

NIGHT HERON PAVILION, POA

RULES AND CODE OF CONDUCT

ALL RESIDENTS AND THEIR GUESTS ARE ASKED TO OBSERVE THE FOLLOWING RULES:

1. No one shall act as to interfere with the peace and enjoyment of the residents of the other villas. The playing of loud radios, televisions, musical instruments and amplifiers, or being involved in or having loud parties, engaging in potential hazardous activity or any other offensive activity is prohibited.
2. It is not permitted to park unauthorized or improperly authorized vehicles. Boat trailers, trailers, commercial trucks, campers, motor homes, or motorcycles are not permitted. No disabled vehicles (flat tires included) or vehicles without current registration are permitted. All such vehicles will be towed at owner's expense.
3. All pets must be on a leash on Night Heron Property pursuant to SC code of laws section 47-3-50. Please report any problems to Sea Pines Security 671-7170. Residents and their guests must pick up excrement after their pet.
4. Firearms, including B-B guns and fireworks, are prohibited by Town ordinance.
5. Towels, bedding or any other garments, etc., may not be hung from railings, balconies, gates, fences, windows or other parts of buildings.
6. The Swimming pool is open without lifeguard service for use, at the person's own risk, to residents of Night Heron and their guests. All posted pool regulations must be observed. Pets, food and glass are not allowed in the pool area. This is a State law. All children under 14 must be accompanied by a parent or responsible adult supervisor.
7. No posters, advertisements or signs may be displayed in or on the property.
8. Garbage and/or trash must be placed in proper containers provided for such purposes. Every villa must provide a proper garbage container with a tight fitting cover.
9. No electrical wiring or telephone wiring, television antenna, machine or air conditioning units or similar objects may be installed on the dwelling unit except as authorized by the Regime Board.
10. All residents, including short term guests, are required to keep the areas underneath their villa, including front and rear, neat and attractive looking.
11. Landscaping shall be preserved and maintained in its natural state. Formal landscaping shall not be permitted on any residential lot. Any landscape alterations must be submitted in writing to the Regime Board for their consideration.
12. No changes to the exterior design or color of any villa may be made until the proposed changes are approved by a majority of the Regime Board and the Sea Pines Architectural Review Board.
13. Legal expenses incurred by the Regime to enforce these rules will be the responsibility of the violators.
14. Villas may be used for residential purposes only.
15. These rules must remain posted inside each villa.