Summerfield Condominium

Rules and Regulations

IMC Resort Services, Inc. (843) 785-4775

Revised – August 20, 2024

1. Single Family Use

A residential unit may be used as a combined residence and executive or professional office by the owner so long as such use does not interfere with the quiet enjoyment of other owners and does not include visitation by clients, or unreasonable levels of mail, shipping storage, or trash requirements.

2. Restrictions

No Resident or Lessee of a condominium shall:

- **A.** Post any advertisements or other signs in or on the Property or on any vehicle unless specifically authorized in writing by the Board of Directors of the Regime.
- **B.** Hang garments, rugs, beach towels, or similar objects from the windows or from facades of the Property or over balcony railings.
- **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 televisions, musical instruments, radios, stereo equipment, amplifiers or other devices that may disturb others.
- **E.** Act so as to interfere unreasonably with the peace and enjoyment of the other Condominium on the Property.
- **F.** Install a satellite dish in the common area for any reason without approval.
- **G.** Discharge or use of pellet guns, fireworks or fire arms in or on common property is prohibited.

3. Rental of Condominiums

The use of Condominium for residential rental purposes is permitted. Rental agreements related to any Condominium shall be in writing and shall specifically provide that they are made subject to all provisions of the Regime Master Deed, By-Laws and Rules and Regulations. A copy of the executed lease must be provided to the Regime Management Agent prior to occupancy by the tenant. All tenants must read and sign a copy of the Rules and Regulations and register their vehicles. Each owner has the responsibility of causing the lessee and other occupants of his Condominium to comply with and abide by all such provisions, and failure to do so may, at the sole discretion of the Board, be the basis for the imposition of a charge or fine up to $500.00 for each such occurrence against the Condominium owner. The minimum rental period shall be six (6) months. Only Summerfield owners shall rent/lease their individual condominium/garage. Absolutely no subleasing will be permitted.

4. Exterior Appearances

In order to preserve the architectural appearances of the Condominiums, no construction, painting, or other changes or additions to any structure shall be made by any Condominium owner with respect to the exterior of the Condominium or any portion of the Common Elements, including the Limited Common Elements, without the prior written consent of the Board. Window coverings and sliding glass door coverings, if used, are required to be lined draperies or blinds which expose an off white side to the exterior. If additional coverings are required on the balconies/decks no matter the location of Condominium than these coverings must be light tan or beige in color if installed. Screened in balconies/decks are permitted, however, Owners are required to use the Board approved screen vendor. Contact IMC Resort Services for details.

5. Security Issues

The Managing Agent should be notified immediately if any suspicious person or persons or unusual activities are observed on the Property. The Managing Agent should also be notified if a Condominium is to be unoccupied for an extended period of time. If an Owner plans to sell his Condominium, he must so advise the Managing Agent and supply the Managing Agent with the name and address of the listing Agent. No visitors shall be permitted on the property except as a guest of a Condominium Resident and/or Owner. The level of noise and disturbance is important to the Residents of the Community. *Anyone disturbing the peace will be fined accordingly. If the police are called out to a particular unit, the Owner of that unit may be fined up to $500.00 without prior warning.*

6. Pets

No animals, livestock or poultry of any kind will be raised, bred or kept on any part of the Property, except that of dogs, cats or other normal household pets, not to exceed two in number, may be kept by the respective Owners inside their respective units provided that they are not kept, bred, or maintained for any commercial purpose and do not create any health hazard, or, in the sole discretion of the Board of Directors, unreasonably disturb the peaceful possession and quiet enjoyment of any other portion of the project by other Owners and lessees of Owners, their families, invitees and guests.

If a pet is making excessive noise or is off the leash or otherwise harassing residents or animals, in excess of two times the pet's owner may be requested to remove a specific pet from the Property. *Pet owners are required to clean up after their animals or a $75.00 fine for the first violation and $150.00 for each additional violation will be levied.*

All violations subject to fines to be assessed by the Regime to UNIT OWNERS.

A. Animals are not permitted in a Common Area unless on a leash however none shall be permitted to enter the pool gate facility unless said animal is a documented service animal.
B. Cats should be leashed at all times while in the community.
C. Excrement to be bagged and placed in trash receptacle immediately. Bags left on patio or around building is a finable violation.
D. All animals must be registered with property manager at time of move in or acquisition.
E. Animals considered aggressive to residents will be required to be muzzled while under leash control as determined by the Board of Directors.
F. No unsupervised animals may be on the porch at any time without someone on the porch with the animal.
G. Feeding of cats is not permitted outside of dwelling. This is in order to discourage feral cats congregating in our community.
H. Tethering of animals outside of unit is not permitted at any time.
I. Limit to two animals per villa.
J. Breed Restrictions – Pit Bulls, Rottweilers, Doberman Pinschers and Chows or any mixture thereof are not allowed on Summerfield Villas property. Any disregard for breed restrictions will result in a notice to remove the animal within a specific period determined by the Board of Directors and the owner will be fines for each day beyond the notification period.
K. Financial Responsibility – Owners are financially responsible for damage to persons or property made by their pets and for all penalties and fines due to non-compliance with the Rules and Regulations. Summerfield Villas, HPR assumes no financial responsibly for damages caused by pets. Any damages must be handled between the involved owners/lessees/guests.

7. Parking and Decals

All Resident vehicles must be registered with the Managing Agent. All one bedroom and two bedroom units will be assigned a maximum of two parking decals per unit. All three bedroom units will be assigned a maximum of three parking decals per unit. In the event that an owner has a garage, one of the decals will be assigned specifically for the vehicle to be parked in the garage. If temporary parking passes are needed please visit the following link: https://summerfieldcourt.parkingattendant.com/. Temporary parking passes may be denied if the homeowner is more than 90 days delinquent on their regime dues. No more than two temporary guest parking passes will be allowed at a time, to any one unit. No temporary parking pass is to exceed seven days, with only two consecutive temporary parking passes allowed to any one unit at a time before a parking decal is required. If you are not able to virtually register for a temporary parking pass, please contact IMC's Front Desk at (843) 785-4775 ext. 100 during business hours.

Tenants are required to bring a signed copy of their lease and community Rules & Regulations to the Regime Manager. Vehicles must be properly parked in designated parking areas. Chronic violators are subject to having their cars towed without warning. No vehicles shall park on the landscaping at any time. Any vehicle parked on the landscaping is subject to immediate tow. No vehicles shall be repaired on the property. Boats, Campers, Trailers and Box Trucks are not permitted on the Property overnight unless specifically permitted by the Board and then only in the area specified by the Board.

A. Requirements for a Summerfield Villa decal:
- **a.** Valid Driver's License
- **b.** Current Vehicle Registration or a Bill of Sale (on new vehicles, within 45 days of purchase)
- **c.** Current Proof of Insurance

B. Property Owner/Resident Decals
- **a.** The Property Owner must verify that the applicant is a Resident. The applicant's Driver's License and registration must show address of residency.
- **b.** A limit of two Property Owner decals may be distributed by mail when appropriate verification of information is received.

C. Renter Decals
- **a.** Renters must provide copy of a valid lease agreement to proof of residence.
- **b.** No Renter decals will be issued via U.S. Mail.

D. Procedures

In order to ensure the security of Summerfield Villas, the regime may request individuals to produce such identification as may be deemed necessary. The method of using decals or passes serves to identify the vehicle and the identification of the full-time resident.
- **a.** All vehicles within the confines of Summerfield Villas must have a valid State registration, proof of insurance, to obtain a permanent valid Summerfield decal.
- **b.** All Residents of Summerfield Villas must register their vehicles with the Regime.
- **c.** All decals will be permanently affixed to the driver side bottom corner of the windshield. Vehicles not displaying current decals parked in Summerfield Villas may be removed from the complex at the owner's expense.
- **d.** When the vehicle is disposed of or the windshield replaced, the decal must be removed and turned into the regime before a new decal can be reissued.
- **e.** Lost or stolen decals will be reported to the regime immediately.

f. All decals must be renewed at the regimes office upon expiration.

g. Summerfield decals and passes are the property of Summerfield Villas and so reserves the right to deny the issuance of a decal, pass, or to remove a decal or pass if it is not used in accordance with the Rules and Regulations of Summerfield Villas.

h. All decals are issued to one specific vehicle. Transferring decals or passes to another vehicle, without prior approval, is strictly PROHIBITED and could result in the revocation of authorization to register vehicles at Summerfield. In no case will this apply to commercial vehicles. Decals that do not comply with the above may be confiscated.

The Board of Directors reserves the right to approve or disapprove any vehicle.

Non-operative vehicles are not permitted on the Property. Any such non-operative vehicle may be removed by the Managing Agent at the expense of the owner of the vehicle and the owner shall have no right of recourse against the Managing Agent therefore. Motorbikes with adequate mufflers are permitted; however, care must be taken not to disturb others. All vehicles must be equipped with proper mufflers and operated at low speeds with extreme care. Complaints received from other Residents will be considered by the Board as sufficient grounds to take any corrective action available to it. If a Condominium owner has purchased a garage at Summerfield, the owner or renter must park its vehicle in the garage on a daily basis from 8PM to 8AM and must also own a villa at The Villas of Summerfield. For any cars violating the Summerfield rules and regulations or the Master Deed, the resident will have 48 hours to remove their vehicle from the time of warning or it will be towed immediately thereafter.

8. Storm Precautions

To prevent damage from storms that appear suddenly in a coastal area like ours, all windows and doors should be closed in a Condominium that is left vacant. An owner planning to be absent from his Condominium for more than 14 days should remove all furniture, plants and other objects from their porches, decks and other outside areas and notify the Managing Agent (Adam Hartzog at (843) 785-4775).

9. Balconies and Decks

Balconies, decks and steps should be kept clear of items such as grills, trash cans, tops, laundry, fishing gear, bicycles, beach towels, beach gear, folding chairs, etc. Open grills and deep fryers are a fire hazard. They shall not be left unattended or operated within 15 feet of any combustible construction – this includes balconies. Balconies and decks may not be used for storage, drying of clothes, or other unsightly uses. Children's toys must be kept off the common areas when not in use. Defacement (chalk, paint, markers, etc.) is strictly prohibited. Summerfield owners may request permission to paint the underside of a balcony the same color as the front door if desired.

10. Holiday Decorations

Holiday decorations must be removed by January 10th per Hilton Head ordinance. Named (Halloween, Easter, etc.) holiday decorations must be removed within 3 days. All decorations may only be temporarily installed on the balcony/deck and around the front door. No use of common grounds is permitted without prior Board approval.

11. Fire Protection

Each owner or rental Resident is encouraged to provide a fire extinguisher in his Condominium. Notification of any fire, no matter how small, should first be made to the fire department and then to the Managing Agent. No goods or material of any kind or description which are combustible or would increase the risk of fire shall be taken into or placed in storage areas. Any vehicles consuming gas or utilizing propane are prohibited to be stored inside a Villa which includes but is not limited to go karts, etc.

A. Charcoal grills and gas grills are prohibited to be used within 15ft. from any building or pine straw area, garage, parking lot or pool area.

B. Residents are encouraged to use the three on-site gas grills.

12. Garbage

Garbage must be delivered in sealed bags to the collection dumpsters. To prevent scattering of garbage by raccoons or other animals, all garbage is to be placed inside the provided garbage containers. Only household garbage is to be put into the garbage dumpsters. Absolutely no paint, wood, furniture, car batteries, motor oil, carpet or other non-household trash is to be disposed of or stored in or around the service area.

13. Swimming Pool Area

Swimming in the pool and any use within the pool area is permitted only during hours of 8AM to 8PM. Due to the limited size of the pool and poolside equipment, residents may have up to two guests per household. Children under thirteen (13) years of age must be accompanied by a responsible adult over the age of eighteen (18). Guests of residents using the swimming pool must be accompanied by an Owner or Resident at all times. The pool does not have a lifeguard therefore persons using these facilities do so at their own risk. All swimmers must obey the posted pool rules and residents must have their Summerfield pool pass with them. Pool passes are available at the IMC office during business hours. Owners are only allowed to receive as many pool passes as the number of bedrooms in their villa. Pool privileges may be revoked

if a homeowner is more than 90 days delinquent on their regime dues. All planned group pool parties with more than 10 attendees must have management's authorization. Replacement pool passes may be obtained at a cost of $10.

14. Lake/Lagoon

There are sometimes alligators in the lagoon and the lagoon banks are steep in some places. Accordingly, swimming, canoeing, rafting, boating, etc. are not permitted in the lagoon. South Carolina game and fish laws will apply.

15. Bicycles and Skateboards

Riding bicycles, skateboards, scooters, rollerblades are not permitted on the sidewalks. They must be put away each night. Bike racks are located across from building 9 and across from the pool for your use. All bicycles must have a decal. Bicycle decals must be obtained at the IMC office, Monday through Friday, 8:30 a.m. to 4:30 p.m. Any bicyclist may ride their bicycle on Summerfield Court in accordance with the Motor Vehicle Laws of the State of South Carolina.

Expectations for bikers on Summerfield Court include the following:

- **A.** Bikers must obey the same traffic signals as vehicles.
- **B.** Travel at a speed that allows for the safety of pedestrians and other users.
- **C.** Never ride against traffic. State law requires bicycles to drive like all other vehicles.
- **D.** Ride single file and keep a safe distance from other bicyclist.
- **E.** Always yield to pedestrians and vehicles.
- **F.** Bicycles must have red rear reflector and a headlight when biking at night.
- **G.** Persons twelve (12) years and younger must wear a helmet.
- **H.** The Board recommends that children ten (10) years of age and younger refrain from biking on Summerfield Court as they may not be mature enough to safely ride in the street (National Highway Traffic Administration).

16. Playing in Common Area

Due to safety concerns, climbing of trees and playing in the parking lot is prohibited. Blocking sidewalks that interfere with passage is also prohibited. Residents are encouraged to utilize the designated areas on the property for playing.

17. Enforcement and future changes in the Rules and Regulations

The Board shall have the right and power to enforce the Rules and Regulations then in effect and make final decisions regarding violations and disputes concerning them. The Board may make changes in the Rules and Regulations by means of additions and deletions from time to time. Those changes will take effect immediately upon posting of the new Rules and Regulations on the community website, community bulletin board, or by delivering them to the owners/residents via email or US Mail.

18. Fine Structure for Rule Infractions

A. Rule Infractions not involving Law Enforcement

- **a. 1st time** for breaking a rule will amount in a warning letter to the Owner and/or Tenant written by management.
- **b. 2nd time** for breaking a rule will amount in a letter being sent to the Owner and/or Tenant with a fine of $75.00.
- **c. 3rd time** for breaking a rule will amount in a letter being send to the Owner and/or Tenant with a fine of $150.00 and a warning regarding possible eviction if the resident does not own the unit he/she lives in.
- **d. 4th time** for breaking a rule will amount in a letter being sent to the Owner and/or Tenant with a fine of $300.00 and an eviction notice if the resident does not own the unit he/she lives in. If the tenant is not evicted by the date in the letter written by management to the owner, the owner will receive a fine of $100 per day the tenant still resides in their unit.

B. Rules Infractions that involve the Police Department

- **a. 1st time** for breaking a rule that involves Law Enforcement a letter will be sent to the Owner and/or Tenant with an automatic fine of $250. If the resident does not own the unit that he/she lives in then a warning eviction letter will be sent to the Owner stating that the next time Law Enforcement are called out the Property involving their Tenant we will request eviction of the Tenant.
- **b. 2nd time** for breaking a rule that involves Law Enforcement a letter will be sent to the Owner and/or Tenant along with a $500 fine. If the resident does not own the unit he/she lives in then the Owner will be requested to evict the tenant. If the tenant is not evicted by the date in the letter written by management to the owner, the owner will receive a fine of $100 per day until the tenant is removed from the unit.

By signing below, you confirm that you have read and understand all four (4) pages of the Rules and Regulations and agree to abide by them at all times. All Residents must sign below.

_____ _____

Signature Date

_____ _____

Print Name Villa #