that the Guests abide by them while playing.
- \* All players shall wear accepted tennis attire.
- \* Only 'tennis shoes' will be allowed; running, cross-trainers, athletic or waffled-soled shoes are prohibited.
- \* Men: appropriate tennis attire required. A collared shirt or an acceptable 'tennis t-shirt' (Moss Creek logo t-shirts, U.S. Open t-shirts, and other tennis related t-shirts) is required at all times.
- \* Women: appropriate tennis attire is required. Tank tops, halters, any tops supported by straps and strapless tops are prohibited.
- \* Jeans, cutoffs, and bathing suits are prohibited.
- \* The Tennis staff has the responsibility and authority to enforce the Dress Code.
- \* No pets are allowed at the Tennis Facility.
- \* There is a special 30-day and an Annual Renter's Tennis Package available. Contact the Tennis Center for details.

### **Fishing and Hunting**

Fishing is permitted in ponds, lagoons, and waterways subject to South Carolina regulations. While golfers are present on the course, fishing is not allowed along the banks of ponds and lagoons where they adjoin or run parallel to the golf courses. Cast nets are not allowed in ponds and lagoons.

No hunting of any kind is permitted. The use of firearms and bows and arrows is prohibited.

### **Wildlife**

Feeding alligators is **prohibited by law**. Alligators are wild animals and lose their fear of humans, if fed. In addition to Moss Creek penalties and fines, the State of South Carolina will impose a fine of \$500.

The feeding of deer or interfering with other wildlife is not permitted. Moss Creek Owners Association utilizes the services of professional biologists to manage our wildlife. Feeding of deer can negatively impact the effectiveness of the management program.