

BRIDGETOWN REGIME

Rules & Regulations

EMERGENCY – DIAL 911 FOR POLICE, FIRE OR RESCUE

The rules and regulations are in accordance with the by-laws of the BRIDGETOWN PROPERTY REGIME.

The violation of any rules or regulations adopted by the Board of Directors or the breach of any by-law's contained herein, or the breach of any provisions of the Master Deed, shall give the Board the right, in addition to any other rights set forth in the by-law's: (a) to enter the unit in which or as to which, such violation or breach exists therein contrary to the intent and meaning of the provisions hereof, and the Board shall not thereby be deemed guilty in any manner of trespass; or (b) to enjoin, abate, or remedy by appropriate legal proceedings, either at law or in equity, the continuance of such breach.

Obligation of Property Owners, Resident Owners and/or Long-Term Rentals.

A long-term rental is classified as occupancy of the unit for a period greater than one month. Owners who rent their units are obligated to provide tenants with a copy of the Bridgetown Regime Rules & Regulations.

Occupancy maximums per unit are as follows:

Buildings #1 & #2 – Units 1 through 14 – Maximum four occupants.

Buildings #3, #4 & #5 – Units 15 through 30 – Maximum six occupants.

Common Areas

Common areas are those not specifically assigned to one individual unit. These spaces are for use by all residents and are not to be obstructed by any individual's property. Common areas include the landscaped areas in front and on the back and sides of the buildings, driveways and parking areas, and sidewalks.

Yard sales and patio sales are permitted for 1-2 days. Sale items must be removed afterward.

Parking areas must be clear of personal items, including plants and garden decorations. These spaces are for vehicles only and not to be obstructed by any individual's property.

No hitting of golf balls is permitted on the property.

No firearms or fireworks shall be discharged on the property. This includes BB guns and pellet guns.

Climbing trees and/or fences on the property is not permitted.

No fires are allowed on the property.

Patios & Front Entry Ways

Residents are required to keep the front and back of their unit neat and clean. Trash pick up is on Tuesday and recycling on Wednesday. **Household trash needs to be bagged and sanitary. Place trash in cans and close the trashcan lids securely.**

Unwanted furniture, mattresses, appliances, construction materials, and car parts shall not be stored in the patio area or left outside for garbage pick-up. Tenants or owners must dispose of these items at a landfill or recycling center. A warning of 72 hours will be given to remove these items.

Doors and light fixtures of all units should be uniform with other units. Doors are painted green and light fixtures must be matching.

Damage to the siding or roof of a unit will be repaired by the regime to insure quality and consistency of repairs but will be the financial responsibility of the unit owner.

Patios shall be altered only with the written consent of the Board of Directors. Outdoor cabinets may be used on patios to hold small items. They must be weather-proof and clean and tidy.

No clotheslines, clothes, towels, rugs or similar objects shall be hung from any of the fences or trees on the property.

Painting materials shall not be cleaned in the patio area.

Holiday decorations are permitted 30 days prior to holiday and must be removed within two weeks following the holiday.

Noise Disturbances: Residents shall exercise care to avoid unnecessary noise or the use of musical instruments, radios, televisions and amplifiers that may disturb neighbors.

Pet Ownership

Owners of pets are subject to the laws of Hilton Head Island as defined in Article 1, which is attached for your information. Violations can result in the owner of the animal being charged with a misdemeanor and may include fines of up to \$500.00 and court fees.

Dogs must be on a leash when outside the unit. Chaining or tying dogs to trees or fences outside the unit is not permitted. Owners are required to pick up and properly dispose of any pet refuse. Pets may not cause distress to other residents through barking, biting, scratching or digging on the property.

Unit owners will be assessed a \$25.00 fine per violation.

Vehicles & Parking

The speed limit in the complex is 10 mph. Watch for children playing and riding bicycles etc.

There is to be no driving on grassy areas.

Parking must be in designated parking spaces. **Parking on the grass, berms, patios, or behind units is not permitted.**

Three vehicles per unit are permitted. Any additional vehicles must be parked in the guest area for a period not to exceed two weeks or off the property.

Non-working vehicles are not to be stored on Bridgetown property. Vehicles must be licensed and in working condition. Non-working vehicles which occupy a parking space for a period of one week or more will be ticketed and towed at the owner's expense.

Rental trucks (such as U-Haul) used for moving in or out will be allowed on the property for a period not to exceed 48 hours and must be parked in the guest parking area (between Buildings 3 and 4) when not being loaded or unloaded.

Parking is prohibited for any boat, camper, trailer or recreational vehicle (mobile home, trailer, camper or any other forms of non-passenger transportation).

Vehicles with loud mufflers, leaking oil or other similar defects will be fined based on the current structure of penalties for Rule Regulation Violations.

Vehicles repairs are not permitted. This includes oil changes and any other type of maintenance or repair. Emergency repairs of a flat tire or dead battery charge/replacement are permitted. If more extensive work is required, the vehicle must be towed from the property.

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PENALTIES FOR RULE & REGULATION VIOLATIONS

Property owners are responsible for violations created by themselves, their tenants or their guests and applicable fines will be added to their monthly regime fee. Any offense for which a notice is sent will have 10 business days to comply prior to incurring the 2nd and/or 3rd offense fine.

Description	1 st Offense	2 nd Offense	3 rd Offense
Occupancy limit exceeded	Notice	\$100	\$200 *
Common Area Violations	Notice	\$50	\$100
P a t i o s - Unacceptable storage and/or housekeeping	Notice	\$25	\$50
Trash/Garbage	Notice	\$25	\$50
Items for landfill left on common property	\$50 + removal	\$100 + removal	\$200 + removal
Parking on lawn, landscaped areas or patios	Notice	\$25	\$50
Exceeding vehicle limit per unit	Notice	\$25	\$50
Inoperable and/or unregistered vehicles	Notice	\$25	\$50 + towing
Vehicle repairs	Notice	\$25	\$50 + towing
Pets – Any Violation	\$50	\$50	\$100 **

* Excessive abuse may lead to eviction proceedings.

** Unit owners and/or tenants who continue to violate the pet regulations will be subject to additional fines and may be charged with a misdemeanor under Hilton Head Island code violations, which will incur additional town fines and court costs.