

## PREFACE

In order to create a congenial and dignified residential atmosphere, your Board of Directors has adopted these Rules and Regulations for the guidance of all owners, their families and their guests. In general, the Rules are not original with us, but are the result of our experience and the experience of other Homeowners Associations. These Rules and Regulations may not please everyone entirely nor were they designed to satisfy individual personal desires. From our experience, they will meet the approval of a large majority of owners and this is the means of achieving successful and happy Association living.

Any questions, suggestions or complaints should be made to the Managing Agent, preferably in writing. If the Managing Agent cannot resolve your concerns, they will be referred to the appropriate committee or to the Board of Directors. It is asked that everyone follow this procedure so that your requests may be handled in an orderly manner and reach the proper person or persons.

**CHARLESTOWNE GRANT OWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS**

1. GENERAL

Each owner is responsible for the proper conduct of his family, his guests and service personnel.

2. RENTING

Owners are responsible for their tenants' compliance with the Rules and Regulations of the Association. Any violation of these Rules and Regulations will be the responsibility of the property owners.

Owners must notify the Managing Agent of the name, address and telephone number of their Rental Agent and/or any long-term lessees (i.e., 30 days or longer).

The Rules and Regulations of the Association are binding on all tenants. Flagrant violations constitute grounds for expulsion from Charlestowne Grant and/or fines levied to the owner.

3. GUESTS

Each Owner should be certain that they understand and observe all Rules and Regulations. All renters should be advised of and given a copy of the Rules & Regulations.

4. STAFF

The number of employees and/or maintenance subcontractors permitted in our Budget is limited and each has a full work schedule. Only the managing Agent or the President of the Association is authorized by the Board of Directors to give instructions to the maintenance staff.

5. SECURITY

Security is the responsibility of each and every one of us. Depending upon the nature of the situation, owners are requested to notify either the security guard, police or the Managing Agent of any suspicious people, trespassing and/or unusual activities in the recreational area. See the EMERGENCY NUMBERS listing in the back of this booklet.

6. NOISE

Being thoughtful of one's neighbor can be another answer to good living and is an especially important consideration in a Homeowners

Association. Loud noises from television, stereo equipment, musical instruments, barking dogs and loud talking should be kept at a minimum at all times.

If you should be disturbed by noise please notify Security or the Managing Agent. (See General Information on the last page.)

7. CONSTRUCTION

Construction workers and other service personnel are the responsibility of the property owner who contracted for their services. This responsibility includes, but is not limited to construction noise, daily construction site clean up, damage to property caused by construction workers and construction vehicles, and, in general, working with the rules and guidelines for construction activity by the Litchfield By The Sea Community Association Board of Directors and Architectural Review Board.

8. PETS

A. In no event shall dogs, cats or other pets be permitted in any public portions of the Association property unless on a leash, and only in such places as may be designated by the Association. Unleashed pets are subject to collection by the County Animal Shelter. Reclamation of the pet will be the sole responsibility of the owner. Dogs are to be kept inside and may be tethered outside for short periods of time only.

B. The owner shall indemnify the Association and hold it harmless against any loss or liability of any kind or having any animal on Association property. If a dog or other animal becomes obnoxious to other owners, the owner must cause the problem to be corrected; or the owner, upon notice by the Association, will be required to remove the animal from the premises.

9. HAZARDS

The discharge of fireworks and/or any other type of noisemaking device is expressly prohibited on any part of the Association property.

10. FACILITIES

The facilities of the Association are for the exclusive use of the members, lessees, resident house guests and guests accompanied by a member. No guest or relative of any member or lessee other than a houseguest or relative actually in residence shall be permitted to use the swimming pool,

unless accompanied by a resident member of the family of such owner or lessee.

11. FEEDING WILDLIFE

It should be impressed upon everyone that feeding the alligators can be hazardous to life and limb and that this activity is prohibited. Children, especially, should be cautioned as to the dangers of feeding the alligators.

The Board of Directors of the Community Association request that boats not be allowed on any lakes within Litchfield By The Sea due to the presence of alligators and the restricting size of the lakes.

Do not feed the seagulls anywhere but on the beach.

12. GOLF CARTS

Only persons meeting the requirements of a licensed driver may operate golf carts on the Association roads, for safety measures. Golf carts should be parked underneath the house.

13. GARAGE DOORS

Owners and guests are asked to keep garage doors closed. This discourages theft in the neighborhood and improves the view for neighbors.

14. VEHICLES/SPEED LIMITS

Boats and trailers should be stored as inconspicuously as possible. Recreational vehicles and campers are not permitted on the premises.

Parking is not permitted on the roadsides, easements or vacant lots. Overflow parking is not permitted at the pool unless authorized by the Board of Directors. Violators will be towed.

Compliance with the posted speed limits is mandatory.

15. SWIMMING POOL

Swimming in the pool is permitted between the hours of 10:00 a.m. and 10:00 p.m. In view of the fact that this pool is not guarded, **PERSONS USING THIS FACILITY DO SO AT THEIR OWN RISK.** Children under 12 years of age using the pool must be accompanied by a responsible adult.

(a) Shower thoroughly before entering pool.

- (b) The Board believes that the laying of radios in the pool area can be annoying to others present. Therefore, the Board wishes to discourage the use of radios. If people insist on bringing radios to the pool area, the volume must be kept as low as possible.
- (c) Pets are forbidden in the pool area.
- (d) Running in the general pool area is not permitted.
- (e) If suntan oil is used, make certain that a beach towel is used to cover the poolside furniture.
- (f) Please do not "reserve" a chaise by leaving a towel or beach clothing draped over the chaise, if you intend to pursue activities elsewhere.
- (g) At no time should glass be brought to the pool area. Plastic glasses or containers must be used.
- (h) Children who are not toilet trained must wear a swim diaper in the pool. These can be purchased at various children's stores in the area.

16. TRASH & TRASH CANS

All residents are expected to share in the responsibility for maintaining clean grounds throughout the common area.

Trash receptacles can be visible from the street on TRASH PICK UP DAYS ONLY. Absentee homeowners are responsible to assure that their agent and/or tenant abides by this rule.

17. SIGNAGE

No sign, advertising or notice of any kind or type whatsoever including, but not limited to, "for Rent" or "For Sale" signs shall be permitted or displayed on the exterior of any dwelling nor shall be posted or displayed in any manner as to be visible from the exterior of any dwelling.

18. SAND DUNES

Do not walk on or over the dunes. Use the boardwalk as access to and from the beach.

It is against South Carolina Law to damage or destroy sea oats or sea grass which grows on the dunes.

19. REMEDY FOR VIOLATION

The foregoing Rules and Regulations are designed to make living for you and your neighbors pleasant and comfortable. The restrictions that we impose upon ourselves are for the mutual benefit of all. Violations of

these Rules are to be reported to the Managing Agent, who will call the matter to the attention of the violating owner, lessee or guest for corrective action. The second violation and subsequent violations to comply with the Rules will result in a \$25.00 per day fine by the Board of Directors which will become part of, and collectible with, the next regular assessment. Any disagreement over a violation will be reported to the Board of Directors for subsequent judgment.

20. RULE CHANGE

The Directors of the Association reserve the right to change or revoke existing Rules and Regulations and make such additional Rules and Regulations from time to time as, in their opinion, shall be necessary or desirable for the safety and protection of the Residents and Common Property, and to promote cleanliness and good order of the property and to assure the comfort and convenience of member.

EMERGENCY INFORMATION

Fire Department.....	911
Police:	
Georgetown.....	911
Sheriff.....	911
After hours.....	911
Highway Patrol.....	911
Ambulance:	
Pawleys Island/Litchfield.....	911
Myrtle Beach.....	911
Hospitals:	
Georgetown.....	527-1341
Myrtle Beach-Grand Strand.....	449-4411
North Gate Security.....	237-2451/24 hours
K.A. Diehl & Associates.....	357-9888

Amended: 10/05