

Bluffton Village

RULES AND REGULATIONS

Violations of Rules and Regulations may result in fines levied by The Bluffton Village Owners Association, Inc. (“Association “). Please report violations, damage to property, or concerns to:

High Tide Associates
DNSkelly@aol.com

Direct - 843-816-4611 cell Fax- 843-686-2204

Owner and Guest Conduct

1. Occupancy limits: max number of two (2) people per bedroom. A fine of \$100.00 per person, per week may be assessed if maximum occupancy is exceeded.
2. Unreasonably, noisy behavior or offensive activity, as determined by the Association is not permitted. Non compliance is subject to a fine.
3. Fireworks are prohibited.
4. Moving in or out is restricted to 9 am to 7 pm.
5. Owners/renter/guests/visitors are subject to these Rules and Regulations. In the event of any violation of the Rules and Regulations or any state or local ordinances, the owner may be fined.
6. There is to be no fishing or swimming in the lagoons or lake(s). Owners/Residents/Guests must not throw anything in the pools or lagoons.
7. Do not feed the alligators, turtles, and any wildlife on the property.
8. **Owners are responsible for the acts and omissions of their tenants, guests and visitors. It is the sole responsibility of the owners to ensure that their tenants understand and follow all Rules and Regulations.**
9. No discharging of firearms of any description is permitted on Bluffton Village property.

Property Appearance:

10. No clotheslines are allowed on the exterior of the units.
11. Electric grills are permitted, not gas or charcoal on balconies.
12. Personal property must be placed in storage lockers. Furniture not designed for outdoor use is not permitted on decks/patios/porch.
13. Nothing may be placed on the porch/balcony railings including, but not limited to towels, swim suits and clothing.
14. All garbage and refuse from units shall be deposited with care in garbage dumpsters or separate containers intended for such purpose. Depending on your trash removal arrangement refuse must be brought to either the front of your unit for removal or deposited *in* dumpsters and not left on the ground around the dumpsters.
15. No signs may be placed on the exterior of a unit, or on the interior of a window to be visible from the exterior of a unit. Exceptions are commercial units.
16. 16. Television antennas, satellite signal receivers or other similar devices *may not* be attached to exterior portion of a unit or set on common grounds. An antenna dish may be mounted in a bucket and set on your balcony. NO roof installations..All installations must receive prior approval from High Tide Associates. If an antenna is installed without prior approval it will be removed at owner’s expense.

17. No playground or recreational equipment may be installed outside of a unit on common property.
18. No exterior alterations may be made to any unit or building without the expressed written permission from the Association via High Tide Associates.
19. Sidewalks, stairways, hallways, breezeways and other common areas shall not be obstructed or used for storage. The Association has the right to impound and/or dispose of any items or personal belongings left in these areas.

Pets

20. No livestock, Pit Bull and Rottweiler dog breeds are allowed within Bluffton Village.
21. Solid pet waste must be removed from common areas by the pet owner and placed in a trash container.
22. Pets are to be on a leash at all times in compliance with South Carolina State Law.
23. Owners will be responsible for any damage caused to the common property by their animals and those of their tenants/guests/visitors.
24. No dog runs are permitted and dogs shall not be tied up outside.
25. Cats are not allowed outside the unit unattended by the pet owner.
26. No pet food or water may be placed outside a unit.

Vehicles

27. All vehicles must have a valid license plate. Vehicles not displaying a current license plate can be towed from the Bluffton Village property without warning and at the vehicle owner's expense.
28. Parked vehicles shall not block the passage of a street, walkway, or a driveway. No parking is allowed in front of the dumpsters or blocking garages
29. Per Fire Marshall Instructions, no parking is permitted within (15) fifteen feet of a fire hydrant or mailbox, or in any fire lane.
30. Vehicles are to be parked in designated spaces only. CARS THAT ARE PARKED ON LANDSCAPE AREAS SUCH AS GRASS, PLANTING BEDS, ETC., ARE SUBJECT TO TOWING WITHOUT NOTICE. Any damage and/or repairs necessitated by the parking on grass or sidewalks will be billed to the owner of the unit responsible.
31. All residents are required to observe a 10 mile-per-hour speed limit and all South Carolina traffic laws while on the property.
32. Residents may not perform any vehicle maintenance on the property other than replacing a flat tire or changing a battery.
33. It is against federal law to dispose of oil or antifreeze on the ground or in the trash, which will incur a \$250.00 fine for the first offense and minimum \$500.00 fine plus possible legal action for a second offense. Local authorities will be notified.
34. All vehicles must be road worthy, have valid tags and be parked correctly within the lined spaces.
35. The Bluffton Village Owners Association is not responsible for vehicle security, regardless of cause, nor for any vehicular damage, regardless of cause.
36. Boats, jet skis, motorcycles, trailers, RV's or other similar recreational vehicles are not permitted to be parked or stored in the common areas. However, these items may be stored in the garages. No oversized vehicles (those that will not fit into a parking space) are permitted to be parked on Bluffton Village property.
37. For their own protection, children cannot play in the main streets. Additionally, balls are not to be bounced off walls, garages or cars.