

BLUFF VILLAS #54, HPR

Proposed Community Rules & Regulations

ALL RESIDENTS & THEIR GUESTS MUST ABIDE BY THE FOLLOWING:

1. All owners, tenants and all other persons who occupy or visit the Bluff Villas Building 4 property are required to comply with these policies. Willful violators will not be tolerated and may be fined and denied use. Owners are responsible for the actions of their guests and tenants!
2. No one shall act so as to interfere with the peace and enjoyment of the residents of the other villas, such as laying loud radios, televisions, musical instruments and amplifiers being involved in or having loud parties or engaging in hazardous activity.
3. Smoking is not permitted on the balconies.
4. Throwing of any items from balconies or walkways is prohibited, including cigarette butts and/or litter of any kind.
5. Bicycles must be placed in the racks provided. Bicycles may not be left at the entrances of the building or in the hallways.
6. Parking of unauthorized or improperly authorized vehicles is not permitted. Only 2 vehicles per villa are permitted on the property. Boat trailers, trailers, trucks, campers and motor homes are not permitted.
7. **ALTERATION OF VILLA:** The installation of any external electrical wiring, including telephone or cable wiring, or TV antennae, machine, air conditioning unit, plumbing fixtures or similar objects, is not permitted except as authorized by the Board of Directors. 'External' means outside of the villa or which protrudes through the walls or roof of the villa.

Report any misconduct or inquiries with respect to these policies should be directed to Bill Gephart, your Association Manager at IMC Resort Services, Inc. (843) 785-4775 ext. 131, 8:30am to 4:30pm weekdays.

The owner has seven days to correct the infraction from the date of notification.

Fines for Rule Violations:

1st Offence – \$100.00 Fine
Each Subsequent Offence – \$300.00 Fine

All fines will be placed directly in the owner's account and will be treated as any other balance due (i.e. could incur late fees, legal fees or even cause a lien upon the property if unpaid).