

THE SPA ON PORT ROYAL SOUND

Rules and Regulations

(Adopted December 2020, Revised March 10, 2023)

These Rules and Regulations are currently in effect and will be enforced by The Spa Security Staff, who will issue violation notices to anyone violating these rules.

Violations are subject to MONETARY FINES.

In the event law enforcement is called on property for violations of the Rules and Regulations, State and/or Federal Laws, such shall be cause for eviction of a tenant whose conduct led to the call.

The Spa will civilly and/or criminally pursue any parties causing damage to, or wrongfully possessing, Spa property.

1. Occupancy Maximums:
One (1) Bedroom = Four (4) People
Two (2) Bedroom = Six (6) People
2. All owners and long-term residents must register at the office. All registration fees for long-term tenants must be paid within ten days (10) of occupancy. (Fees not paid by the long-term tenant will become the responsibility of the unit owners).
3. Owners and tenants must request in advance passes for anyone coming to visit or deliver; all the Rules and Regulations of the Regime are to be followed by these individuals.
4. All residents/guests/visitors shall exercise extreme care to avoid unnecessary noise, which is defined as noise that can be heard beyond the perimeter of the unit. Quiet time from 10PM-8AM Except for emergencies, construction work is limited only to 8am-6pm Monday-Friday during the months of April through September and Monday-Saturday for October thru March. No work is to be performed on Sundays.
5. Place all household refuse/garbage inside the appropriate dumpsters located on the property.
6. Trash cannot be left on the walkway for any period.
 - a. Dumpsters are for household garbage only.
 - b. No Construction Debris, Appliances, Furniture, or other such Bulk Trash shall be placed in the dumpsters or area surrounding the dumpsters.
7. Throwing trash, cigarette butts or any items from the balconies/porches is strictly prohibited.
8. For fire and safety reasons, no personal items including door mats may be placed on the walkways. Note that the cleanliness of the walkways, exterior doors, and light fixtures outside of each unit is the responsibility of the owner/tenant of that unit.

9. Porches/Balconies and Walkways.

- a. Objects are not allowed on or in any walkway. This includes plants, clothing, personal items, trash, bicycles or other sporting equipment, furniture, or any other items that pose a trip hazard or cause an area to be unsightly.
- b. Objects are prohibited on porch/balcony railings. Hanging plants near or above railings must be low enough or far enough from the railings to avoid going over the edge. Plants or pots shall not hang over any railing. Beach towels, bathing suits or any clothing shall NOT be hung over the porch/balcony railings.
- c. Any decorative object shall conform to the standards of the community and must be properly secured so as not to pose a hazard. The Board reserves the right to determine the conformity with these rules of any decorations, signage, art, or other display. Bicycles are not allowed in the walkways.
- d. Any changes to any porch/balcony require application and approval.

10. Storm doors, sliders, and windows must be dark bronze on the outside and kept in good condition. They must close tightly so as not to present a hazard.

11. No owner-owned or owner-utilized satellite or DSS dishes, or other antennas, are permitted on the building roofs or anywhere else in the common areas of the Spa.

12. No cooking or grilling is allowed on the porches/balconies., this includes, propane, charcoal, candles, or any other open flame. The only approved areas for grilling are those where the Regime has installed grills for the use of owners and tenants.

13. The porches/balconies shall not be used as storage areas and shall be free of hazardous materials. Enclosed porches shall not be used as bedrooms.

14. No pets are allowed on the property; this includes pets that are left in vehicles. NO EXCEPTIONS.

NOTE: Animals meeting the criteria of a Service Assistance Animal under the provisions of the Federal Americans with Disabilities Act, or the Federal Fair Housing Acts are not pets. Such animals are always required to be leashed when outside their dwelling unit. The owner is responsible for picking up the animal's feces and disposing of it in the dwelling unit (not in trash bins or dumpsters on the property due to the odor it creates, especially in the summer.) Such animals are to be "good citizens," in that they are not to be a noise nuisance or provide a physical threat to any individual or another animal.

15. All exterior window treatments – drapes, blinds, shades, etc. - shall be white from the exterior view.

16. All alterations that affect the outside appearance of the units must be uniform as defined by the Master Deed and Amendments and must also be approved by the General Manager and/or the HOA Board in writing. These include, but are not limited to, the exterior doors, storm doors and windows. It is the owner's duty to obtain such permission in writing.

17. Advertising and Solicitation is strictly prohibited on the property. This includes, but is not limited to, posting for sale signs on individual units and/or vehicles, placing flyers on vehicles and/or doors.

18. Use of the common areas, which are defined as Pools, Hot Tub, Fitness Room, Tennis/Basketball Courts, playground, grilling area, Pier/Observation deck area, and Lagoon area, is a privilege shared by all residing on the property and it is expected that after each use, residents, guests, and visitors will leave the area clean and neat.
 - a. Consumption of alcoholic beverages is NOT allowed in common areas.
 - b. Loitering is NOT allowed in the common areas.
 - c. Outdoor Pools are open 8am-Dusk.
 - d. Indoor Pool is open 8am-10pm
19. Residents, guests, and visitors with children are always required to supervise their activities for Safety and Liability issues.
20. NO fishing, crabbing, or diving is allowed from the pier or in the lagoon.
21. The cats on our property are Feral Cats. They are NOT pets; and are not to be domesticated by petting or feeding. FERAL CATS ARE NOT TO BE FED BY ANYONE.
22. Residents, guests, and visitors shall obey the beach rules posted by Hilton Head Island and follow all other law and ordinances applied to the use of the beaches and waterways.
23. In addition to the general rules governing the common areas, residents, guests, and visitors shall obey rules posted for all pools, hot tub, exercise room and tennis courts.
24. Anyone on the Regime Property is governed by all Local, State and Federal ordinances and laws.
25. No fireworks of any kind are permitted on the property.
26. Roof Access is only permitted to approved HVAC Companies and Inspectors which have provided the HOA with a copy of its current Certificate of Insurance. Under NO circumstance shall any unauthorized person go onto any roof on Spa property. Any infraction of this rule will result in an immediate fine.
27. Bicycles, e-bikes, in-line skates, skateboards and similar conveyances are not allowed in the common areas.
28. All Bicycles must be registered with the HOA Office to obtain a parking decal that is to be affixed to the bicycle. Any bike found without a decal will be confiscated.
 - a. Bicycles must be parked/stored in the designated parking/storage areas around the property.
 - b. Bicycles may NOT be parked/stored under the stairwells. Any bike that is found parked/stored in an unauthorized area will be confiscated immediately.
 - c. It is recommended that bicycles be locked with a cable type lock and covered with a Bicycle Cover specifically made for bicycles. Bicycles may not be covered with tarps, shower curtains or similar type plastic drapes. If any covering other than a cover designed to cover bicycles is used, the cover will be removed and discarded.
29. The following are NOT permitted on the property: mopeds, e-bikes, motorcycles, dual wheel vehicles parked overnight, tractors, recreational vehicles (RV's), golf carts, trailers, boats and/or

any type of watercraft. This does not include Contractors performing work on the property or Trucks making deliveries while performing their work during approved contractor hours.

30. The following pertains to all vehicles on Spa property:
- a. Residents' passenger vehicles must be registered with the HOA Office and provide current registration, insurance, valid drivers licensed. Security can request the above documentation at any time.
 - b. Must have a Parking Decal issued by the HOA Office or a prominently displayed parking pass. Each Unit may have a maximum of (2) Decaled vehicles.
 - c. Parking a third vehicle on property is permitted with a \$50.00 monthly fee at which time a pass will be issued from the HOA Office.
 - d. Damaged vehicles must be repaired or removed from property within 48 hours, this includes vehicles found to be leaking oil and/or fluids on the property.
 - e. No washing, maintenance or repair of vehicles is allowed on the property.
 - f. The Regime is not liable for damage done to or by vehicles on the property.
 - g. Vehicles with Logo's or Advertising are NOT permitted on property after 6:00pm. (Except in emergencies, Electrical, HVAC, Plumbing).
 - h. No manner of commercial vehicles is permitted to be on property overnight, including light weight commercial vehicles such as Sprinters. If such vehicle is to be parked on the property, all signage MUST be covered, and vehicle MUST be removed within 24 hours.
 - i. ALL vehicles with ladders on top racks, visible paint supplies, landscaping equipment/materials, tools/equipment, furniture, etc. are not permitted on property after 6:00p.m.
 - j. All vehicles found to be in violation of any vehicle rule or regulation, are subject to removal by The Regime.
31. Parking:
- a. All visitors MUST park in the visitor parking area, residents with temporary passes MUST also park in the visitor parking area which is along the fence marked "Visitor Parking".
 - b. Vehicles that are not going to be moved for more than 10 days MUST be parked in the designated area assigned by the Regime Management, this includes covered vehicles.
 - c. Third car vehicle MUST ALWAYS be parked behind the HOA Office.
 - d. Vehicles will be towed if not parked in the designated area.
 - e. Current registration and insurance must be maintained.
 - f. Must obey the signed instructions regarding speed and parking, i.e., Handicapped Parking (must always have a visible permit), Fire Lane parking is prohibited by the Town, County and State Regulations.
 - g. No parking on grass or landscape areas.
32. The use of the meeting room shall be governed by the Current Rental Agreement used by the Regime Management at the time the room is reserved.

33. For emergencies and for pest control, owners are to provide two keys or codes for access to their villas.
 - a. OWNER'S ARE NOT TO INSTRUCT GUESTS TO PICK UP KEYS AT THE HOA OFFICE OR WITH SECURITY.
 - b. The Office nor Security will provide any lockout services—please contact a locksmith.
34. Violators of the Rules and Regulations of the Regime are subject to fines and/or loss of privileges on the Regime Property.
35. All instructions, criticisms or requests regarding the Regime Staff, Vendors and Contractors are to be made through the Regime General Manager and/or those Delegated by the General Manager. All interactions with the Regime Staff, Vendors and/or Contractors working for the Regime shall be conducted in a respective and appropriate manner.
36. If for any reason a unit owner is dissatisfied with a decision made by the Regime Board of Directors or the General Manager regarding the above Rules and Regulations and/or their application, the unit owner may file an objection in writing at the HOA Office. The unit owner may then appear before the Board of Directors at the next regular Board meeting to resolve the issue.

IF YOU HAVE A WATER LEAK AND THE OFFICE IS CLOSED, PLEASE CONTACT SECURITY IMMEDIATELY! SPA SECURITY (843) 681-7500. SHOULD THERE BE AN EMERGENCY, PLEASE CALL 911 IMMEDIATELY!