

## *The Gatherings* **Rules & Regulations**

Revised January 2016

These Rules and Regulations have been adopted and published by the Gatherings Home Owner Association Board of Directors. These rules apply to, and govern the actions of, all homeowners, tenants, guests, and all other persons occupying regime property herein referred to as resident(s). Violations by minors shall be the sole responsibility of the minor's parents or guardians. This includes all fines, legal fees, and other applicable legal action as permitted in the master deed and bylaws.

***Pool privileges and use of other amenities are for owners in good standing with The Gatherings HOA. Delinquent owners, their residents, guests, et al are prohibited from use of all amenities and will be suspended for non-payment of regime fees and assessments. \*\*individuals in non-compliance will be asked to leave the area. Any violations of this rule will result in a \$100 fine.***

***Any owner / resident that allow delinquent owner(s), resident and or their guests in pool / amenities area or use of key will be in violation, resulting in loss of privileges and mandatory key return to management. The Delinquent Owners List is posted on kiosk by mailboxes Subject to fines without notice.***

- a) Use of the pool facilities at any time is at the swimmers own risk.
- b) Pool hours are between the hours of 7:00 a.m. and 9:00 p.m. Swimming is permitted only during open hours of the pool.
- c) Alcoholic Beverages are Prohibited in the Pool Area
- d) Children under sixteen (16) years of age are permitted to use the pool facilities only if accompanied and supervised by an adult.
- e) Showers are required prior to entering the pool to remove all suntan oils, lotions, and sand.
- f) Glass objects, drinking glasses, and sharp objects are not permitted in the pool area.
- g) All swimmers must wear swimming attire. Cut-off jeans and Bermuda shorts are not considered appropriate swimwear.
- h) Children wearing diapers are not permitted in the pool, although swimwear diapers are permitted (e.g. Little Swimmers).
- i) Running, ball playing, and noisy or hazardous activity is not permitted in the pool area. Pushing, dunking, and dangerous games are not permitted.
- j) Snorkeling equipment, other than a mask, may not be used in the pool area except as part of an organized course of instruction when approved in advance by the Board.
- k) Radios may only be used at a low volume or with earphones.
- l) All persons using the pool area must cooperate in keeping the area clean by properly disposing of towels, cans, cigarettes, etc.

- m) Removal of the pool safety line is prohibited.
- n) The pool area is available for parties by reservation only and it is on a first come first serve basis. Only one (1) party per day is permitted. All residents will still be able to use the pool.

### **Rules & Regulations Continued**

1. The grassy areas, walkways, and entrances to the units shall not be obstructed or used for any purpose other than ingress or egress.
2. All vehicles must park in designated parking areas. No parking on grass or streets. Violators are subject to tow without notice at vehicle owners' expense.
3. No trees or other natural growth may be removed without the written permission of the Board. Anyone who plants any item on the common property does so at his or her own risk.
4. All patios, decks and porches shall remain free of all personal items such as toys, janitorial supplies, trash, etc. at all times. No clothing, rugs, flags (except as noted in the next sentence), towels, laundry or any other type of linens shall be hung from any of the doors, windows, decks, balconies or entrance ways, or exposed on any part of the common elements. The standard size American flag on a standard pole can be hung from a bracket attached to trim or support post. Flagpoles are not permitted. Bicycles may be kept on decks or porches of homes without garages. Residents with garages should keep their bicycles in the garage. Furniture designed for outdoor use is permitted on patios, decks and porches. Deck boxes used for storage on decks must have feet that prevent them from sitting directly on the wood. Grills are permitted on decks, fire pits are not. Plants are allowed on patios, decks and porches. A water collecting device must be under each plant. Plants cannot be placed on railings. Security cameras are permitted.
5. No change of the exterior design or color of any unit may be made unless and until the Board has approved the proposed changes in writing.
6. No bicycles, scooters, baby carriages, pools, or play equipment of any kind shall be allowed in the common areas when not in immediate use. All unattached playground equipment is permitted as long as stored under decks or stored in the garage every night.
7. No person shall make or permit any noise that will disturb or annoy the comfort and convenience of others. Beaufort County ordinance states noises must cease between 10 p.m. and 7 a.m.
8. Each person shall keep their unit in a good state of preservation and cleanliness.
9. No awnings, window guards, ventilators, fans, or window unit air conditioning devices shall be installed on any building except ones that have been approved in writing by the Board.
10. All garbage and refuse from the units shall be deposited with care inside garbage containers intended for such purpose. Garbage may not be placed on the outside of any area intended for garbage.
11. Nothing shall be altered, constructed, or removed from the common area except upon written consent of the Board.

12. All persons will obey the parking regulations throughout the property. All vehicles shall be parked in parking spaces, driveways, or garages. No overnight parking in the streets or parking on the grass is permitted.
13. No fire hazard shall be allowed to exist. All flammable oils or fluids such as gasoline, kerosene, naphtha, benzene, and any article deemed extra hazardous to life, limb, or property must be stored in N.F.P.A. approved containers.
14. Fire pits are not allowed on decks or on our grounds due to insurance concerns.
15. All windows must have blinds or draperies installed. Those facing the road must have white or off white backing. All blinds and draperies must be kept in good repair.
16. No area shall be maintained in a manner that will detract from the natural beauty of the common area. Permanent fixtures shall be prohibited including: clotheslines, doghouses, permanent playground equipment, garages, sheds, carports, fences, pools, flagpoles, basketball, and racquet ball courts unless placed there by the Board.
17. Hoists, lifts, and ramps for boats, trailers, or vehicles are not allowed.
18. Audio equipment and high intensity lighting are not permitted on the outside of any unit.
19. Campers, boats, buses, tractors, non-operating vehicles, and commercial vehicles (other than standard size passenger cars, pickup trucks, and vans) are not permitted except as provided by the Board. There shall be no apparatus at anytime that extends beyond the normal body length of the vehicle even if the Board approves the vehicle to be on property.
20. No one shall burn rubbish or trash, detonate any explosives, discharge firearms, fireworks, air guns, bows and arrows, slings, sling shots or the like within the confines of the regime.
21. No dwelling unit shall be used for commercial purpose.
22. No mechanical work on vehicles is allowed within the confines of the regime.
23. No parking in the fire lanes. For the safety of all concerned, vehicles parked in fire lanes will be towed, without warning, at the owner's expense.
24. All units shall be kept free from rubbish, refuse or garbage and garbage shall not be allowed to accumulate.
25. No animals, livestock, or poultry of any kind shall be raised or bred for any purpose. However, the respective owner may keep household pets provided they do not create a health hazard. The owner shall release the Board and the Management firm, and hold them harmless against any loss or liability of any kind or character arising from having such animal on the property.
26. Only leashed animals shall be allowed on the property outside the units at any time. No dog runs or dog pens are permitted anywhere on the property.
27. The owner must pick up all animal waste at the time of the incident.

28. All radio, television, or other electrical equipment of any kind or nature shall be installed in a professional manner and must have written approval from the Board.
29. All patios, balconies, decks and porches shall remain free and uncluttered of personal articles such as bicycles, toys, janitorial supplies, trash etc. at ALL times. Furniture manufactured and designed for outdoor use is approved for patios, decks and balconies. Plants will also be allowed within the confines of the deck.
30. The Gatherings provides and maintains a playground for the use and enjoyment by young children only. No one over the age of twelve (12) may use it. Adults are responsible for their children utilizing this area and shall be solely responsible for any injuries resulting from their children's use of this playground. No animals are permitted in the playground area. Playground privileges and use of other amenities for owners, residents, and guests will be suspended for non-payment of regime fees and assessments unless you are on a payment plan with the regime. NOTE: Any violations of this rule will result in a \$100 fine.
31. Tennis Courts and use of other amenities for owners, residents and guests will be suspended for non-payment of regime fees and assessments unless you are on a payment plan with the regime. NOTE: Any violation of this rule will result in a \$100 fine.
32. Owners shall be responsible for any repairs deemed necessary by the Board of Directors for destruction to common property which was caused by the owner their tenant or guest.
33. The exterior of all units, including decks, belong to the regime. If a deck is to be built where one never existed, it will be built by our contractor after being reviewed and approved by the board. It will be paid for by the owner that requested it. It will be regime property and will be maintained by the regime. Outside contractors and unit owners may not do any work on property that is regime owned.
34. If a unit has been repaired and is further damaged by an occupant of that unit, the owner will be held financially responsible.
35. No swimming in the lagoons.

### **Cable / Dish / Direct Network & Telephone Installation Guidelines**

Unit owners are responsible for obtaining written approval from the Gatherings Board of Directors prior to installation of Telephone, Cable / Dish / Direct Network in accordance with the Master Deed and Bylaws. Rental units must obtain permission through the owner or rental agent. Requests by owners for the required written approval must include the service provider and local phone number, date of installation, location and building penetration areas. All requests for approval must be submitted in writing to the Management Company.

Owners / residents are responsible for all cost and maintenance of Cable, Dish or Direct Network, telephone installation and removal, including any maintenance of the roof, and/or building maintenance necessitated by telephone, dish and / or cable. **Failure to comply will result in fines and in the HOA / Regime requiring the removal of the telephone lines, dish and / or cable, including the restoration of the roof and/or building at the unit owner's expense.**

1. Exterior alterations including but not limited to drilling holes through outside walls, door jams, windowsills, etc. is prohibited without Board approval
2. **Dishes cannot be visible from the front of any unit / street.\***
3. Installation on roofs is prohibited due to warranties, damages that are caused and potential roof leaks.\*
4. A qualified licensed and insured contractor must perform installation.
5. Dishes shall not be larger than eighteen inches (18") diameter.
6. No more than one dish per unit.
7. Installation of cable/dish/direct network is strictly prohibited on any parts of the roof.\*
8. Coaxial Cables/lines must align with the buildings, i.e. under the soffit or down the building trim to conceal the wires/lines.
9. The cable should only run down the back of the unit.
10. The co-axial cable must be run straight and tacked only to wood.
11. Vinyl siding, if any, cannot be punctured.
12. Diagonal installation of lines / cable / wires is strictly prohibited.
13. Owners are responsible for the removal old dish equipment and of all installed dish equipment including the restoration of the building upon their departure and are responsible for any repairs made necessary by the dish antenna.
14. *Owners are responsible for ensuring that their rental agents, renters, or occupants are apprised of these guidelines.*

**\*Any dish already installed prior to January 1, 2016 is exempt from this rule. However, owners are responsible for any damage caused by the dish antenna, its installation, or its removal.**

**IMPORTANT: Failure to comply with these guidelines will result in the removal of the dish and or cable, including the restoration of the roof and or building at the unit owner's expense.**

The Gatherings Board of Directors may change these guidelines at any time.

These rules and fines as written above will remain in force until amended or repealed by the board. All terms used herein shall have the same meaning ascribed to such term(s) by the Association Bylaws and Master Deed. The management company for The Gatherings is High Tide Associates. High Tide Associates has full authority to enforce these rules, regulations and impose fines according to the attached schedule.

The Board Of Directors And The Management Agent Has Full Authority To Enforce These Rules And Regulations And Any Infractions May Be Reported To The Board Or The Management Agent By The Owners, Their Guests, Or Tenants In Writing.

Subject to change without notice.

Additional information is available:

**[www.htausa.com](http://www.htausa.com)**

Click on "Properties We Manage"

Go to **The Gatherings.**