

CORDILLO CABANAS RULES & REGULATIONS

September 2022

- 1. Noise:** Respect for your neighbors is required. Excessive noise, music, TVs, musical instruments, barking dogs will not be tolerated. Loud parties and questionable, potentially hazardous activities will not be tolerated. Any major violation needing immediate assistance should be reported to Beaufort County Sheriff Dispatch (843) 524-2777.
- 2. Neatness:** All units include a storage unit for storage. All areas outside the perimeter walls of each villa are considered Common Area. Nothing is to be displayed, stored, constructed, or altered on the exterior/common areas without prior permission from the Board. Limited outdoor furniture and other small items are allowed at the discretion of the Board. No hanging of towels, bedding, etc. on balconies, fences, or railings. Any items found to detract from the overall appearance and upkeep of the property must be removed following notice from Board or will be removed at the owners' expense.
- 3. Bicycles:** Bikes may not be left in common areas. Bikes are to be secured at the bike rack near the pool. Bikes are also allowed to be placed neatly in your service yard-or stored out of sight inside your storage shed or unit.
- 4. Garbage/Trash:** Trash is not to be left on patios, service yards, or balconies. All trash must be placed in the containers provided. No Large items, furniture, mattress, TVs, etc., are to be left in the container enclosure. These types of items must be taken to the county transfer station at your own expense. Removal fees will be charged to anyone found in violation of this rule. Garbage/Trash rule violators may be fined up to \$500.
- 5. Vehicles and Boats:** A maximum of 2 vehicles per unit allowed. There are NO assigned parking spots. Temporary parking of boats and large trailers will only be allowed with prior consent from the Board. Vehicle washing or maintenance (with exception of small issues like changing a flat) is not allowed on the property. No parking of vehicles for storage. No disabled, unlicensed, expired license vehicles are allowed at any time. For Sale signs are not allowed on vehicles.
- 6. Pets:** Owners/tenants are allowed 2 pets per unit. Per South Carolina leash laws, dogs must be on a leash at all times. Dogs/cats are not to be left outside unattended or left free to roam at any time. Owner/tenant will be held responsible for the actions of their pets including any damage caused by them. No outdoor feeding of pets is allowed as it only attracts unwanted rodents and pests. You must pick up after your pets!
- 7. Pool:** SC-DHEC rules are posted at the pool. The Sundeck is open year-round. Pool Season: April 1 - October 1, Hours: Sunup - Sundown, No lifeguard service, swim at your own risk. No Pets, No Glass of any kind, No Unattended children under 16, No Unprotected Diapers, Non-resident guests must be accompanied by a resident.

- 8. Laundry Room:** Laundry facilities are available at the pool house. This self-serve facility must be cared for by you. Please keep the area neat and tidy, clean lint traps, place trash in a trash can, etc. For any issues with machines - place the supplied sign on the machine and notify the IMC Association Manager at (843) 785-4775 about the problem.
- 9. Firearms/Fireworks:** Discharge and use of firearms or fireworks not allowed on the property. Violators are subject to prosecution via State and Town laws.
- 10. Alterations/Landscape/Construction:** No construction/alteration to building exterior permitted without Board approval. This includes HVAC placement, cable installation, and Satellite Dish placement. Any landscape plantings/additions/changes must be approved by the Board or may be subject to removal without notice. Please submit plans to the IMC Association Manager for Board consideration.
- 11. Doors & Windows** Check with the IMC Association Manager at (843) 785-4775 before planning the replacement of any windows or exterior doors. Check the IMC website – IMCHHI.COM - for the complete Window & Door Policy. Interior window treatments must be white in appearance from the exterior.
- 12. Golf Carts:** Cordillo Cabanas Home Owners Association Board voted that golf carts are “not permitted at all” in the community.
- 13. General Administration:** These and other more detailed rules and regulations as promulgated from time to time are for the express purpose of maintaining a pleasant and uniform appearance and reflect the covenants set forth in the Association’s governing documents. These documents and other rules/regulations can all be found on IMC’s website for Cordillo Cabanas. Any violation of rules by owner/tenant/guest will result in a warning on the first offense, a \$100 fine for a second offense, and a \$500 fine for all subsequent occurrences. The owner/tenant shall have 30 days after a fine has been imposed to appeal by written request and appear before the Board to explain the circumstances of the violation. Failure to appeal will result in carrying out the penalty. The owner is responsible for any assessed charges. Failure to pay will result in a property lien being filed.