BEAUFORT COUNTY SC - ROD
BK 4596 Pgs 1861 - 1868
20260050135
11/03/2026 10:15:33 AM
RCPT# 20261102000125
RECORDING FEES $25.00

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

RULES OF CONDUCT

HILTON HEAD CABANAS
OCTOBER 2026

Prepared by and return to:

FINGER, MELNICK, BROOKS, & LABRUCE, P.A.
ATTORNEYS AT LAW
35 Hospital Center Common, Ste. 200
Hilton Head Island, SC 29926

All owners, tenants, guests, and other persons who occupy or visit Hilton Head Cabanas must comply with these Rules of Conduct, adopted pursuant to the Board's authority under Article IV, Section 2 of the By-Laws (as amended). Willful violations may result in fines or suspension of access to common areas, as permitted under the By-Laws and applicable South Carolina law.

Co-owners are encouraged to prominently display these Rules of Conduct available to their tenants and guests to ensure compliance, especially those using short-term rental arrangements.

The fine schedule is:

- **1st violation** – a written warning to the unit owner;
- **2nd violation** – a fine in an amount equal to one month's current Regime assessment for the unit;
- **3rd violation** – a fine in an amount equal to three months' current Regime assessment.

The owner will receive written notice of each violation and have an opportunity to respond in writing within fifteen (15) days before a fine is assessed. The Board reserves the right to hold a hearing upon request. In cases of serious or repeated violations, the Board may suspend access to common areas or pursue additional remedies in accordance with the By-Laws and South Carolina law.

Such violation by an owner, tenant or guest of the owner, or tenant of the owner's rental agent, resulting in a fine assessment, will be the sole responsibility of the owner. If the fine is not paid within thirty (30) days after the due date, such fine will be subject to the interest rate provisions of the by-laws. Reports of misconduct or inquiries with respect to these policies should be directed to **IMC Resort Services, Inc.** (843) 785-4775 ext. 132, 8:30 am to 4:30 pm weekdays, and to the Board of Directors.

No social media platform—including but not limited to Facebook, Instagram, or Nextdoor—is recognized as an official communication or notice channel of the Hilton Head Cabanas Owners Association. The Board and IMC Resort Services do not monitor or respond to posts on such platforms. All Association business, including concerns or violations, must be submitted directly through IMC or Board-approved channels. Official notifications—including but not limited to violation notices, meeting announcements, rule changes, or policy updates—will be delivered in writing via mail, or as otherwise permitted by the governing documents and South Carolina law. Owners are responsible for ensuring the management company has their current mailing contact information on file.

SECTION

1. **QUALITY of LIFE:** No owner, tenant, guest, or visitor may engage in behavior that disrupts the peaceful enjoyment of the property by others while on the Hilton Head Cabana Property (COMMON AREAS and VILLAS). Such actions include, but are not limited to, playing loud radios, televisions, musical instruments or players, or other

unnecessary noise; boisterous, disruptive, or other inappropriate behaviors; or engaging in unsafe or potentially dangerous activities on common property, including but not limited to use or possession of fireworks, open flames, or hazardous items prohibited by law or by Board resolution. All community members are expected to resolve disagreements constructively. Repeated disruptive behavior may result in enforcement action.

2. **USE of VILLA:** Each villa is to be used for residential purposes. Owners and renters may have up to 6 adults at any one time per villa, but no more, according to the Hilton Head Town Ordinance. To exceed this would be a violation of said ordinance and may result in a citation and/or a fine by the Town of HHI. In addition to a fine by Hilton Head Cabanas.

3. **PET: A pet is not allowed in the courtyard area, including patios or pool areas, at any time or for any reason.** An owner or the tenant of the owner (provided that the owner approves) is permitted to keep his/her pet (dog or cat) in their villa provided that the pet is always leashed while on the common property and the pet's waste, if any, is properly disposed of at the time of occurrence. The Board of Directors may consider an owner's request to permit an exception to the single dog or cat policy, provided that the request is made in advance.

4. **MOTOR VEHICLES:**

1) Only an authorized motor vehicle belonging to a resident, or guest of the resident, is permitted to park in the parking lot. No commercial vehicles of any type (owners or contractors) are allowed to park overnight.

2) Likewise, commercial or service vehicles are authorized to park in conjunction with performing service or contract work on the property. Overnight parking of a commercial or service vehicle or associated equipment is not permitted unless approved by the Board of Directors in advance.

3) All other vehicles are unauthorized, and parking is not permitted. Unauthorized vehicles include, but are not limited to, motorbikes, motorcycles, truck cabs, truck campers, and motor homes. In addition, all boats, trailers, campers, and the like are not authorized.

4) Any motor vehicle that is: (a) excessively loud due to an amplified exhaust or manifold system or for other reasons or (b) not operational and/or does not have a current license tag (and current inspection sticker if required by State law), is not permitted to park on the premises at any time.

5) All authorized motor vehicles must park in the designated parking spaces. Parking on/in any landscaped areas, such as lawn areas or shrubbery beds, or any other common property, is prohibited.

6) Any motor vehicle that becomes temporarily disabled due to a flat tire, dead battery, or a similar condition, while on the premises, must be repaired immediately; major repair work or maintenance servicing work is not permitted on the premises. The management is solely responsible for determining whether the owner of such a vehicle is in violation of this policy.

7) No vehicle is permitted to park for storage. Such a vehicle will be deemed parked for storage if the vehicle has not been driven at least occasionally during a 30-day consecutive period.

8) All vehicles must be properly inspected, insured, and licensed.

9) **ASSIGNED PARKING:** Each villa owner is assigned one (1) parking space that is marked with the villa number. Only the owner's vehicle or his/her tenant's or guest's vehicle is permitted to park in the owner's assigned space, provided that the owner has approved.

10) **UNASSIGNED PARKING:** All parking spaces that are not numbered are available for parking authorized vehicles, on a 'first come, first served' basis.

11) Any vehicle in violation of these Rules may be towed at the owner's expense, without further notice, pursuant to the posted towing notice and as authorized by South Carolina law and the By-Laws. These parking rules and the parking rules that are posted on the property are the only notices that will be given. Failure of the vehicle owner to see the rules that are posted on the property will not constitute a defense for payment of any assessment or claim for improper towing.

5. **BICYCLES:** All bicycles belonging to a resident or the resident's guest must be parked or stored in the resident's service area or bicycle rack when not in use. Parking or laying a bicycle on the lawn area, in a shrubbery bed, attached to a tree, in the parking lot, in front of a villa, or on a walkway is prohibited.

6. **SWIMMING POOL:** All swimming pool rules must be observed. Please review the rules posted in the pool area. The pool is open from 8:00 a.m. to 10:00 p.m. daily. This schedule is strictly enforced. No babies or toddlers are allowed in the pool or kiddie pool without approved disposable swim diapers.

7. **COURTYARD:** The courtyard area is common property and is available for residents and guests to use for enjoyment and socializing.

   - Recreational activities involving running, throwing objects (e.g., balls or Frisbees), or other conduct inconsistent with quiet enjoyment or landscaping preservation are prohibited in the courtyard area. Pets are not allowed in the courtyard area at any time.
   - No one is allowed to climb any trees on the property.
   - Smoking or vaping of any substance is prohibited in all common areas, including the pool, courtyard, patios, the parking lot, and the front area.
   - Feeding of birds, stray cats, or other wildlife within the courtyard is prohibited.

8. **DEFACEMENT of REGIME PROPERTY:**
   - Clothes, towels, swimsuits, rugs, etc., are not permitted to be hung or laid on any fencing, shrubbery, or from windows or villa facades.
   - All window and slider door treatments, including curtains, shades, and blinds, must be lined with white fabric and approved by the Board of Directors.
   - All landscaping (such as lawns, trees, shrubbery beds), exterior walls, fencing, parking lot, patios, decks, and the like, are common property. Any modification to such property, including the installation or replacement of a storm door, is prohibited unless approved by the Board of Directors in advance. If a resident or guest, through their willful act(s), damages any common property, the owner will be held responsible for reimbursing the Regime for all expenditures incurred in repairing (or replacing) such damage.
   - Any unauthorized alteration or defacement of common elements—including landscaping, exterior structures, fencing, and patios—is prohibited. Co-owners must obtain prior written approval from the Board for any modification to common areas, as required under Article VI, Section 6(c) of the By-Laws.

9. **VILLA SERVICE AREA:**
   - Each villa has a fenced service area adjacent to the front door. This area is common property, and its use is restricted to the residents of the villa. Each resident or his/her guest is required to keep this area, as well as the immediate area in front of their villa, including the entrance walkway, lawn, and shrubbery bed, clean, neat, and attractive-looking as deemed by the Board of Directors.

   - Trash containers and all garbage or trash must be kept in the service area. Please make sure that all garbage and trash are bagged and tied before placing in the container. Trash pickup days are Tuesdays and Fridays.
   - To assist with properly maintaining the storage area, fasteners may be applied to the interior of the service fence for hanging items such as folding chairs, brooms, etc. Stored items must not exceed the height of the fence.

10. **VILLA PATIO AREA:** The immediate area in back of each villa, including the patio, lawn and shrubbery beds, is common property. Each resident or his/her guest is required to keep this area clean, neat and attractive-looking as deemed by the Board of Directors. Only patio furnishings, including chairs, tables, and grills, that are approved by the Board of Directors are allowed. Dogs are not allowed on the patios at any time.

11. **ALTERATION of VILLA:** Pursuant to Article VI, Section 6(c) of the By-Laws, installation of any external wiring, antennae, fixtures, or units protruding from a villa is prohibited without prior Board approval. 'External' means outside of the villa or which protrudes through the walls or roof of the villa.

12. **MISCELLANEOUS:**
    - Clothes, towels, swimsuits, rugs, etc., are not permitted to be hung or laid on any fencing, shrubbery, or from windows or villa facades.
    - Firearms, B-B guns, fireworks, and other similar devices that are potentially dangerous and can cause bodily harm are not permitted on the common property.
    - Please be advised that no female sanitary products, baby wipes, personal hygiene wipes, paper towels, or anything other than toilet paper are allowed to be flushed down the toilet.
    - Do not place shrimp or any shellfish shells, coffee grounds, egg shells, or large table scraps, bones, etc. down the garbage disposal.

13. **MANAGEMENT/BOARD ACCESSIBILITY:**
    The recommended path to follow for questions, concerns, remarks, observations, and criticisms should be conducted with the following in mind:
    a. Direct all questions of any nature to IMC Resort Services by Mail, Fax, phone, etc. It should be in written form.
    b. Our Association manager will assess and formulate a reply based on the information received.
    c. If the issue cannot be resolved by our Association manager alone, the Board of Directors may be brought in to aid and assist in a solution; i.e., discussion may be needed, or a Board vote may be required.
    d. In rare instances, the Board of Directors will resolve or address an issue without the Association manager's oversight.
    e. Resolutions to all inquiries will be made within 15 days, unless extenuating circumstances prevail.

14. **CONDUCT OF MEMBERS OF HILTON HEAD CABANAS:**
    All owners, tenants, and guests are expected to maintain a standard of respectful conduct toward others in the community. This includes interactions with other owners, tenants, guests, management, contractors, vendors, and Board members. Abusive

language, personal attacks, intimidation, or disruptive behavior, or physical attacks—whether in person, in writing, or online—will not be tolerated. Repeated or serious violations may result in fines or suspension of privileges as permitted under the By-Laws.

HILTON HEAD CABANAS, HPR BOARD OF DIRECTORS

SPECIAL NOTICE TO OWNERSHIP EFFECTIVE IMMEDIATELY

In accordance with the 1998 amendment to the By-Laws, Item # 2 Rules of Conduct dated December 2014 were revised and updated on July 20, 2017.

On June 24, 2023, the Board of Directors adopted a rule stating: "Smoking of any kind is prohibited in the courtyard, patios, and pool area." However, smoking is allowed in the parking lot and front area.

21 September, 2026,
After careful consideration, the Board of Directors passed a motion to amend the June 24, 2023, rule by placing a Total Ban on smoking throughout the entire complex of Hilton Head Cabanas and its environs, which encompasses the patios, the courtyard, the pool area, the parking lot, and the front area.

[Signature Page to Follow]

IN WITNESS WHEREOF, Grantor has caused this Rules of Conduct to be executed under seal this 2 day of November, 2026.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Timothy Towne
President, Hilton Head Cabanas HPR

(Signature of First Witness)

Dwight N. Seaun, Esq.
(Print name of First Witness)

(Signature of Second Witness)

WENDY HABERSHAM
(Print name of Second Witness)

STATE OF SOUTH CAROLINA)
) *ACKNOWLEDGMENT*
COUNTY OF BEAUFORT)

I, the undersigned Notary Public, do certify that Timothy Towne, personally appeared before me, and having satisfactorily proven to be the person whose name is subscribed above, has acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 2 day of November, 2026.

WENDY HABERSHAM
Notary Public - State of South Carolina
My Commission Expires
March 14, 2034

(Signature of Notary Public and Seal)

WENDY HABERSHAM
(Print Name of Notary Public)

Notary Public for SC
My Commission Expires 3.14.34