



# BRIGHTON BAY, HPR

## Rules of Conduct

*Adopted by the Board of Directors on September 18, 2007*

*Revised by the Board on January 16, 2019*

*Revised by the Board on March 24, 2021*

*Revised by the Board on January 11, 2023*

1. Each unit Owner shall be responsible financially and otherwise for the actions or inaction of said Unit Owner's tenant, guests or guests of tenants to include violation of the Master Deed, Bylaws and all Rules of Conduct adopted by the Board.
2. All programs adopted by the Board are mandatory for all Unit owners, their tenants, guests and guests of their tenants.
3. **FAILURE OF MANAGEMENT TO TAKE ACTION:**  
Failure of the Association or its Management Agent, to insist upon strict compliance with these Rules of Conduct shall not constitute a waiver of any violation nor a waiver of Association's right to insist upon strict compliance with the terms of the Rules of Conduct.
4. **NUISANCE UNIT:** Any unit and occupant who receives notice of three or more violations within a thirty-day period.
  - 1<sup>st</sup> Offense = Notice**
  - 2<sup>nd</sup> Offense = \$100**
  - 3<sup>rd</sup> Offense = \$200**
  - 4<sup>th</sup> Offense = \$250**
  - 5<sup>th</sup> Offense = \$300**
  - All Others = \$500**

*\*\* Enforcement of any nuisance fine shall be at the discretion of the Board.*

- A. Residents shall exercise extreme care to avoid unnecessary noise that may disturb other residents. Residents shall not act so as to interfere reasonably with the peace and enjoyment of residents of the other Units in the Property.
  1. **QUIET HOURS: 10 pm - 6 am (7 days a week)**
- B. No Co-Owner shall:
  1. Post any advertisements or posters of any kind in or on the Property except as authorized by the Association. All solicitation is prohibited;
  2. Hang garments, towels, rugs, or similar objects from the windows or balconies or from any of the facades of the Property. Balconies are to be maintained in a neat fashion and not to be used for storage. Ornaments, tiki huts, surf boards, etc. or any other large item visible to other residents that is not outdoor furniture related is prohibited.
  3. Clean dust mops, rugs or similar objects from the windows or balconies by beating on the exterior part of the Property;

4. Throw trash or garbage outside of or on top of the disposal installation provided for such purposes in the service areas;
5. Maintain any pets which cause distress to Co-Owners through barking, biting, scratching or damaging of property. No more than two (2) dogs may be maintained in any one Unit. No domestic dogs that are deemed by the Board to be aggressive dogs shall be allowed on the Property. A dog shall be deemed "aggressive" for purposes of this Section under each of the following circumstances:
  - a) Any dog with the propensity to attack, menace, chase, display threatening or aggressive behavior or otherwise threaten or endanger the safety of any domestic animal or person;
  - b) Any dog which engages in, or is found to have been trained to engage in, exhibitions of dog fighting; or
  - c) Any dog who has run loose or, if leashed, was not under control of a responsible adult on more than two occasions.

Additionally, all Co-Owners shall comply with Beaufort County ordinances governing pets or specific breeds. (E.g., see Beaufort County Code Section 14-27, et seq. (2005).

Upon violation of any provision of this Section, the Board shall have the right to cause a pet to be removed from the Property, impose such fines as it deems appropriate, or both, pursuant to Article VII, Section 13 of the By-Laws.

6. Operate or store any charcoal or gas grills, either permanent or portable, on the decks or within (10) ten feet of any building, it being understood that such use is in violation of local fire ordinances.
7. Operate, park or store on Property any recreational vehicles, motor homes, boats, personal water craft, trailers, jet skis and commercial trucks or vans (defined in Parking Regs #5) except by Owner or tenant within a townhouse unit garage.

*\*\* Towing enforced in accordance with the Parking Regulations*

8. Display any flags other than the American flag. Sports flags are permitted only on game days and must be removed at the end of the game.

C. The maximum number of vehicles maintained on the Property for each Unit is as follows:

1. **one-bedroom unit -- 2 vehicles**
2. **two-bedroom flats -- 2 vehicles**
3. **two-bedroom townhouses -- 3 vehicles**
4. **three-bedrooms with two-car garage --3 vehicles**
5. **three-bedrooms with three-car garage -- 4 vehicles**

D. All vehicles must be operational, have a valid license plate and current registration.

*\*\* Towing enforced in accordance with the Parking Regulations*

- E. No maintenance or repair of a vehicle is permitted within the Property except by Owner or tenant within a townhouse unit garage.

*\*\*Towing enforced in accordance with the Parking Regulations*

- F. All Unit Owners and guests must park vehicles in assigned parking space or in front of their garage. No vehicle may be parked in someone else's assigned spot or in front of another Owners garage without permission of said Owner. Any vehicle in violation of this rule can be towed, booted or fined by any said Brighton Bay Owner, Resident or Manager at the sole expense of the violator.

*\*\* Towing enforced in accordance with the Parking Regulations*

- G. All garage doors must be kept closed when not in use to ensure a uniform, attractive appearance throughout the property.
- H. No Co-Owner, resident, or lessee shall install wiring for electrical or telephone installations, televisions or radio antenna, air conditioning fixtures, or similar objects outside of his dwelling or which protrudes through the walls or the roof of his Unit except as authorized by the Board and where appropriate Subject to Section 8(c) of this Article VII. **No alterations to the exterior of the buildings are allowed unless written approval is granted by the Board.**
- I. Occupancy limits per the Town of Hilton Head must be abided by.
- J. No personal items are permitted to be stored in the common hallways and stairs.
- K. Speeding is prohibited.
- L. Hydrostatic Vents are to remain open and clear of obstructions at all times. The Town ordinances are very strict about keeping these vents clear of obstructions at all times and fines up to \$1,000 per day may be issued immediately without any grace period.
- M. Destruction of Common Property is prohibited.
- N. Yard/Garage sales are prohibited.
- O. Fireworks are prohibited.
- P. With the exception of a reasonable number of bicycles, no items whatsoever are to be stored in the garages of the 700, 800 and 1400 buildings.
- Q. Conducting short term renting (anything less than 11 months) is strictly prohibited.
- R. Violation of any Pool rule:
- \*\*\*\*Attached Pool Rules and Parking Regulations are to be adhered to by all Unit owners and their tenants and/or guests. \*\*See Attached\*\**
- S. Skateboarding is strictly prohibited on Brighton Bay property.

- T. Lighting** – Only white café style lights are permitted on balconies. No lights on railings other than on recognized Holidays. Holiday lights are permitted but must be removed no later than two (2) weeks after said Holiday.
- U.** Here are the approved hours of work for any and all interior renovation projects:
- Monday - Friday: 8 am to 7 pm**
  - Saturday: 10 am to 5 pm**
  - Sunday: NO WORK**
- V. Attic Access** – No one is allowed in the attic areas without written consent of the Board or Management company.