

# JARVIS CREEK CLUB PROPERTY OWNERS ASSOCIATION

## Property and Owner Guidelines, Rules and Regulations

Please read and share with all guests and long-term tenants:

- **ALLIGATORS AND OTHER WILDLIFE** – Alligators and other wildlife are not to be fed or disturbed.
- **ARB SUBMITTALS** – Any changes to the Lot or the exterior of an existing dwelling that will change its appearance in any way shall have prior approval from the ARB. Contact IMC Resort Services for ARB submittal forms.
- **BASKETBALL GOALS** – Must be pre-approved by the ARB. No permanent goals are allowed. Goals are for temporary use and must be stored in the garage when not in use. Please control noise levels to be considerate of neighbors.
- **COMMERCIAL BUSINESS FROM HOME** – Commercial activities are prohibited. Owners may have for-profit home offices located in the home as long as the business does not have visitors, nor involve sales and / or storage of inventory.
- **FIREARMS / FIREWORKS** – The display, use, carrying or discharge of any firearm or fireworks is prohibited. See detail in separate section below.
- **FISHING IN LAGOONS** – Fishing is prohibited in the two community lagoons.
- **GARAGE DOORS** – Garage doors are to be closed at all times except when in use.
- **GATE** - Please be sure your gate information is up to date. Guests can only contact you from the front gate if your name and correct telephone number(s) are entered in the gate computer. (Phone numbers do not appear on gate box screen, only your name). If you have not furnished this information on an IMC gate form, this information may be missing or incorrect in the computer.

Homeowners have the option of opening the gate for their guests by simply using their phone keypad and pressing the number '9.' Visitors must call directly from the gate box for this to take effect. This is the preferred method. For security reasons, please do not give out your own personal codes.

If you purchased your home and inherited the gate boxes and/or Personal PIN numbers from the previous owner, make sure you have notified IMC of the box numbers in your name and Personal PIN number you want to use (no repeating digits). *We remove the old homeowner's information when they leave.*

If you need new boxes, a new Personal PIN number or need your phone number in the system, please notify IMC.

If the gate is not working correctly, please contact the emergency number (to be determined). We can manually open the gates with a key to let you in/out if the gates malfunction or a power failure occurs.

**NOTICE:** Under no circumstances should you ever push the gates with your vehicle. This causes significant damage that you will be held fully responsible for the cost of the repairs.

- **GOLF CARTS** – May be driven on the streets of the Jarvis Cree Club by a licensed driver, must be insured and stored in the property owner's garage.
- **HOME MAINTENANCE** – It shall be the responsibility of the Owner to prevent the development of any unkempt conditions of the home or grounds which shall tend to decrease the beauty of the neighborhood (example, mildew growth on siding).
- **LANDSCAPING, LAWN, TREES** – Each Owner is requested to maintain the landscaping, lawn and trees in good condition and not allow for unsightly overgrowth. Planting beds should be periodically maintained with pine straw or mulch. Palm trees should be pruned annually. Dead plants and turf should be removed and / or replaced. Debris piles should be removed from the Lot within a reasonable amount of time after collection. The burning of leaves is prohibited. Landscape debris may not be dumped on common property.
- **LEASING** – Only long-term leasing of a property is allowed (minimum of 12-months). Sub-leasing is not allowed.
- **NOISE** – No offensive activity or loud noise (past 10:00 PM) shall be permitted that would cause annoyance or nuisance to the neighborhood. Local ordinances apply.
- **PARKING** – All vehicles shall be parked in garages and / or driveways. Parking is not permitted on any street, shoulder, lawn or landscaped area. No recreational vehicles, boats, trailers or vehicles larger than a standard pickup truck or van shall be allowed to park on any residential lot except in an enclosed garage. Commercial vehicles with logo advertising or ladders / ladder racks must be parked in the garage. If parked in the driveway logos must be covered with magnets. The exception to this regulation is as follows, "Owners may store a boat, trailer, camper or truck in the driveway for a period of 24-hours only after notifying the ARB or management, with 24-hour notice, that the item will be on-site and in the driveway and the pertinent dates and times are included in the request. Boat engines may not be run and no maintenance may be done (other than cleaning) while on site to the boat, trailer, camper or truck".
- **PETS** – Pets must be on leash when off of the Owner's Lot. Pets off leash on Owner's Lot must be under voice command. Always pick up after your pets. Dogs to be walked only on common property and not allowed on neighbor's property. Cats may not be allowed to roam the neighborhood freely. No Owner may maintain a pet that causes distress to others through barking, biting or damage to property. Please refer to Town of Hilton Head Municipal Code Section 17-1-114 (attached).

- **POOL RULES** – See the attached pool rules.
- **SIGNS** – No sign of any kind shall be displayed at any time without prior written permission from the ARB. This includes “for sale” and “for rent” signs. Flyers may not be distributed without the prior approval of the Board of Directors.
- **STORAGE** – Bicycles, toys, play equipment, coolers, etc. must be stored out of site when not in use. No trash, rubbish, or similar unsightly items shall be allowed to remain on any lot or dwelling outside an enclosed structure.
- **TOWELS, RUGS, CLOTHING, ETC.** shall not be hung on balconies or railings. Clotheslines are not permitted.
- **TRASH CANS** – Must be stored in the garage or your service areas (under front stairs) and may be placed in the front of your garage door the night before pickup. They must then be returned to the garage or service area by nightfall of the day the trash receptacle is emptied. At no time should trash cans or trash be placed at the curb.
- **TREE REMOVAL** – see ARB Guidelines.