

***Tabby Walk Villas HPR***  
Homeowners' Association  
**RULES AND REGULATIONS**

The Board of Directors of Tabby Walk, HPR have adopted the Rules and Regulations hereinafter enumerated. The Directors welcome the assistance of all Owners and Occupants/Residents in enforcing them. These Rules and Regulations shall apply to and be reported upon by all Owners and Occupants/Residents of the Tabby Walk community.

Violations should be reported, in writing, to the Manager of the Association, (High Tide Associates), and not the Board or officers of the Association. The Manager will give notice of the violation and after notification by the Manager; the board will take appropriate legal action. Directors may be contacted, in writing, if actions on written violations are not followed up by the Manager. Owners are specifically responsible for the compliance of their guests, invitees, residents and family members.

1. The grassy areas and walkways in front of the buildings and entranceways to the Villas shall not be obstructed or used for any purpose other than ingress and egress.
2. No trees or other natural growth may be removed without the written permission of the Association
3. No articles shall be hung or shaken from the doors or windows or placed upon the windowsills of the Villas
4. No change to the exterior design or color of any Villa may be made until the Association has approved the proposed changes in writing
5. No bicycles, scooters, baby carriages, similar vehicles, toys or other personal articles shall be allowed to stand in any of the Common Areas other than when neatly chained under the stairwells.
6. No Owner/Resident shall make or permit any noise that will disturb or annoy the Occupants of any of the Villas in the community or do or permit anything to be done which will interfere with the rights, comfort or convenience of other occupants.
7. Each Owner shall keep his Villa in a good state of preservation and cleanliness.
8. No shades, awnings, window guards, ventilators, fans or air condition devices shall be used in or about any building except those that have been approved by the Board of Directors.
9. All garbage and refuse from the Villas must be securely bagged and deposited inside the garbage dumpsters. Nothing can be placed next to, in front of, or behind the dumpster or dumpster area. Dumpsters are for household trash only.
10. Commercial or work related trash is strictly prohibited. \*\*\*County Fine - \$1,500 & up. All bulk items or items too large to fit within the dumpsters are the residents responsibility to properly dispose of outside of Tabby Walk community or taken to the trash center located on Dillon Road.

11. Bathroom facilities and other water apparatus in any building shall not be used for any purpose other than those for which they were constructed. The Owner of the Villa in which the damage was caused shall pay for any damage resulting from misuse of any bathroom facility or other apparatus.
12. No Owner shall send any employee of the property manager out of the community on any private business of the Owner.
13. Nothing shall be altered, constructed or removed from the Common Area, except upon written consent of the Board of Directors.
14. The agents of the Board of Directors *or* the managing agent, and any contractor or workman authorized by the Board of Directors *or* the managing agent, may enter any room or villa in the building at any reasonable hour of the day after notification, (except in case of emergency), for the purpose of inspecting such Villa for the presence of vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate such vermin, insects, or other pests.
15. The Board of Directors or its designated agent may retain a passkey to each Villa. No Villa Owner shall alter any knocker or number plaque, on any door of a Villa, without the written consent of the Board of Directors. Upon changing front door locks, the Owner shall provide the Board of Directors or its agent with an additional key pursuant to its right of access to the Villa.
16. All persons will obey the posted parking regulations. Throughout the property, certain parking spaces shall be designated for use by compact cars. No vehicle shall be parked in those spaces unless the vehicle is less than fourteen (14') feet in length.
17. All damage to the Common Area or Limited Common Area caused by the moving or carrying of any article therein shall be paid by the Owner responsible for presence of such article.
18. Water shall not be left running any unreasonable or unnecessary length of time.
19. No fire hazard shall be allowed to exist and no Owner shall use or be permitted to bring into the community any flammable oils or fluids such as gasoline, kerosene, naphtha, or benzene or other explosives or articles deemed extra hazardous to life without written consent of the Board of Directors.
20. Owners shall not be allowed to put their names on any common property in community, except in the proper places provided for such purposes, if any.
21. Owners shall close all windows while their Villas are unattended to avoid possible damage from storm, rain, freeze, or other elements.
22. The swimming pool may only be used by residents of Villas and their guests. The Board of Directors may charge for use of the swimming pool by anyone not residing in a Villa and may restrict the number of guests who may use the swimming pool. All persons must abide by the swimming pool regulations promulgated by the Board of Directors as posted in the pool area.
23. Draperies or curtains may be installed by each Villa Owner on all windows of his Villa and must be maintained in such windows at all times. The color of that portion of such draperies, blinds, or curtains visible from the exterior shall be white and in similar design as those provided in all Villas, subject to Regime Management approval.

24. Any Owner wishing to plant flowers, trees or shrubs or to install any decorative statue, bird feeder or other items, outside of his patio area must obtain written permission from the Board of Directors before doing so.
25. Complaints regarding the management of the Villas and grounds or regarding actions of other owners shall be made in writing to the Board of Directors. Any complaints regarding the actions of other owners or residents shall be made in writing to the Manager of the Association.
26. No area shall be maintained in a manner which will detract from the natural beauty of the area and the following shall be prohibited, to-wit; outdoor clothes lines for laundry, permanent cooking facilities; storage sheds; car ports; fences; fish ponds; wading pools; swimming pools; basketball courts; racquet or handball courts; hoists; lifts; ramps or boats; trailers, campers, buses, tractor trailers, non –operating vehicles, audio equipment, high-intensity lighting, or the like except as provided by the Association.
27. No one shall burn rubbish or trash; detonate any fireworks or explosives; discharge a firearm, air gun, bow and arrow, sling or slingshot or the like within the confines of Tabby Walk.
28. Time-sharing, by any means whatsoever, as defined in the Code of Laws of South Carolina, and as enforced or regulated by the South Carolina Real Estate Commission, shall be strictly prohibited within the confines of Tabby Walk.
29. No Villa shall be used for commercial purposes within the confines of Tabby Walk, except for the benefit of the Association or the Developer, as permitted in the Master Deed.
30. No major or minor mechanical work of any kind on vehicles shall be performed within the confines of Tabby Walk except for the benefit of the Association.
31. All Villas shall be kept in a clean and sanitary condition, rubbish, refuse or garbage shall not be allowed to accumulate.
32. Public drinking, blocking sidewalks, nuisances to residents, acts of intimidation, loitering in the parking lot and common areas are prohibited.
33. No animals, livestock or poultry of any kind shall be raised or bred for commercial purposes. However, dogs, cats, and other normal household pets may be kept by the respective Owner or resident inside his respective Villa, provided they do not create any health hazard or, in the sole discretion of the Board of Directors, unreasonably disturb the peaceful and safe possession of any other portion of the project. The Owner shall indemnify the Association and the Board of Directors and hold them harmless against any loss or liability of any kind of character whatsoever arising from or growing out of having any animal in the project. No pet is allowed to be tethered or otherwise kept outside alone at any time in the common, limited common areas including the patios, porches.
34. No exterior televisions or radio antennas shall be placed on any portion of the project without prior written approval of the Board of Directors. All radio, television or other electrical equipment of any kind or nature installed or used in each Villa shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such Villa.
35. No boats, trailers, recreational vehicles or other similar vehicles shall be parked or stored on any portion of the project. Non-operation vehicles shall not be parked or stored on any portion of the property.

36. All leases or rental contracts shall be in writing and shall be specifically subject to the Regime Documents. No Villa may be leased or rented for a period of less than ninety (90) days.
37. Two bedroom Villas are to be limited to occupancy by four (4) people and one bedroom Villas by two (2) people pursuant to the maximum occupancy deemed safe by the Board of Directors.

*The following list includes the Rules and Regulations added to the original thirty-seven (37) rules listed above:*

38. The personal property of all Owners, Residents and Occupants shall only be stored within their units. Porches / balconies shall not be used for storage of any kinds.
39. Tabby Walk Regime provides and maintains a playground for the use and enjoyment by young children only. No one over the age of (16) sixteen may use it. Adults are responsible for their children utilizing this area and shall be solely responsible for any injuries resulting from their child's use of this playground. No animals are permitted in the playground area.
40. Nuisance, offensive activities, immoral conduct, or unlawful use of the property, or units shall not be permitted. No Owner, Resident, or Occupant shall cause or permit anything to be done to or kept in their units to cause cancellation or an increase to insurance rates.
41. All vehicles are to be registered with the Regime Management Company. There is a limit of (2) two vehicles per unit. Company / work vehicles are not to be in the complex unless by written permission by the Board of Directors. All cars of visiting guests, staying overnight, must have a guest pass.
42. Charcoal / Gas Grills: Hilton Head Fire Safety regulations and Tabby Walk do not permit the use of grills, of any kind, to be used on balconies or patios. Grills are available for the community behind the pool area. The use of grills on wooden balconies and the patios is dangerous and strictly prohibited. Grills cannot be stored on balconies or the patios. Anyone caught using a grill of any kind at the unit will be fined accordingly. Failure to comply with removal of the grill within 24 hours as noted in this unit will result in fines and contacting the Hilton Head Fire Department if needed.
43. Owners may rent or lease their units to others. The minimum rental period shall be 12 months. Only Tabby Walk owners shall rent/lease their individual units. Absolutely no subleasing will be permitted.
44. The use of pellet, air, BB guns, including firearms, of any kind and in all forms, (including but not limited to paint ball guns and Nerf guns) on the grounds of Tabby Walk is **strictly prohibited** by any individual. Violations will result in the immediate call to law enforcement. The HOA Management Company and personnel will file charges.

All cost associated with, including but not limited to damages, repairs, legal action from the use of any pellet or BB gun, including firearms will be the responsibility of the unit owner. Charges for the damages and repairs will be applied to the unit owner's account. Owners are responsible for providing all rules and regulations to their occupants. Owners are responsible for the actions of the occupants of their units. No warnings will be issued. A \$100 fine will be applied immediately to the unit owner's account. For additional information regarding the acceleration of fines and appeals process, please refer to the Schedule of Fines for Tabby Walk HPR. \* Adopted by the Tabby Walk Board of Directors December 10, 2010

*Any consent or approval given under these Rules and Regulations by the Board of Directors shall be revocable at any time.*

# *Tabby Walk Villas*

## **Homeowners' Association**

### **Pool Rules**

1. Pool hours are 8 am – 10 pm daily, from April 1 through October 31.
2. The Tabby Walk Villas Pool is private, for Tabby Walk Owners, Residents, & their Guests only.
3. Use pool area and swim at your own risk
4. No alcoholic beverages, glass or other breakables are allowed in the pool area.
5. No children under 16 years old are allowed in the pool area unless accompanied and supervised by an adult of 18 years of age or older. Supervising adult must be inside the gated pool area.
6. No running, horseplay or loud behavior allowed. No sliding down, hanging from or jumping off pool railings and ladders.
7. No Diving Allowed In Pool.
8. Diaper wearing infants and toddlers must wear swim diapers or protective and sealed swimsuits.
9. Proper swim attire must be worn. No street clothes allowed.
10. All DHEC (Department of Health and Environmental Control) and other posted rules and regulations must be strictly followed.
11. All guests must be accompanied by the resident or owner while using the pool area. No more than a total of eight residents or guests are allowed per unit, in the pool area, at a time (this number may be further reduced if the property management feels it is necessary).
12. Only radios/CD/MP3/tape players equipped with earphones are permitted at the pool areas. Please respect the fact that not all people like the same music.
13. Pool furniture and their cushions are not to be moved from the pool area. No standing on, jumping from or using the pool furniture in a way other than intended.
14. Proof of Tabby Walk residency may be required to use the pool.
15. A key is required to both enter and exit the pool area.
16. Only a resident over the age of 16 may be in possession of pool key.
17. You may not use your pool key to let anyone else into the pool area unless they are your guest and you agree to be responsible for their behavior.
18. Violations including unlawful use of keys will result in key return to management, loss of pool area privileges for all residents in the unit, and fines. No warning will be given.
19. Only one key per Villa is allowed.
20. Lost or stolen key replacement cost: \$75.00 – no exceptions.
21. Children Under The Age Of 16 Years Old Must Have Adult Supervision At All Times

*Any consent or approval given under these Rules and Regulations by the Board of Directors shall be revocable at any time.  
Rules & Regulations subject to change.*

Real Estate Services • Brokerage • Regime & Association Property Management

# *Tabby Walk Villas*

Homeowners' Association

Cable / Dish/ Direct TV & Telephone

## **Installation Guidelines, Rules, & Regulations:**

- Tabby Walk Villa owners\* are responsible for all cost and maintenance of Cable, Dish or Direct Network installation & removal, including any maintenance of the roof, and or building maintenance necessitated by dish and or cable. Failure to comply will result in the Regime requiring the removal of the dish and or cable, including the restoration of the roof and or building at the unit owner's expense.
- Prior to installation of Cable / Dish / Direct Network, all Tabby Walk Villa owners\* are responsible for obtaining written approval from the Tabby Walk Board of Director. Request by owners for the written approval must include the service provider, date of installation, location and building penetration areas.
- All requests for approval must be submitted in writing to the association management company:
- A qualified licensed & insured Contractor must perform installation.
- Dish installation must be on the sled or platform on the roof of each building.
- Dishes shall not be larger than eighteen inches (18") diameter.
- No more than one dish per unit.
- Coaxial Cables / lines must align with the buildings, i.e. under the soffit or down the building trim to conceal the wires / lines.
- Diagonal installation of lines / cable / wires is strictly prohibited.
- Exterior alterations including but not limited to drilling holes through outside walls, door jams, windowsills, etc. is prohibited without Board approval.
- Owners are responsible for the removal of all installation, including the restoration of the building and the roof.
- Owners are responsible for ensuring that their rental agents, renters, or occupants are apprised of these guidelines.

- **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 Tabby Walk Board of Directors may change these guidelines at any time. 2010.12.6

## Tabby Walk Villas Homeowners' Association

### SCHEDULE OF FINES:

Goal: To be fair, consistent, timely and of reasonable manner.

<u>Offense</u>	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>
• Window Violation (example)	Notification	\$10.00	\$25.00
• Advertisements, Signs, (example)	Notification	\$10.00	\$25.00
• Violation of Common Areas	Notification	\$100.00	\$100.00
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**Note:** The above offenses and similar will be provided to villa owner as well as occupant if different. After ten (10) days, if offense is not corrected, appropriate fine will be posted to the owner account, and again ten (10) days thereafter. After the third occurrence of the same offenses, the Board of Directors will reserve either the right to or the following:

- a. Correct the offense at the unit owners' expense, posted directly to owner account.
- b. Continue to fine owner the third occurrence amount as indicated on a daily basis and post to owner account until remedied.

<u>Offense</u>	1 <sup>st</sup>	2 <sup>nd</sup> & all other occurrences
• Loud noise, nuisances, disturbances	Notification	\$100.00
• Littering	Notification	\$100.00
• Parking Violation	Notification	\$100.00

**Note:** For the above offenses, owner and occupant will be notified. Each occurrence thereafter of same offense will incur \$100 fine posted to the owner account.

<u>Offense</u>	
• Destruction of Property	\$100.00 Plus Cost of Repairs

**Note:** Destruction of any kind will constitute a \$100.00 fine immediately, plus all costs incurred for repairs.

**Offense:** Internal or External Structural Modifications without prior consent from the Board of Directors:

1<sup>st</sup>: Notification with 15 days to appeal or 30 days to correct offense.

2<sup>nd</sup>: \$25 per day fine thirty-one days to ninety days until corrected.

3<sup>rd</sup>: After ninety days, violation may be corrected by the regime at owners' expense, posted to owner account.

\*Pool Rules: Fines may be applied without notice.

