

Second Amended and Restated Rules of Conduct
Golfmaster I Owners' Association Inc.
Approved 5/4/2021

Each owner is responsible for the proper conduct of family members, guests, and service personnel. The owner should be certain that they understand and observe all Shipyard and Golfmaster Rules of Conduct. A copy of these Rules of Conduct should be placed in your villa so that long and short-term tenants will be knowledgeable about them. It is suggested that you also give a copy to your rental agent.

Owners shall exercise extreme care to assure that they and their family, renters, guests, and service personnel do not unreasonably interfere with the peace and enjoyment of the residents of other units on the property, including not using fireworks, controlling barking dogs, controlling the volume of musical instruments, radios, televisions, or amplifiers, and controlling children at play.

Vehicles & Parking Lots.

Vehicles are to be operated in accordance with the posted speed limit (maximum speed 10 MPH) and with due consideration for the safety of bicycles, walkers and children playing on the property.

Automobiles and other vehicles, which are inoperable and/or not currently licensed and left in the parking space for one week, will be towed away at the owner=s expense.

The exhaust and other systems of all vehicles are to be kept in good repair to minimize unnecessary noise.

There shall be no major vehicular repairs in the parking area.

Motorcycles, recreational vehicles, motor homes, trailers, boats, and any other form of watercraft are prohibited from parking on Golfmaster property. Unauthorized vehicles will be towed away at the owner=s expense.

Parking permits issued by Shipyard shall be displayed in the window of all vehicles.

No vehicles displaying commercial signs may be parked overnight on the property without permission.

Vehicles are to be parked in designated spaces only. Each villa is assigned one numbered parking space. All other vehicles are to be parked in unnumbered parking spaces. Long term parking is permitted in the spaces available away from the fronts of the Villas. Parking on the grass is prohibited. Parking of Golfmaster I vehicles in the Golfmaster II spaces indicated by green lines is prohibited.

Buildings.

No advertisement, poster, banner, or flag of any kind may be displayed on the property except as authorized by the Association.

The hanging of garments, towels, rugs or similar objects from windows, decks, or from any façade on the exterior of the property is prohibited.

To maintain the overall appearance of the complex, window coverings of a neutral color on the exterior side shall be installed in a neat and orderly manner.

No storm or screen doors, window guards, etc. may be installed without written permission of the Board of Directors.

Firewood is to be stored in an orderly manner in an approved metal rack off the deck and away from the siding.

The front door area and decks shall be kept clear of debris and accumulated articles.

Trash containers are to be kept in the designated enclosure in the service area. Trash containers are to have tightly fitted lids. No items are to extend from the service area.

Personal property should not cause an unsightly appearance.

External pipes and wires on the exterior of the Villa shall be installed in neat horizontal and vertical runs and painted to match the exterior siding.

Any changes to the exterior appearance or structure of the Villa shall be made in accordance with the Master Deed and the Shipyard Architectural Review Board.

Amenities.

A key to the tennis court, the pickleball courts and pool gate has been issued to each owner. It is the responsibility of the owner to supply it to tenants and guests. The Regime will not supply keys to tenants or guests. Replacement keys will be issued to owners at \$25.00 per written request. Owners are limited to one free key. One duplicate key will be issued to an owner upon written request for a charge of \$25.00.

All persons using the swimming pool and tennis courts do so at their own risk.

Children must be toilet trained.

No pets are allowed in or around the pool deck area.

Owners responsible for any incident at the pool will be required to pay the cost of any required special water treatments. If DHEC requires the pool to be drained and refilled, the total cost to the owner responsible could exceed \$2,000.00.

Pool hours are 8:00 AM to 10:00 PM.

Observe the posted pool rules required by the state.

No loud playing of radios, tape, or CD players.

Bathing suits only in the pool (no cutoffs, etc.)

No pool parties, large groups of guests, etc., are permitted without the written permission of the Golfmaster I Regime.

Responsibility for Pets.

Pets are to be on a leash and under control when they are out of the villa.

All dog owners are required to clean up after their pets.

Owners are responsible for any damage caused by their animals and the animals of their renters or guests.

No dog runs are permitted and the dogs are not to be tied up outside.

If a dog or other animal is making excessive noise, displaying aggressive behavior, or damaging common or other owner's property, the pet owner must correct the situation immediately. If problems with an animal continue, the Regime will require the owner to remove the animal from the property.

Wildlife.

Do not feed, touch, or molest alligators or any other wildlife on the property.

Enforcement.

Owners violating any provision of the Master Deed, By-laws, or Rules of Conduct will be notified of the nature of the violation via email. If a satisfactory plan to cure the violation has not been emailed to the Regime within 3 days, or if the plan is not satisfactorily completed or reasonably amended, the Board of Directors is authorized to levy a fine of \$25.00 for each day the violation continues.