

Gleneagle Green, HPR

Rules and Regulations

IMC Resort Services, Inc.

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1. Single Family Residential use

All apartments are restricted exclusively to single-family residential use. No apartment or limited common elements shall, at any time, be used for any commercial, business or professional purpose. However, the developer of Gleneagle Green may conduct development, sales, and promotional activities pm the property, and use any apartments owned or leased by it for such purposes.

2. Rental of Apartments

The use of apartments for residential rental purposes is permitted. Rental agreements related to any apartment shall be in writing and shall specifically provide that they are made subject to all provisions of the regime master deed, by-laws, and the rules and regulations then in effect. Each apartment owner has the responsibility of causing the lessees and other occupants of his apartment to comply with and abide by all such provisions, and failure to do so may be the basis for the imposition of a charge or fine against the apartment owner.

3. Restrictions

No resident or lessee of an apartment shall:

- A. Post any advertisements or any signs in or on the property or on any vehicle on the property except as authorized by the regime.
- B. Hang garments, rugs, beach towels, or similar objects from the windows or from and of the facades of the property.
- C. Leave garbage or trash outside the disposal installations provided for such purposes in the service areas.
- D. Cause unnecessary noise resulting from the use of musical instruments, radios, televisions, amplifiers, etc. that may disturb other residents.
- E. Act so as to interfere unreasonably with the peace and enjoyment of the residents of the other apartments in the property.

4. Exterior Appearances

In order to preserve the architectural appearance of the apartment, no construction, painting, or other changes or additions to any structure whatsoever shall be made by any apartment owner with respect to the exterior of any apartment or any portion of the common elements, including the limited common elements, without the prior written of the Board of Directors.

5. Security

The regime management agent should be notified immediately if any suspicious people or unusual activities are seen on the property. The agent should also be notified if an apartment is to be unoccupied for an extended period. If an owner plans to sell his apartment, he must so advise the management agent and supply him with the name of the selling agent.

6. Parking

Vehicles must be parked within the painted lines. No vehicles shall be repaired on the property. Boats, campers, trucks, trailers, and motorcycles are not permitted on the property. Non-operative vehicles are not permitted on the property. Any such non-operative vehicle may be removed by the regime management agent at the expense of the owner, and owner shall have no right to recourse against such agent therefore.

7. Storm precautions

To prevent damage from sudden storms, windows should be closed in an apartment that is left vacant. An owner planning to be absent from his apartment for prolonged periods should remove all furniture, plants and other objects from any decks.

8. Right of Access

The council of owners shall have the irrevocable right to be exercised by its duly authorized officer or agent, to have access to each apartment and any common elements from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any common elements and at any time for making emergency repairs in the apartment necessary to prevent damage to the common elements or to another apartment or apartments. No door or window lock shall be added to or replaced in the apartment unless a duplicate key is provided to management.

9. Hallways and Porches

Hallways and steps should be kept clear at all times. Items such as trash, cans, toys, laundry, fishing gear, bicycles, beach towels, beach gear, etc. should not be left in those areas. Use of cooking grills is not permitted in the hallways or on the steps. Decks must not be used for storage, drying of clothes or other unsightly uses.

10. Fire Protection

Each owner is encouraged to provide a fire extinguisher in his apartment. Notification of a fire should first be made to the fire department and then to the regime management agent. No goods or materials of any kind or description which are combustible or would increase fire risks shall be taken or placed in storage areas.

11. Garbage

Garbage must be delivered in bags to the service yard area placed in the trash cans provided by the owner. Trash can lids should be tightly secured after the garbage is placed inside at all times. The owners of each apartment shall provide two (2) garbage cans to be placed in the service yard area provided for the same.

12. Swimming Pool Area

Swimming in the pool is permitted between 8:00 a.m. and 9:00 p.m. Since the pool will not have a lifeguard, persons using this facility do so at their own risk, and children under ten years of age must be accompanied by a responsible adult.

A. Running in the general area is not permitted.

B. Pool furniture is not to be removed from the pool area.

C. Children in diapers are not permitted in the pool.

D. In the pool area, beverages are allowed only in nonbreakable containers. At no time should glass be brought to the pool area.

13. Bicycles

No bicycles may be kept in driveways, or walkways.

14. Enforcement and Future changes in the Rules and Regulations

The Board of Directors shall have the right and power to enforce the Rules and Regulations then in effect and to make final decisions regarding violations or disputes concerning them. The board may change the Rules and Regulations by means of additions and deletions from time to time.