

True Blue Golf and Racquet Resort Rules and Regulations

Revised June 27, 2011

The Rules and Regulations listed below apply to all Villas and Garden Homes (GH). The items in the Amendment apply only to the Garden Homes (Buildings 80 - 97) – page 7 of this document.

1. GENERAL MAINTENANCE AND USE

Each villa owner is responsible for the proper conduct of their family and guests (including tenants and service personnel) while on HOA (Homeowner Association) property. **Copies of our Rules and Regulations should be provided to all guests, tenants and service personnel.** Any violation of the Rules and Regulations will be the responsibility of the villa owner.

Each villa owner/guest shall maintain and use the villa and HOA property in such a manner so as to: 1) insure the safety and comfort of everyone using the facilities, 2) preserve the exterior appearance of the villas and 3) promote maximum enjoyment of the facilities.

2. CONDUCT OF CHILDREN

Parents are responsible for the general conduct of their children at all times. Damage to any of the HOA's property or personal property of other owners or guests by children will be the responsibility of the parent. An adult must accompany all children under fourteen (14) years of age in the pool areas per South Carolina law.

3. FIRE PROCEDURES

If you discover a fire, please do the following:

From a safe location immediately call the Fire Department (911) and tell the dispatcher True Blue Homeowners Association, the building number, villa letter and street address (example, 562 Blue Stem Drive, Bldg 54, villa A).

Leave your villa unlocked, close the doors and windows.

Alert the other occupants in your building.

Notify the Management Company (843/449-5411).

4. SECURITY

Security is the responsibility of each and every owner/guest. Depending upon the nature of the situation, owners/guests are requested to notify Georgetown County Sheriff at **843/546-5101 for non-emergency or 911 for emergencies.**

Private security will respond seasonally. (Owners will be notified of changes to seasonal procedures.)

In accordance with the Master Deed, all homeowners are required to furnish a key to their villas/garden homes to the management company. This key will be used to gain access to the unit(s) in case of an emergency and also for pest control. Failure to provide a key will be subject to a fine (See Section 20, item G).

5. VILLA OCCUPANCY

In accordance with Chapter 10, Section 1004 Occupant Load, of the South Carolina Building Code, Subsection 1004.1.1, the maximum number of residents in a villa shall be 4 for a two bedroom villa and 6 for a 3 bedroom villa. This is based on 200 sq feet per occupant per table 1004.1.1. Homeowners should ensure that rental agents are aware of this requirement. **Failure to comply with this regulation will result in a fine. (See Section 20, Item I.)**

6. NOISE

It is essential to be thoughtful of one's neighbors in a multi-family community. Noise becomes an annoyance during certain hours of the day, such as early morning or late evening, when most people are resting. Therefore, excessively disturbing noises in villas or on HOA property (not limited to parking lots, pools, stairways), which interfere with the rights and comforts or other conveniences of neighbors will not be tolerated.

Noise from televisions, stereos, musical instruments, motor vehicles, etc. as well as people should be kept at a minimum at all times and especially during the hours of **11:00 PM through 8:00 AM**. A warning will be given on the first occasion of any violation and fines imposed for subsequent violations. **For definition of fines see Section 20 item E.**

7. AMENITY CENTER AND SWIMMING POOLS

ALL VILLA OWNERS AND GUESTS ARE CAUTIONED THAT THEY USE THE SWIMMING POOLS, HOT TUBS/SPAS/JET POOLS, AND TENNIS COURTS AT THEIR OWN RISK.

- A. All owners and guests must display current pool passes.
- B. Bottles or glass objects will not be permitted at any time in the swimming pool areas.
- C. While in the pool areas an adult must accompany all children under fourteen (14) years of age (SC law).
- D. Pneumatic floats and other paraphernalia of a similar nature, except for safety swimming devices, are not permitted in the pools without agreement from others in the pool.
- E. Furniture shall not be removed from the pool areas.
- F. Children 12 years of age and under are not permitted in the hot tubs/spa at any time, with or without an adult.
- G. No pets are allowed in the pool areas.
- H. Transistor radios, cd/cassette players, or television sets can be annoying to others. Therefore they may only be played softly to not disturb others using the facility. If requested by ANY other person, the volume **MUST** be lowered to a point that it does not disturb others.
- I. Pools are open from 10:00 am -11:00 pm. unless indicated. Some pools will be closed seasonally. Pools may be closed for cleaning as necessary.
- J. Bicycle racks are located at each pool.
- K. No scooters, skateboards, roller blades or bicycles, etc. are to be used at the pools.
- L. Proper attire at pool required at all times.
- M. No swimming, boating, fishing or entering the ponds is allowed at any time.
- N. **TENNIS COURTS:** Shoes must have white or non-marking soles. No roller blades, bicycles, scooters or skate boards on courts.

8. PETS

In no event shall pets be permitted in any of the public portions of the property unless carried or on a leash and under the **direct** supervision of the owner. The owner shall indemnify the HOA and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in the villa. Owners have the option to allow pets in villas.

Under certain circumstances the HOA may impose special conditions upon keeping of a particular pet on the property. Excessive barking by the pet or other annoyances to residents may be cause for an order by the HOA to remove the pet from the property. Pets should be walked away from the immediate area of the buildings and kept out of the landscaped areas. All animal waste must be promptly removed. **PET OWNERS ARE**

RESPONSIBLE FOR CLEANING UP AFTER THEIR PETS. FINES WILL BE ASSESSED TO ANY OFFENDING VILLA OWNER HOUSING THE VIOLATION. **For definition of fines see section 20 item F.**

Reminder: Some of our lakes have alligators. Look at them but **do not touch**. The state of South Carolina has fines of \$2,000-\$5,000 for feeding them. HOA fines will also be assessed.

9. MOTOR VEHICLES

A. All commercial vehicles of any kind or description including, but not limited to, motorcycles, vehicles with commercial lettering, recreational vehicles (motor homes, campers, trailers, etc.), boats or boat trailers are **PROHIBITED FROM OVERNIGHT (11:00pm to 8:00am) PARKING ON ANY PORTION OF THE ASSOCIATION PROPERTY**. Marked emergency vehicles such as police or sheriff's patrol cars are allowed. All mopeds, ATV's, golf carts, etc. are prohibited on any portion of association property at any time.

B. Parking spaces are not assigned. If you or your guests have more than one vehicle, please be considerate of your neighbors and park between lines, **do not overhang** the sidewalk and if possible park only one vehicle in front of the building.

C. Under certain circumstances, the HOA may impose special conditions upon the keeping of particular vehicles. Villa owners must contact the HOA's Management Company during office hours and at least 48 hours in advance.

D. All vehicle owners (villa owners and guests) are responsible for any damage done to HOA property by but not limited to cars, trucks, bicycles, etc. This includes, but is not limited to, damage to grassy areas, sidewalks, and posts, as well as to pavement by kickstands.

E. No car repairs may be made unless in an emergency situation, such as dead battery, flat tire, etc.

F. Parking in a handicapped parking space is permissible only with proper identification.

G. All cars must be in running condition with current license plates. Vehicles will be tagged and towed at the owner's expense 24 hours after notice. Vehicles to be left for extended periods of time are to be registered with the Management Company.

H. Motorists shall at all times drive carefully in conformity with conditions and circumstances, but in no event exceed the 15 miles per hour speed limit. The HOA will strictly enforce this rule.

I. Motorcycles are strictly prohibited from overnight parking on the association property, except if the owner purchased the villa/GH and the motorcycle prior to July 2005. If you are thus eligible, it is mandatory that the owner contact the Management Company for a registration form and bike tag. If the motorcycle is not properly identified, it will be towed. All parked motorcycles will have kick stand protectors. Damage to the parking lots is the responsibility of the motorcyclist.

10. ALTERATIONS TO VILLAS

A. Alterations or additions to any of the common elements or limited common elements shall not be made by any resident without prior written approval of the HOA's Architectural Review Board (ARB). Procedures for obtaining approval are outlined in the HOA's Master Deed.

B. Any villa owner may install HOA-approved doors without prior approval: **front** storm/screen: color: Sandtone and is available at Home Depot; **back** screen porches: EMCO HD series screen door, color and design to match door installed by builder and is available at Home Depot.

C. Villa owners are responsible for repainting their front door green: paint is Sherwin Williams Super Paint Gloss Ultra Deep B1-Y-L1-2Y55-G2-2-Y-40-WI-20Y3-2452 (SW computer file "true blue door green") Trim around the door is Sycamore Tan #2855 and is available at Sherwin Williams also.

D. Any villa owner may install Golf Ball Protective Windows: Poly Pane panels by Custom Window Systems that collapse and open either vertically or horizontally may be installed on the **interior** of the screened porches. **Prior written request for approval** must be submitted to the Management Company. Approval is normally granted within 14 business days. No permanent heating or cooling is allowed on screen porches.

E. If a villa owner desires to change the locks to a keypad type lockset, they must be gold tone in color and also have a key access that can be opened in one turn. The key should be furnished to the Management company in accordance with Item 4 above.

F. All other requests for variations are to be submitted to the Management Company in writing for ARB approval. The ARB will meet as needed.

11. EXTERIOR APPEARANCE

A. The decks and screened porches shall be used only for the purposes intended and not for storage, hanging garments or other objects, or for the cleaning of rugs or other household items. No radio or television antenna or any wiring for such purpose may be installed on the exterior of the building or upon the common elements (satellite dish TV antennas **must have prior approval**).

B. It is important to maintain a uniform and pleasing appearance to the exterior of the building. Front doors must be maintained by villa owners (see rule 9). No awnings or projections shall be attached to the outside walls, decks or the screened porches. Exterior screens on porches and windows must be kept in good repair. (See Section 20, item D for fines). Decorative lights are permitted between the day after Thanksgiving and January 10. Lights must be approved for outdoors and UL safety approved.

C. For aesthetic harmony, all window treatments shall include a uniform white backing which is visible from the exterior.

D. Landscaping is an integral part of the HOA's exterior appearance. Bird feeders, potted plants, bicycles, toys and/or nonstandard plantings are not permitted on the common areas of HOA property.

E. Annual flowers may be planted in the pine straw/mulch in front of the screened porches.

12. HALLWAYS AND ENTRANCE WAYS

Hallways and entranceways are part of the common elements. There will be no decorating or painting of hallways or entranceways to insure uniformity throughout the HOA.

The walkways to the villas will not be obstructed or used for any purposes other than ingress or egress. No items may be stored or left in any of the passageways, railings, access areas, or routes of stairs (including under stairways).

13. SIGNS

No signs, advertising, or notices of any kind or type whatsoever, including and not limited to, "For Rent", "For Sale", "Welcome to the Smith's", shall be permitted or displayed on the exterior of any villa, nor shall be posted or displayed in such a manner as to be visible from the exterior of the villa.

Signs are permitted on the HOA's property by a homeowner or their agent on the day of a real estate open house for no more than 2 hours in advance and 1 hour following for a maximum of **5 hours**. These signs may not be larger than 8" x 24" and may include the name of the realty company. No balloons, flags or other attachments are permitted unless defined. The villa number may be attached no larger than 8" x 24". Signs may be placed at major intersections within the HOA and at the entrance to the villa. No more than 4 signs per open house will be permitted. The homeowner will be responsible for notifying their real estate agent. No other signs will be permitted on HOA property. (See Section 20, Item D for fines).

Real estate "lock boxes" are to be attached to storage closets or interior doors and **not be visible** from the parking areas.

14. REFUSE

All refuse must be put in secured, heavy-duty plastic bags and placed in the trash dumpsters provided by the HOA. The doors and lids of the dumpsters are to be closed after use. Under no circumstances should refuse be left in the hallways, stairways, etc. nor should any overflow of trash or discarded items such as furniture, mattresses, etc. be placed by the dumpsters as these items will not be picked up by the refuse company and will attract stray animals and insects to the area.

Refuse left in hallways, stairways, etc. by homeowners, tenants or renters will result in a fine to the homeowner(s). See Section 20, item D.

15. RESPONSIBILITY FOR DAMAGE

Owners shall be liable for all DAMAGES to the buildings and/or common grounds caused by receiving deliveries, moving, or removing furniture or other articles to or from the villa.

16. UNOCCUPIED VILLAS

To prevent damage to your villa or adjoining villas, please insure that the windows and doors to the outside are closed when departing.

In case of severe thunderstorms or a hurricane, each owner who plans to be absent from their villa for an extended period of time should insure that all furniture, plants or other objects are removed from the screened porches or patios (GH) prior to departure.

If a unit is to be left vacant for more than a long weekend (e.g. 4 days) the water must be shut off and the electricity to the hot water heater must be shut off at the circuit breaker. The water shut off valve is located above the hot water heater in each unit. Owners of each unit are also required to advise rental agencies of this requirement.

HVAC should be operated to avoid pipes freezing or mold occurrence.

17. HAZARDS

Grills are provided in safe areas for all owners, tenants and guests. Grills may be installed in designated areas at the Garden Homes. No other grills are permitted on HOA property including but not limited to, in a villa, screened porch or deck. The HOA will strictly enforce this fire safety rule. No owner shall use or permit to be brought into the villa or storage closet any flammable oils or fluids such as gasoline, kerosene, or other explosive or articles deemed extra hazardous to life, limb or property.

The discharge of fireworks and/or any other type of noise making or explosive device is expressly prohibited on HOA property.

18. TRUE BLUE GOLF COURSE

True Blue Golf Course is private property to be used by those paying green fees only. For your own safety and liability purposes no one should be on the golf course property at any time jogging, walking, practicing or for any other reason. Any owners or guests found on the golf course property may be arrested for trespassing.

19. RULES CHANGE

The HOA reserves the right to change, revoke or add to existing Rules and Regulations from time to time as, in their opinion, shall be necessary or desirable for the safety and protection of the HOA's property and its' owners/guests, and to promote cleanliness and good order of the property, and to assure the comfort and convenience of owners/guests. Current rules will be available on the HOA's website www.truebluehoa.com.

20. VIOLATIONS

A. Violation of the Rules and Regulations is subject to fines, which shall be a special assessment and a lien upon the property of the villa owner housing the violator in addition to all other legal remedies.

B. Said fine may be assessed repeatedly upon the failure of a villa owner or guest to correct the infraction after notice by the HOA to obey these Rules and Regulations as well as other obligations imposed by the HOA documents. It is the responsibility of the villa owner to recover the amount of the fines and any expenses from their guest if the guest is causing the infraction. Any fine or expenses levied shall be collected in the same manner as common assessments. In addition, if corrective measures are not taken and fines accumulate in excess of \$1,000 to the same owner, the Board has the right to withhold services, such as, television cable and telephone.

C. A notice will be placed on any vehicle violating the Rules and Regulations and towed (at the owner's expense) if the violation is not corrected within 24 hours. The only exception is the immediate towing of vehicles creating a fire or safety hazard.

D. Fines for material item violations (example: damaged screens, illegal signs, refuse left in hallways or stairways, flower pots outside the unit, hoses left outside, etc.) will be assessed 13 business days after date of first written warning notice; initial fine will be \$50. An additional fine of \$5.00 per day will be assessed for each day for the next 10 days if the violation is not corrected. After the second 10 day period, the HOA may take

action by removing the prohibited items or making necessary repairs at the owner's expense. Second occurrence of same or similar violation: \$100. Third: \$300.

E. Disturbing noises in villas or HOA property: First occurrence will result in a written warning. Second occurrence will result in a fine of \$100.00. Third occurrence will result in a fine of \$300.00. Each succeeding fine will be \$300.00. Fines will be assessed to the villa owner. Progressive fines will only be issued for repeat offenders.

F. Fines for pet violations: First occurrence will result in a written **notice and fine of \$50**; Second occurrence will result in a \$100 fine. Third occurrence will result in a \$250 fine. After the third occurrence, the HOA may exercise the option of requiring the pet be removed from HOA property.

G. Failure to provide access to a unit for pest control will incur the same fines as pet violations. In addition the HOA or the Management Company may have the unit re-keyed at the homeowners expense.

H. Violation of the Rule on shutting off the water in a unit and the electricity to the hot water heater which results in a loss to the unit or other units will result in a fine of \$500 for the account of the owner of the property.

I. Violation of the Regulation on maximum occupancy of a villa will result in a letter requesting corrective action by a specific date. If corrective action is not taken by that date, an initial fine of \$100 will be assessed with an additional fine of \$50 per day for each succeeding day that corrective action is not taken.

J. Any resident receiving notice of violations and assessed a fine may present a written request for appeal within 10 days to the HOA or their appointed committee, whose decision will be final.

K. The HOA strongly urges anyone observing a violation to submit a completed grievance letter (or e-mail) immediately to:

True Blue Golf & Racquet Resort HOA,
P.O. Box 7607, Myrtle Beach, SC 29572
or abaker@theicaregroup.com

21. CONCLUSION

Villa owners of True Blue Golf & Racquet Resort are requested to cooperate by adhering to the Rules and Regulations. The Regulations were not set up in an arbitrary fashion nor were they created to work a hardship on anyone. Their purpose is to ensure the safety and comfort of everyone using the facilities so that all owners and their guests will enjoy the property.

Amendment: Rules for Garden Homes

1. The driveways are part of the common property, and therefore must adhere to common property rules.
2. Garage doors are the responsibility of the homeowner and are to be the same as previously installed by the builder.
3. The walkway may have lights as long as they are solar or battery powered and with no exterior wiring. Nothing is allowed in the grass or landscaping.
4. The entranceway to the front door may have patio furniture and/or potted plants or sculpture in an orderly fashion.
5. The concrete patio in the rear of the Garden Home may have patio furniture, potted plants and a grill, gas or electric but must be maintained in an orderly fashion.
6. All vehicles in a household should be parked either in the garage or in the driveway. The overflow parking areas are for guests. The garage door should be all the way down for neatness of appearance at all times.
7. Bird feeders, lights, sculptures, benches, etc. are not allowed in any mowed or landscaped areas of the HOA.
8. Garden hoses may be connected to Garden Home water nozzles but are to be maintained orderly and inconspicuously.
9. Basketball nets are not permitted on garages.
10. Alterations: Solatube lights may be installed **with prior HOA approval**. Two 10" units in the Great Room and/or one 14" unit in the kitchen.
11. Homeowners in Garden Home B and C units are responsible for the maintenance of the attic fans.
12. All other HOA rules are in force.

Questions or requests:

ICare Group, LLC, PO Box 7607 (5001 North Kings Highway, Suite 204B)

Myrtle Beach, SC 29577

843/449-5411

FAX 843/449-4777

abaker@theicaregroup.com