

## **INFORMATION FOR MEMBERS** **OF THE EVIAN COMMUNITY**

As a resident homeowner or tenant at Evian, HPR, it is your responsibility to contribute to the general well-being of every other occupant. In general, no nuisance shall be allowed upon any of the villas or the general or limited common elements by the residents of the property. No villa co-owner shall permit or suffer anything to be done or kept in his villa which will increase the rates of insurance on the building in which it is located.

No advertising, signs, billboards, unsightly objects or nuisance shall be erected, placed or permitted to remain on the property, nor shall the property be used in any way or for a purpose which may endanger the health of, or unreasonably disturb the owner of any villa or resident thereof. No business activities of any kind shall be conducted in any building or in any portion of the property.

No villa owner or renter shall be allowed to have or maintain any type of clothesline outside or on balconies or porches.

Window treatments must be conservative. White or off-white mini-blinds or shutters should be used. Curtains or draperies must show white or off-white facing to the street. Window grids and screens must be properly installed and maintained by the owner.

Sound systems and musical instruments must be kept at a reasonable level so they are not disturbing to neighbors.

Specifically, the following regulations are in force at Evian:

### **AUTOMOBILES**

Only passenger autos in operating condition with current and effective license tags, inspection stickers and Shipyard decals may be parked in parking spaces adjacent to any of the buildings. The Board of Directors may cause any property stored or parked in violation hereof to be removed at the expense of the owner who parked or stored the same or whose family member, invitee, lessee, or guest parked and stored the same.

Handicapped spaces may only be obtained by those who have a doctor's certificate and a handicapped card in or on the auto.

Campers, boats, recreational vehicles and oversized vehicles such as do-it yourself moving trucks are not permitted inside the plantation without specific approval of Shipyard Security and may not be stored anywhere on the property.

Specific parking places are not designated for each villa. It is suggested, however, that residents use common sense and courtesy in parking and cooperate with occupants of their building.

No mechanical work may be performed on any vehicle within the plantation.

Please obey the 15 MPH speed limit.

## **BALCONIES AND PORCHES**

Balconies and porches are outside living areas. They may not be used to store boxes, crates or excess furniture and they may not ever be used for drying laundry.

Gas grills on balconies or porches – The International Fire Code states the following: “**Open flame cooking devices** such as charcoal burners or other open flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.”

Any alterations to the exterior must be approved by the Board of Directors after they have been drawn up by an architect and approved by the Shipyard ARB.

## **COMMON AREAS AND STREETS**

Except as may be approved by the Board of Directors, no planting or gardening shall be done and no FENCES, hedges or walls shall be erected or maintained upon said property except as approved by the Board of Directors.

Bicycles, scooters, baby carriages, toys, lawn furniture, etc. must be neatly stored so as not to interfere with landscaping maintenance, resident access or sight line appearance. Under no circumstance may such items be stored under a tarp in common areas.

## **POOL AND TENNIS COURTS**

Only owners, residents and authorized guests are permitted use of the Evian amenities. Rules will be posted in each area and are strictly enforced. NO PETS are permitted inside these areas.

Please report any regime work requests directly to the Association Manager at the regime office. The office number is 843-785-3922.

## **REGIME FEE PAYMENTS**

All fees are due on the 1st of each month and made payable to **EVIAN, HPR**. Payments should be mailed to:

**Evian, HPR  
% IMC Resort Services, Inc. Processing Center  
P.O. Box 95187  
Las Vegas, Nevada 89193-5187**

Please remember to indicate your VILLA NUMBER ON YOUR CHECK. Any payment not received by the 20th of the month will be charged a late fee of \$25. An additional charge of \$25 will apply each month it is delinquent. Should any villa owner fail to pay the Association or its representatives for any costs, charges or fees within 30 days, the Association or its representatives shall have the right to pursue legal action and the right to file a Notice of Lien against the villa and the villa owner.

## **MAINTENANCE RESPONSIBILITIES OF THE OWNER**

This is a brief list of items included in the owner's responsibilities for their condominium (this is not meant to be all inclusive).

Window Glass	Wall Coverings
Window Grids	Floor Coverings
Window Screens	Water Heaters
Screen Doors	Interior Electric
Interior Plumbing	All Appliances
Heating and Air Conditioning Systems	

Also, any damage caused to another villa or common area by the malfunction of any item owner is responsible for maintaining.

## **MAINTENANCE RESPONSIBILITIES OF THE REGIME**

Exterior Structure of Buildings  
Water and Sewer Main  
Power Main  
Exterior Lighting of Common Areas  
Landscape and Grounds  
Waste Removal  
Maintain all common elements

Repair of damage caused to the interior of a villa by the malfunction of any area the regime is responsible for maintaining.

## **PETS**

Evian is a pet friendly community; however, pet owners are responsible for their pet's activities. Pets must be kept on a leash when outside. Pet owners must remove their pet's waste and waste must be disposed of properly. Only common household pets are permitted. Pet owners must ensure their pets do not become a nuisance or create any unreasonable disturbance. Pets may not be left unattended outside. Pet owners are cautioned not to take their pets too close to the lagoons as the lagoons are inhabited by alligators. Pets which display unacceptable behavior should be reported to Shipyard Security.