

(Revised 8/15/14)

XANADU ASSOCIATION, INC.

RULES AND REGULATIONS FOR XANADU RESIDENTS, OWNERS AND GUESTS

****Enforcement of these rules and regulations could result in fines and further action by the Board****

PARKING AREA

Commercial trucks, campers, van and boat trailers are not allowed, as well as personal boat trailers, RVs and campers.

Motorcycles, mopeds and bicycles must be parked in designated areas and cannot block walkways or park on grass, planted areas or bridges.

All vehicles using Xanadu parking areas must be operable and conform with all South Carolina motor vehicle laws and regulations. No repairs other, than emergency repairs, are to be made in the Xanadu parking lot.

Only vehicles registered to owners, tenants and guests may use the parking areas at Xanadu. There is no assigned parking. All vehicles in parking lot must display one of the following type decals:

- A. Owner
- B. Long-Term Resident
- C. Visitor

For long-term residents to receive a decal a copy of the lease must be furnished to Management Company, along with a copy of automobile registration. A fee of \$10 will be charged by Management Company for this service.

Visitor passes will be furnished to owners and rental agents upon request. Management Company will not furnish individual visitor passes (they have no way of knowing whether the guest should be there or not).

Maximum speed in the Xanadu parking areas and the access drives is 5 miles per hour.

Parking is prohibited at building entrances, except to pick up and discharge passengers. Driver must remain with the vehicle at all times.

All vehicles with any kind of extended rack on the rear of their vehicle, (bike carriers, cargo carriers, trailer hitch platforms, etc.) must park in the "A" building center parking spaces. Exceptions being, vehicles with attached rear spare tires.

****Any vehicle violating these rules will receive a **WARNING**. Second offense will result in a \$100 fine and third offense will result in a \$200 fine. Repeated violations will result in towing or impounding the vehicle at the owner's expense and fines at the Board's discretion.****

COMMON AREAS (BUILDINGS)

Lobbies and hallways are for access to apartments and are not to be used for storage of personal items, for entertainment or for any extension of an individual apartment dwelling.

Mail boxes are assigned by apartment number, and keys must be used for mail access. Damage to mail boxes is a federal offense and the owner/tenant will be charged for repairs.

Lobby doors are to be kept closed at all times. (The lobby is air conditioned.)

Avoid loud noises in lobby areas as a courtesy to your neighbors.

Elevators are for access to upper floors and are not for amusement. Blocking of elevator doors is prohibited.

All garbage and trash will be contained in a plastic bag and tied at the opening, before delivery to the trash chute or room. Glass and large cartons should be hand carried to the first floor trash room.

Any repair material brought into the buildings by repairmen or servicemen must be removed from the buildings by them.

Laundry rooms – please remove your laundry from machines promptly after use; turn off lights and close doors.

Blinds and window decorations must all have a white backing.

Balconies and patios are considered limited common areas. No cooking fires or flammable materials are allowed on patios or balconies. No towels, swim suits or other clothing can be hung on railings and balconies cannot be used for storage of furniture, personal effects or any unsightly materials visible from the outside. Flower pots, plants, etc. must not be placed on balcony railings where they can topple over. No heavy objects can be attached to railings.

Please keep stairwells clean and refrain from running or making loud noises when using stairs.

COMMON AREAS (GROUNDS)

Lagoon – no fishing or netting is permitted and no trash or foreign materials should be thrown in the lagoon. Please help to keep the lagoon clean.

Please use walkways only. Do not walk into or through planted areas or shrubbery.

Use trash receptacles for litter, bottles, cans, etc.

Ball playing, Frisbee throwing, hitting or throwing of any object is not permitted on Xanadu property.

SWIMMING POOL

Pool hours are 7:00 A.M. until dusk.

Children under 10 years of age must be accompanied by an adult at all times.

No running, pushing or horseplay is allowed. Violators will be refused use of the pool.

Floats, rafts, beach balls or sharp toys are prohibited in the pool at all times so as not to interfere with the enjoyment or safety of others at the pool.

The pool is specifically for residents of Xanadu and their guests. Swimming is at your own risk, and owners/renters are responsible for the conduct of their guests.

No food or beverages in glass containers are allowed in the pool area.

Pool furniture must not be removed from the pool deck.

Noise must be kept at a minimum at all times. Radios, stereos, and TV's are prohibited in the pool area.

TENNIS COURTS

Courts are for the use of owners and their guests. Please observe rules and regulations. One hour of tennis is the maximum allowed when others are waiting to use the courts. Courts will normally change players at the even hour.

Please keep courts clean; deposit trash in receptacles.

ANIMALS

Only owners are allowed to have pets at Xanadu. Pets are not allowed in pool area, tennis courts and back courtyard area. This is necessary in order to maintain high standards of health and cleanliness.

Inside Buildings: Pets must be leashed or carried when you are in the common area of buildings outside your apartment.

Outside Buildings: Pets must be leashed while on Xanadu grounds (Town Ordinance). As a courtesy to residents and guests and to protect plants and shrubs, please walk your dog beyond the parking lot and away from planted areas. No pets are allowed in the rear of the building at any time; this include the pool and tennis court areas. Please pick up and dispose of your pet's feces.

OCCUPANCY OF UNITS - RENTAL

	<u>Short-Term</u> (30 days or less)	<u>Long-Term</u>
Studio	2	2
One Bedroom	4	2
Two Bedroom	6	4
Three Bedroom	8	6

GENERAL

No grills of any kind are allowed on Xanadu property. This also includes open fires or flammable materials (exception being charcoal lighter fluid). (2) Charcoal grills are provided, for owners and guests use, in our picnic area across from the pool.

Washers and dryers are furnished on every floor; therefore, no washers or dryers are allowed in

the units.

All music and TV sound must be turned down at 10:00 P.M. and noise kept at a minimum after this hour. Please do not disturb your neighbors at any time.

Doors to apartments must be kept closed to keep noise in lobbies at a minimum.

No signs, business cards or notices can be displayed in lobbies or on or near apartment doors. The Xanadu By-Laws prohibit running a business in the apartments.

No bird feeders are allowed.

Moving furnishings into or out of apartments must be done with a minimum of inconvenience to others.

Fireworks are not allowed at Xanadu.

For fire, police, rescue squad or ambulance emergencies, DIAL 911. Give your name, location in Xanadu and phone number as well as the type of emergency.

For other emergencies affecting the common areas, call the Regime Manager. The Regime Manager is not responsible for problems that occur within your apartment. Owners or their rental agents must handle such problems.

Entry to apartments must be made available to the Regime Manager for the repair and maintenance of common elements, for pest control and for the safety, health or privacy of other owners or tenants. A key must be provided to the Regime Manager.

Damage to the common elements (buildings and grounds) will be charged to individual owners where responsibility can be assessed to that owner or tenant (if rental unit).

Absolutely no drugs are allowed on Xanadu property. Violations are punishable by law and eviction by owner, or \$500 fine.

****Violations of these rules will result in a WARNING. Second offense will result in a \$100 fine and third offense will result in a \$200 fine. Repeated violations will result in ongoing fines at the Board's discretion in addition to possible further action to resolve the violation.****

Questions concerning these rules can be directed to the Board of Directors, Xanadu Association, Inc., c/o the Regime Manager, IMC Resort Services, Inc., 2 Corpus Christi, Suite #302, Hilton Head Island, SC 29938.