

# **HIGH TIDE**

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## **ASSOCIATES**

Real Estate Services • Brokerage • Regime & Association Property Management

### ***Mathews Point North***

Welcome to Mathews Point North. Please take some time to relax and review the helpful and essential information provided. For additional information please visit **HighTideAssociates.com**. If you have any questions, please do not hesitate to contact the Regime Management Company.

**Regime Management Company:**

High Tide Associates

Scott Connal

Association/Community Property Manager

[scott@hightideassociates.com](mailto:scott@hightideassociates.com)

Work Cell 843-816-6482

**HIGH TIDE ASSOCIATES**

P.O Box 7665

Hilton Head Island, SC 29938

55 New Orleans Rd. Suite 211

Hilton Head Island, SC 29928

Office 843-686-2241

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[www.htausa.com](http://www.htausa.com)

If you have any questions or concerns please contact Scott Connal, High Tide Associates at 843-816-6482 or email to: [scott@hightideassociates.com](mailto:scott@hightideassociates.com)

**FOR AFTER-HOURS EMERGENCIES CONCERNING YOUR UNIT, PLEASE CALL 683-0968**

Revised 2015

P.O. Box 7665 • Hilton Head Island, SC 29938 • Phone 843-686-2241 • Fax 843-686-2204 •  
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# Matthews Pointe North

## Rules and Regulations

Owners are subject to these Rules and Regulations. Owners are responsible for the acts and omissions of their tenants, guests and visitors. In the event of any violation of the Rules and Regulations or any state or local ordinances, the owner may be fined.

### CONDUCT

- 1.) **Noise:** Unreasonably noisy behavior or other disturbing or offensive activity, as determined by the Matthews Point North POA board is not permitted.
- 2.) **Fireworks:** Fireworks are prohibited anywhere on the property.
- 3.) **Feeding of Wildlife or Feral Animals:** Do not feed the alligators, turtles, and/or any other wildlife or feral animals on the property.

### APPEARANCE

- 1.) **Signs/Posters/Banners:** All signs must be in compliance with the Town of Hilton Head Sign review board, any banners must be removed daily at sundown, any posters, for sale signs or other non permanent signs must be displayed on the inside of the units windows.
- 2.) **Trash/Pet Waste:** All garbage and refuse from units shall be deposited in dumpster and not left on ground or in dumpster area. Large boxes are to be broken down before placing into dumpster. Any waste from walking pets must be picked up immediately and properly disposed of.
- 3.) **Common Property:** Sidewalks, hallways, breezeways, and other common areas shall not be obstructed or used for storage. The Matthews Point North POA board has the right to impound and /or dispose of any items left in these areas.
- 4.) **Exterior Alterations:** No exterior alterations may be made to any unit or building without the express written permission from the Matthews Point North POA board.
- 5.) **Construction/Remodeling:** All construction and exterior remodeling plans must be approved by the Matthews Point North POA board.
- 6.) **Landscaping Damage:** Any damage to landscaping caused by vehicles or equipment, removal or destruction of any landscaping is prohibited.

### VEHICLES

Mathews Point North is not responsible for vehicle security, regardless of the cause, nor any vehicular damages, regardless of the cause.

- 1.) **Valid Tags/Operational:** All vehicles must have current valid license plates. Vehicles not displaying a current license plate or that are not roadworthy can be towed from Matthews Pointe North **WITHOUT WARNING** and at the owners expense.
- 2.) **Parking:** Parked vehicles shall not block the passage of a street, walkway or a driveway. No parking is allowed in front of the dumpster or blocking any garage/bay doors. Vehicles are to be parked in designated parking spaces only. No parking in front of or blocking the mailboxes.
- 3.) **Speed Limits:** All vehicles are to observe SC State traffic laws and not to exceed 10mph on property.
- 4.) **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 first offense and minimum \$500.00 fine plus possible legal action. Local authorities will be notified.
- 5.) **Non- Allowable Vehicles:** Boats, watercraft trailers, jet skis, motorcycles, 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/parked within the garages of the units. Vehicles parked inside garages must be of a size that fits inside the garages and parked so the garage doors can be fully closed. Parking/Storage of vehicles on common property that are not used for business purposes and are unrelated to the operational business occupying the unit are prohibited.

## Fines:

Violation	1st Offense	2nd Offense	3rd Offense and after
Conduct	Warning	\$250.00	\$500.00
Appearance <small>Charges per offense/occurrence</small>	Warning	\$250.00	\$500.00
Vehicles <small>Must come into compliance within <b>10 days</b> of date on violation notice to avoid additional Offense charges from being issued.</small>	Warning	\$250.00	\$500.00

Any legal action/fees that incur to enforce the rules and regulations will be the sole responsibility of the unit owner/offender.

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### MATHEWS POINT NORTH

DEAR PROPERTY OWNER,

IN ORDER FOR US TO BE MORE EFFECTIVE IN MANAGING YOUR PROPERTY, THE FOLLOWING INFORMATION IS REQUIRED;

OWNER NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
UNIT #: \_\_\_\_\_  
PHONE #: (HOME) \_\_\_\_\_  
(CELL) \_\_\_\_\_  
(WORK) \_\_\_\_\_  
E-MAIL: \_\_\_\_\_  
EMERGENCY CONTACT: (NAME) \_\_\_\_\_  
(PHONE) \_\_\_\_\_

1. DO YOU LIVE IN UNIT? Y N  
2. DO YOU RENT OUT YOUR UNIT? Y N  
3. IF YES, DO YOU MANAGE IT YOURSELF? Y N  
4. IF NO, WHO IS YOUR AGENT? \_\_\_\_\_  
MANAGEMENT CO. \_\_\_\_\_  
TELEPHONE #: \_\_\_\_\_

5. LIST VEHICLES AUTHORIZED TO PARK ON THE PROPERTY:

	YEAR	MAKE	COLOR	MODEL	PLATE#	STATE
1.	_____	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____	_____

**PLEASE COMPLETE AND RETURN THIS FORM AS SOON AS YOU CAN TO:**

**HIGH TIDE ASSOCIATES**

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### THIS FORM IS FOR MATTHEWS POINTE NORTH OWNERS

#### Association Dues

### AUTHORIZATION AGREEMENT FOR DIRECT PAYMENTS (ACH DEBITS)

ALL DIRECT DRAFT TRANSFERS WILL BE DRAWN ON OR AROUND THE 10TH OF THE MONTH OF WHICH IT IS DUE.

I (we) hereby authorize High Tide Associates (HTA), hereinafter called **COMPANY**, to initiate debit entries to my (our) checking or savings account indicated below at the depository financial institution named below, hereafter called **DEPOSITORY**, and to debit the same to such account. I (we) acknowledge that the origination of ACH transactions to my (our) account must comply with the provisions of U.S. law.

#### Your Banking Information:

Depository Name: \_\_\_\_\_ Branch: \_\_\_\_\_  
(Bank Name) (Location)

City: \_\_\_\_\_ State: \_\_\_\_\_

Routing Number: \_\_\_\_\_ Account Number: \_\_\_\_\_

Checking Account \_\_\_\_\_ Savings Account \_\_\_\_\_

This authorization is to remain in full force and effect until **COMPANY** has received written notification from me (or either of us) of its termination in such time and in such manner as to afford **COMPANY** and **DEPOSITORY** a reasonable opportunity to act on it.

If you wish to stop direct draft you must notify High Tide Associates in writing, including the date you would like the services to be discontinued.

#### Your Personal Information: (Please Print)

Account Number (Example: MPN123): \_\_\_\_\_

Name(s): \_\_\_\_\_

Phone Number: \_\_\_\_\_ day \_\_\_\_\_ evening

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**PLEASE ATTACH A VOIDED CHECK TO THE BOTTOM OF THIS AUTHORIZATION FORM**