

# HIGH TIDE

## ASSOCIATES

Real Estate Services • Brokerage • Regime & Association Property Management  
**TWIN OAKS VILLAS**

### **RULES OF CONDUCT**

Revised July, 2018

In order to ensure the peaceful and orderly use and enjoyment of the Villas, **RULES OF CONDUCT** have been established and approved by the Board of Directors. A copy of the Rules of Conduct is required to be prominently displayed in all rental units. Owners will be notified if any of the **Rules of Conduct** is violated by their guests.

#### **NO CO-OWNER, RESIDENT, OR TENANT SHALL:**

1. Play musical instruments, radios, televisions, and amplifiers that may disturb other residents or interfere reasonably with the peace and enjoyment of the residents of the other villas in the property.
2. Post any advertisements or posters of any kind on the property except as authorized by the Association.
3. Hang garments, towels, rugs, flags, plaques, or similar objects from the windows, balconies or from any of the facades of the property. The only exception to this is the American flag on national holidays, which is allowed.
4. Clean dust mops, rugs or similar objects from the windows or balconies or by beating such objects against the exterior part of the property.
5. Throw trash or garbage outside the disposal installation provided for such purposes in the service area.
6. Maintain any pets that cause distress to others through barking, biting, scratching, or damaging of property. No more than two (2) pets may be maintained in any one unit. Aggressive breeds, as determined by the Board, are prohibited. A pet weighing more than seventy-five (75) pounds shall be prohibited. All pets are to be walked to designated posted relief areas. No pets are allowed in the pool area at any time. It is the decision of each villa owner as to whether or not a pet is to be on the premises. A leash law exists in Beaufort County so dogs outside a villa must be on a leash. Residents are required to pick up after their pets.
7. Leave recreational vehicles (bikes, strollers, bike trailers etc.) blocking common areas such as side-walks, handicap ramps or parking lots. In addition, for trash removal purposes those items should not be placed in front of service yard doorways.
8. Park campers, boats, trailers of any type, buses, motorcycles, and inoperative vehicles, at Twin Oaks Villas. Commercial vehicles are permitted during the daytime, but not overnight. Any such vehicle will be subject to towing. Vehicles parked and not operated for over a week will require prior approval by the property manager. Vehicles in violation will be warned and, if not removed, will be towed at the owner's expense.
9. Park any nonoperational vehicle in Twin Oaks parking areas. All vehicles must have valid (current) license plates and be driven regularly. Vehicle tarps may be used only for short-term purposes as determined by the Board.
10. Use charcoal or wood burning grills or fire pits on any part of the property. Propane and electric grills are permitted. Grills must be attended by an adult.
11. Feed wildlife in the lagoon (alligators, turtles). It is not only dangerous, but prohibited. Fishing, wading/swimming are not permitted in the lagoons and are illegal.
12. Place personal property on the common areas.
13. Plant flowers, trees, or shrubs or install any decorative statues, bird feeders, or other items outside the patio. Any owner wishing to do so must receive written permission from the board of directors.

14. Be able to obtain keys from the property management company. The property management company will give out keys only to those vendors authorized by the property management firm and retained by them. If an owner or owner's management company hires a vendor, that owner or management company is responsible for giving their vendor access to their unit.

#### **RULES OF CONDUCT FOR POOL AREA IN ADDITION TO THE POSTED RULES**

Owners, tenants, and guests are expected to conduct themselves with due regard for the rights and feelings of other families, especially families with young children.

1. Appropriate swimwear is expected and swimsuit cover-ups are required by adults outside the immediate pool area.
2. No glass containers of any kind are allowed in the pool area.
3. Persons under the influence of alcohol or drugs **ARE PROHIBITED FROM USING** the pool.
4. **LARGE GROUPS FOR PARTIES ARE NOT PERMITTED WITHOUT THE PREVIOUS WRITTEN PERMISSION OF THE BOARD. WHEN AN APPROVED PARTY IS IN PREPARATION OR ONGOING, THERE CAN BE NO RESTRICTIONS TO OTHERS USING THE POOL OR DECK DURING THE FUNCTION.**

**PLEASE OBSERVE THE POOL RULES POSTED IN THE POOL AREA.**

**BOARD OF DIRECTORS**