

HIGH TIDE

ASSOCIATES

Real Estate Services • Brokerage • Regime & Association Property Management

Bluffton Village Town Center Residences

Rules & Regulations

Revised February 19, 2019

Owners/renters/guests/visitors are subject to these Rules and Regulations. Owners are responsible for the acts and omissions of their tenants, guests and visitors. It is the sole responsibility of owners to ensure that their tenants understand and follow all 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.

Owner, Renter, Visitor, and Guest Conduct

1. **Occupancy limits:** A maximum number of two (2) people are allowed in a residential unit per bedroom. A fine of \$100.00 per person, per week may be assessed if maximum occupancy is exceeded.
2. **Noise:** Unreasonably noisy behavior or other disturbing or offensive activity, as determined by the Association, is not permitted.
3. **Fireworks:** Fireworks are prohibited anywhere on the property.
4. **Moving:** Moving in or out is restricted to 9 am to 7 pm. Trailers and trucks are not allowed overnight without permission from High Tide.
5. **Lagoons:** There is to be no fishing or swimming in the lagoons. Owners/Residents/Guests must not throw anything in the lagoons.
6. **Feeding Wildlife:** Do not feed the alligators, turtles, and any wildlife on the property.
7. **Firearms:** No discharging of firearms of any description is permitted on Bluffton Village property.
8. **Child Safety:** For their own protection, children cannot play in the main streets or near the lagoon. Additionally, balls are not to be bounced off walls, garages or cars.

Property Appearance

9. **Clotheslines:** No clotheslines are allowed on the exterior of the units.
10. **Grills:** Electric grills are permitted on balconies. Gas or charcoal grills are permitted only in the concrete courtyards. They are not allowed anywhere on the common area..
11. **Personal Property:** Personal property must be placed in storage lockers.

12. **Balconies:** Only balcony furniture/objects designed for outdoor use are permitted on decks/patios/porches. Towels, swim suits, clothing may not be hung from the railings.

13. **Trash:** 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.

14. **Signs/Posters:** 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 where signage must be approved by the architectural Review Board (ARB).

15. **Antennas:** 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 the balcony. No roof installations are allowed. 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.

16. **Common Property:** No playground or recreational equipment or other objects may be installed outside of a unit on common property. 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.

17. **Exterior Alterations:** No exterior alterations may be made to any unit or building without the express written permission from the Association via High Tide Associates.

18. **Construction/Remodeling:** All construction and exterior remodeling plans and any interior plans involving moving walls must be approved the Architectural Review Board (ARB). They may also require approval by the Town of Bluffton. Please submit plans to High Tide Associates including an as-built plan, if appropriate. Colors must follow the Bluffton Village Color Palette and be approved by the ARB.

Pets

19. **Non-Allowable Pets:** No livestock or Pit Bull or Rottweiler dog breeds are allowed within Bluffton Village.

20. **Pet Waste:** Solid pet waste must be removed from common areas by the pet owner and placed in a trash container.

21. **Leashes:** Pets are to be on a leash at all times in compliance with South Carolina State Law. Dogs shall not be tied up outside.

22. **Pet Damage:** Owners will be responsible for any damage caused to the common property by their animals and those of their tenants/guests/visitors.

23. **Dog Runs:** No dog runs are permitted.

24. **Cats:** Cats are not allowed outside the unit unattended by the pet owner.

25. **Food/Waste:** No pet food or water may be placed outside a unit.

Vehicles

The Bluffton Village Owners Association is not responsible for vehicle security, regardless of cause, nor for any vehicular damage, regardless of cause.

26. **Valid Tags/Operational:** All vehicles must have a valid license plate. Vehicles not displaying a current license plate or that are not roadworthy can be towed from the Bluffton Village property without warning and at the vehicle owner's expense.

27. **Parking:** 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. Vehicles are to be parked in designated spaces only. Per Fire Marshall instructions, no parking is permitted within (15) fifteen feet of a fire hydrant or mailbox, or in any fire lane. 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.

28. **Speed Limit:** All vehicles are required to observe a 10 mile-per-hour speed limit and all South Carolina traffic laws while on the property.

29. **Vehicle Maintenance:** Vehicle maintenance may not be performed on the property other than replacing a flat tire or changing a battery.

30. **Fluid Disposal:** 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 or subsequent offense. Local authorities will be notified.

31. **Non-Allowable Vehicles:** Boats, jet skis, motorcycles, trailers, RV's or other similar 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. Vehicles parked inside garages must be of a size and parked so that garage doors can be fully closed.

Entry

32. **Entry to Residences:** The agents of the Board of Directors or the managing agent may enter any room or unit 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. If a key is missing or the key or lock do not work, the agents of the Board of Directors or the managing agent will notify the owner. If the situation is not rectified, perfect keys will be made at the owner's expense. If entry is refused or a dog is present and not confined, the owner will be notified. If entry cannot be done after the notification, the owner will be fined for each infraction.

Please report violations, damage to property, or concerns to:

Jordan Berliner
Senior Property Manager
High Tide Associates
55 New Orleans Road Suite 211
Hilton Head Island, SC 29928
Jordan@hightideassociates.com
P 843-681-6154

Fines:

P.O. Box 7665 • Hilton Head Island, SC 29938 • Phone 843-686-2241 • Fax 843-686-2204 •
www.htausa.com

| <u>Violation</u> | <u>1st Offense</u> | <u>2nd Offense</u> | <u>3rd Offense and After</u> |
|----------------------------|--------------------------------------|--------------------------------------|--|
| Occupancy Limits | \$100 per person over limit per week | | |
| Owner/Guest Conduct | Warning | \$100 | \$100 |
| Property Appearance | Warning | \$100 | \$100 |
| Pets | Warning | \$100 | \$100 |
| Vehicles | Warning or Towing or as noted | \$100 or Towing or as noted* | \$100 or Towing or as noted* |
| Entry | Warning | \$100 | \$100 |

*Towing as noted in the Rule