

SPRINGWOOD VILLAS, HPR

COMMUNITY RULES & REGULATIONS

Adopted by the Board of Directors on September 17, 2025

Owners are responsible for their tenants' and guests' actions and must ensure compliance with all community rules. A copy of these rules should be posted in each villa when rented. Thank you for helping maintain the safety and enjoyment of our community.

1. **No pets. (\$300/day fine)** Owners or tenants with a service animal must contact the management company to receive formal approval for the service animal. **Full time residents (only)** may also contact the management company for emotional support animals (ESAs).
 - a. Under the ADA, service animals must be **harnessed, leashed, or tethered** unless these devices interfere with the dog's work or the individual's disability prevents their use. In such cases, the handler must maintain control of the animal through voice, signal, or other effective means. The service dog must always remain under the handler's control and **may not be left alone at the property.**
 - b. If it is discovered that an owner/tenant/guest has **misrepresented a pet as a service animal**, we reserve the right to:
 - i. Seek financial restitution for damages.
 - ii. Report fraudulent claims to government authorities.
 - iii. Evict the guest(s) without further notice, with **no right to a refund** for unused rent.
2. **Smoking is not permitted. (\$200+ fine)** No smoking of any kind is permitted inside or outside on Springwood property (including cigarettes, pipes, cigars, e-cigarettes, and vapes, of any kind). This includes, but is not limited to, the pool area, courtyard areas, patios/balconies(front and back), stairs, entryways, sidewalk areas and parking areas.
3. **Grills are not permitted** on Springwood property (includes electric grills). **(\$200+)**
4. **No clothing, towels, bathing suits, etc.** on the railings of courtyard patios/balconies or entryway decks facing the parking lots. **(\$50+)**
5. **Excessive Noise (\$500 if the Sherriff is called more than once within an 8-hour time frame)** Springwood Villas is a condominium association, and neighbors share common walls. **Quiet hours are from 10 pm to 7 am.** Additionally, contract work should not be performed on Sundays or Monday-Friday between the hours of 7 pm -7 am.
6. **Bikes must be parked in bike racks**, in storage room or inside villa. Bikes may **not** be parked or left on sidewalks, walkways, stairwells, or other common areas where they may create a safety hazard or block access. **(\$50/day)**
7. **Parking Regulations (\$50+, \$300+ for golf carts)**
 - a. Only non-commercial vehicles, with two axles are permitted to park in the community. Trucks, and vans must park in the exterior gravel parking and any vehicle that does not fit in a single parking space must also park in the exterior gravel parking.

- b. Each villa is permitted to use no more than one space per bedroom. One space is reserved for each villa and is marked with the number of the villa.
- c. All unmarked spaces are on a first come, first serve basis.
- d. Any vehicle on the property without current tags and/or not in working order is subject to being towed. Storage of vehicles is not allowed on the property.
- e. Trailers, campers, boats and golf carts are not allowed on Springwood property. Exception to this rule must be requested in advance and receive written approval from the Association. Note: Golf cart exception is limited to **ADA-related accommodations**.

8. Garbage (\$50)

- a. Please make sure all trash is bagged and tied before placing in dumpster. If the closest dumpster is full, place trash in another dumpster. Littering is prohibited.
- b. If you have large cartons, furniture or extra trash that will not fit in the dumpster, arrange for a special pick-up or take them to the public dump off Dillon Rd.
- c. Do not put any garbage outside of dumpster or on top of the dumpster.
- d. Under no circumstance should trash be left outside of your door.

9. Commercial Enterprises (businesses) are not permitted to be run out of any villa in the community of Springwood Villas, HPR. **(\$200/day)**

10. No fishing or feeding wildlife is permitted. (\$50)

11. Rental Occupancy of 90+ Days (\$50+) Owners must provide the Board with the name and contact information of each tenant occupying the unit for 90 days or more and the identification of all vehicles (make, model, color and license tag) of each tenant occupying the unit for 90 days or more.

12. Access cards are required to gain access to the pool area. Propping open the gate or otherwise circumventing the access card system will subject the card to revocation.

- a. Pool regulations:
- b. Children under 16 must be accompanied by an adult while at the pool.
- c. The pool Opens at 8:00 a.m. and Closes at 10:00 p.m.
- d. No glass of any kind, allowed in pool or pool area.
- e. Posted pool rules must be followed by order of the SC Health department; DHEC.
- f. Key cards will not work:
 - i. During pool off hours
 - ii. If homeowners have any outstanding balance of more than \$25.00 that is over 30 days past due.
 - iii. Pool is closed because of DHEC violation or cleaning.

13. Do not call the HOA management company for a lockout. A locksmith or rental agent should be contacted.

14. All window treatments should be in good repair. Curtains should be lined in white and blinds/shades should be white. **(\$50** if not corrected within 1-month of notification)

15. No Fireworks (\$50+) South Carolina law prohibits the discharging of fireworks.

16. **No exterior changes are permitted without prior written consent from the board of directors**, including the installation of satellite dishes.
- a. There is a single exception. Owners can add a keypad entry and one lockbox, but are required to follow the community guidelines. **(\$50+)** Guidelines are available in the MyGreenCondo portal.
17. All villas shall be used for residential purposes with the occupancy limits below. **(\$50+)**
- a. Two-bedroom villas: long term (30 days or more) – four occupants short term – six occupants
 - b. Three-bedroom villas: long term (30 days or more) – six occupants short term – eight occupants
18. **Private signage of any type is not permitted** to be displayed in or around any villas in Springwood. **(\$50+)** Examples of signage not permitted include signs promoting commercial enterprises, for sale signs, for rent signs, political, etc.
19. All courtyard patios/balconies and entryways decks facing the parking lots shall remain free and uncluttered of personal articles such as toys, trash, electrical appliances, etc. Only furniture designed for outdoor use is approved for courtyard patios/balconies and entryway decks facing the parking lots. **(\$50+)**

HELPFUL CONTACTS:

Emergency 911 Sheriff's Department Non-Emergency 843-524-2777

IMC Resort Services, Inc. 843-785-4775

YOUR Rental Agent's Phone # _____