

01/22/00

**MARINERS COVE HORIZONTAL PROPERTY REGIME
RULES AND REGULATIONS**

Following is a partial listing of the rules and regulations for the common areas of the Mariners Cove Horizontal Property Regime. For a complete listing, please refer to your Master Deed and By-Laws of the Association. If you are a renter, you may request a copy of the By-Laws and Master Deed from your landlord. If everyone helps with this, Mariner's Cove will always look good.

PARKING REGULATIONS

1. Each unit is entitled to **one assigned** parking space, marked with the unit number on the curbing. All visitor spaces are available on a first-come, first-serve basis. Visitor spaces are **not assigned** to individual units. Please check with your visitors as to where they have parked to ensure that they have not parked in an assigned space.
2. Vehicles that are illegally parked in an assigned space may be towed on the order of the unit occupant, at the cost of the vehicle owner.
3. Vehicles that are parked in no parking areas (around the fountain area and in front of mailboxes) are subject to towing. These areas have been designated as fire lanes by the Fire Marshall. Two (2) over flow spaces are located at the entrance to the complex on the asphalt.
4. Vehicles that do not have current tags and inspection stickers are subject to towing. Vehicles that are parked and not moved for a period of one (1) month are considered abandoned vehicles and will be towed. If you will be away and are leaving your vehicles for more than one (1) month, please contact the management company to inform them so unnecessary towing will not occur. Your vehicle should be parked in your assigned space if this is the case. If you own more than one vehicle and will be gone for one (1) month or longer, the extra vehicles should be parked in the over flow parking and not in visitor parking.
5. Boat trailers, over sized commercial vehicles, campers and any other over sized vehicles are to be parked in the over flow parking areas and may not be parked in the common parking lot.

COMMON AREAS AND LIMITED COMMON AREAS

Failure to conform to these rules will result in a \$75.00 fine assessed to the owner of the unit.

1. Each resident is responsible for the upkeep of their dry yards

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and courtyards. Any landscape trimmings should be left on curb for pickup. Landscaping and mowing will be performed by the management company; however, trash and debris are not allowed to accumulate in these areas. If a complaint is issued, the management company will remove the offending trash and the owner of the unit will be charged for the cost of the clean up.

2. Towels, rugs, clothing, etc. are not to be hung on balconies, privacy fences or anywhere they can be seen from the common areas.
3. Do not throw household garbage or debris on the grounds. Do not dispose of household garbage in the landscape dumpster. Do not dispose of it with the landscaping debris.
4. Christmas trees are to be disposed of by the occupant of the unit. Do not throw used trees on the common property of the regime.
5. Residents are not to allow their children or visitors to climb trees, fences or walls.
6. Wading in the fountain is strictly prohibited.
7. Shrubbery, plantings and other areas of the grounds are not to be damaged, pulled or trampled.
8. Gates are to be kept closed at all times for two reasons: (A) To prevent warping of the gates and tearing away from the hinges during storms; and (B) To provide a uniform, neat appearance to the complex.
9. Remove green plastic recycling container from curb after county pick-up and place container in your drying yard. No bicycles, etc. are to be left outside of courtyard areas, and especially not on walkways or in parking spaces.
10. Children under twelve (12) are not allowed on the dock without adult supervision.
11. Boats are to be registered with the management company, stating the unit number the boat belongs to, description of boat, and proof of ownership.
12. Only boats belonging to owners or tenants are allowed to be docked at the dock. Visitors may tie up for a short period of time. Do not let your children play on boats or remove others' personal property at the dock.
13. Tennis courts are reserved for playing tennis exclusively. No roller skating, roller blading, bicycles, scooters, or other

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play is allowed in this area to protect the surface.

14. Skateboarding is not allowed on the property of Mariners Cove.
15. Bicycling, roller skating, roller blading, etc. are not allowed in the pool area, walkways or on the tennis courts.

PETS

1. Dogs must be kept on a leash at all times, pursuant to Beaufort County Ordinances. Cats are not allowed to run loose.
2. Pets are to be walked **only** in the designated area; along the highway leading into the property. Pets urinating or defecating on common property will result in a warning letter to the owner of the unit and a second offense will result in a \$75.00 fine.
3. Pets are not allowed to make excessive noise which disrupts the peaceful enjoyment of the residents. A warning letter will be issued on a first offense and a second offense will result in a \$75.00 fine.
4. Any courtyard that has been contaminated from pet excrement and causes a public health hazard will be cleaned by the management company and the owner of such unit will be charged for the cleaning expense. If your pet goes to the bathroom in the courtyard, please pick up any excrement before hosing the area off, as it will wash into the common areas and your neighbors yard, causing an odor problem and a health hazard.
5. South Carolina Law forbids pets in the swimming pool and within fenced in area. A warning letter will be issued and thereafter, a \$75.00 fine will be imposed.
6. If numerous complaints occur and no corrective remedy has been applied by the owner of the offending pet, under South Carolina Law, the membership retains its right to remove the pet from the premises.

AMENITIES REGULATIONS

1. The pool, dock and tennis courts are for the residents and guests of Mariners Cove only. Day guests are to be accompanied to the pool by the resident. Over nights guests may use the pool area without the accompaniment of the resident.
2. Children under 13 are not allowed in the pool area unless accompanied by an adult.

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3. The pool area is open at 8:00 a.m. and closed after 10:00 p.m.
4. Glass containers are not allowed in the pool area.
5. The life ring and other equipment at the pool are not to be played with. State Law requires the positioning of various pieces of equipment at the pool, in good working order, and replacement is expensive.
6. The life ring and rope at the dock are to be used for emergency purposes only.
7. Pool furniture is to be left in the pool area and not removed for any purpose.
8. Showering is required before entering the pool. Suntan oils, lotions and body oils disrupt the chemical balance in the pool and can cause the pool to be closed until the proper balance is achieved.
9. No excessive noise, horse play or running is allowed in the pool area.
10. No splashing or pushing is allowed in the pool area. Disruptive individuals will be asked to leave the pool area.