

STATE OF SOUTH CAROLINA     ) RULES AND REGULATIONS OF THE  
  ) SEACREST CONDOMINIUM  
  ) HORIZONTAL PROPERTY REGIME  
COUNTY OF BEAUFORT         ) (AS AMENDED)  
  )

WHEREAS, on May 24, 2022, the Seacrest Property Owners Association, Inc. (“Association”) held a meeting of its Board of Directors (“Board”) during which, among other items, the Board voted to revise and amend the general Rules and Regulations for the Seacrest Condominium Horizontal Property Regime (“Regime”) as set forth below.

NOW THEREFORE, the Association hereby makes of public record the amended Rules and Regulations attached hereto.

IN WITNESS WHEREOF, the undersigned attorney for the Association acknowledges the amended Rules and Regulations for the Regime which supersede and replace all prior versions of the Regime’s general Rules and Regulations (including those revised as of and recorded on January 9, 2019) effective as of May 24, 2024.

WITNESSES:

SEACREST PROPERTY OWNERS  
ASSOCIATION, INC.

Keonqa T. Jennings  
Julian

EdM  
By: Edward M. Kubec  
Its: Attorney

STATE OF SOUTH CAROLINA

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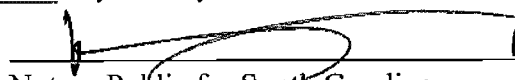
ACKNOWLEDGMENT

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COUNTY OF BEAUFORT

I, the undersigned Notary, do hereby certify that Edward M. Kubec, attorney for the Seacrest Property Owners Association, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 25 day of May 2024

  
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Notary Public for South Carolina  
My Commission Expires: 2-20-30

# SEACREST CONDOMINIUM HPR RULES & REGULATIONS

Revised: May 24, 2022

These Rules and Regulations are applicable to the SeaCrest Condominium Horizontal Property Regime (“SeaCrest”) and have been adopted by the Board of Directors (“Board”) of the SeaCrest Property Owners Association, Inc. (“POA”). The Board has the right to add to, revoke, change, amend or interpret these rules as they deem in the best interest of the owners, guests and the property.

These rules have been set for everyone’s benefit. Registered rental guests unwilling or unable to adhere to these rules should contact their property Rental Management Company and/or agent for assistance in relocating to another offsite property. Owners with questions should contact IMC, the POA’s Property Management Company.

Rules pertaining to swimming pools, spas, fitness area, bicycle parking and use, etc. are posted and residents are expected to familiarize themselves with and comply with the posted rules. Rules for the sand dunes and other ecologically areas must be observed as posted. Owners and guests must follow the instructions of the pool attendant, security guard, On-site Superintendent or Board members regarding compliance with SeaCrest Rules and Regulations

## **A. Security:**

1. During the non-peak season (wristbands not being used), starting the Tuesday after Labor Day and running until the Saturday of Memorial Day weekend (the next year), all owners are required to know their unit number. All guests or renters are required to know their unit number and their Rental Management Company. If asked by a Security Guard, Onsite Superintendent or POA Board Member, all adults and children over the age of ten must provide this information to them. During the peak season (beginning Memorial Day Weekend and ending Labor Day Monday), all owners and guests (over the age of ten) are required to wear a wristband while on the property which identifies them as either owners or registered guests.
2. Owners and registered guests are not to share gate, elevator or door codes with anyone other than invited guests. Nor should they share their Wristbands with nonregistered guests.
3. SeaCrest has cameras placed around the property. They are used to help proactively address issues and help provide coverage for our large complex.

## **B. General Rules and Regulations:**

1. Residents (owners and guests) are to respect the privacy and enjoyment of others by avoiding loud unnecessary noises within the villas, on balconies and in the common hallways and corridors of the buildings.
2. NOTHING shall be hung from balconies (i.e...towels, clothing, flags, etc.).
3. Hallways and doorways must be kept clear of all items.

4. Bicycles are restricted to owner's storage closets or bike racks in the garage. Bicycles must not block access to a Trash Room, exits or parking spaces. Bicycles violating this may be removed from the property at the bicycle user's expense.
5. Use of charcoal/gas grills is strictly prohibited on the property.
6. Trash must be properly BAGGED & disposed of in the TRASH area, located on each floor (use chute).
7. Pets are restricted to property owners ONLY. The Master Deed defines acceptable pets as common household pets (Dogs, Cats, Birds, Fish). The owner must assume full responsibility and control of same at all times. All pets being walked on Seacrest property must be on a leash and owner's must clean up after their pet.
8. Biking, skateboarding, rollerblading and push scooters are strictly prohibited in the garage area, outside parking or walking paths on the property.
9. Trailers, motorhomes, golf carts, etc. are not allowed to be kept on the property.
10. Vehicles must fit within the designated parking spaces and must not impede traffic.
11. All owners and registered guest should display a parking hangtag that shows the unit number and permitted dates or a SeaCrest parking decal while parked on the property. Alternatively, owners may request a SeaCrest parking decal from the Property Management Company. Failure to have a parking decal or hangtag may result in a fine to the owner of the unit or may result in the vehicle being towed. Vehicles that fit should park under the buildings at all times.
12. Residents (owners and guests) of all ages are to use walking paths and not walk around the lagoons using grass or brick walls.
13. The lagoons are not for swimming, wading, fishing or any other activity which would disturb the fish, turtles or other wildlife. Do not feed the wildlife.
14. No bikes, wagons or carts, etc. should be parked and left in walkways or path to the beach, these are congested areas and these items only add to the congestion.
15. Report any safety issues you may observe to the On-site Superintendent, the Assistant to the On-Site Superintendent or one of the security personnel.
16. Many areas of the complex are designated as **No Smoking** including, but not limited to, outside decks, outside pool and spa areas, in and near the elevators and interior hallways. Adhere to the posted signs.
17. Drone operation on the property is prohibited other than by the POA for building operation or building inspection purposes.
18. Owners and guests should lock their cars. SeaCrest is not responsible for loss or damage to cars or bicycles.
19. Luggage carts must be returned to the garage after use.

**C. POA Handling of Rules & Regulations Violations (Please see attached ADDENDUM describing Notification & Fines):**

1. The On-site Superintendent, the Assistant to the On-Site Superintendent, an on-duty security and/or pool attendant or a Board member will first issue a warning for a specific violation.

2. If the issue continues (second violation), an owner's violation will be reported to IMC and a guest's violation to their rental agent. Owners or guests will be fined.
3. If there is a third or more violations for the same offense, owners or guests will be fined and registered guests are subject to losing their permission to be on the property.
4. If the violation relates to health or safety, immediate action, including loss of permission to be on the property, may be taken upon first notice of the violation.

**D. POOL & SPA (Indoor and Outdoor) RULES and HOURS:**

1. Use pools and spas at your own risk
2. Do not use the pools and spas if you are sick
3. Indoor Pool and Spa (year-round) & Outdoor Spa (March through November) hours are 10:00 AM to 10:00 PM.
4. Outdoor Pools are open from 10:00 AM to Sunset March through November, closed December through February.
5. SeaCrest provides a Pool Attendant (not a lifeguard) from Memorial Day Weekend through Labor Day Weekend.
6. Children under the age of 10 must be accompanied by an adult who is supervising them in the pools and spas.
7. No floats are allowed in any of the pools or spas.
8. No diapers in the pools or spas. Children not potty trained must wear swim diapers or swim pants in the pools and spas.
9. No glass or bottles are allowed at the pools, spas or on the decks.
10. No food inside the pools (while in the water) or spas but it is OK to have food on any of the decks and tables. Please pickup and throw away any food dropped on the pool deck. If left, it will attract ants.
11. There will be no reserving of pool furniture. If towels are left without being attended, the pool attendant will remove them.

**E. Fitness Center/Exercise Room**

1. Use the fitness center/exercise room at your own risk.
2. Do not use the fitness center/exercise room if you are sick.
3. Wipe down the equipment after use.
4. No food or drink is allowed other than bottled water.
5. Shirts and athletic shoes are required. Wet bathing suits are not allowed.
6. Do not allow the weights to bang when using the equipment.
7. Children under 16 must be accompanied by an adult who is supervising them.
8. No smoking in the Fitness Center/Exercise Room and the indoor pool and spa
9. The Fitness Center's hours of operation are 7:30 AM to 10:00 PM.

**F. On-Site Security and Important Phone Numbers for your safety:**

1. On-site Superintendent: 843-384-2312, 9:00 AM to 5:00 PM all days except Saturday & Tuesday during the peak season and except Saturday & Sunday and certain holidays

during the off season. During the peak season, the Assistant to the On-site Superintendent usually will be on-site from 9:00 AM to 5:00 PM on the days that the On-Site Superintendent is off (Emergency only call: (843) 785-4775).

2. Nightly Security Guard on duty: 7:00 PM to 3:00 AM year-round except certain holidays
3. Daytime Security Guard on duty: Memorial Day Weekend to Labor Day Weekend - 12:00 PM to 7:00 PM
4. Pool Attendant on duty: Memorial Day Weekend to Labor Day Weekend - 10:00 AM to 6:00 PM
5. IMC, SeaCrest's Association Management Company: (843) 785-4775
6. Security: 470-233-1566 (when the Security Guard is on duty)
7. Fire, Sheriff & Medical Emergency: 911
8. Sheriff's Department: 843-524-2777 (non-emergency)
9. Hilton Head Hospital: 843-681-6122

**ADDENDUM**  
**Handling of Violations to SeaCrest Rules & Regulations: Notification and Fines**

As noted above, all owners and guests are required to adhere to these rules and regulations. If violations occur, the person and/or unit will be given a warning letter or given a citation in person advising them of noncompliance of a specific rule or regulation. If a second letter or citation is necessary, the owner or guest will receive a notice of a fine per the schedule outlined below.

If a guest receives a fine for noncompliance, the owner and the appropriate rental management company will be advised of the fine to be posted to the owner's account. It will be the owner's or their rental management company's responsibility for collection of the fine from the guest.

If an owner receives a fine for SeaCrest Rules and Regulations noncompliance or a fine associated with SeaCrest Remodeling and Renovation Rules and Procedures, the fine will be added to owner's account on the POA books. The owner will need to remit this amount to the POA referencing the specific citation.

Fines are due within 30 days of being assessed. Fines 30 or more days past due will be assessed 1%/month on the outstanding fine balance at the end of the prior month

**Action taken for Rules & Regulations Noncompliance:**

- A. First offense: **Warning** letter and/or citation.
- B. Second offense for same issue: Owner or Guest will be fined **\$50.00**
- C. Third offense for same issue: Owner or Guest will be fined **\$100.00**. Registered guests are subject to losing their permission to be on the property if a third or greater violations occur for the same offense.
- D. Fourth offense for same issue: Owner or Guest will be fined **\$150.00**
- E. Each additional offense: Owner or Guest will be fined **\$150.00**

Violation of a health or safety issue may result in an immediate fine of up to \$1,000.

Fines for non-compliance with the SeaCrest Remodeling and Renovation Rules and Procedures are not subject to the above warnings. Fines for non-compliance with SeaCrest Remodeling and Renovation Rules and Procedures will be immediate and there will be no warning letter or citation.

Warnings and fines covered by the Settlement and Land Use Agreement dated March 30, 2021 ("Land Use Agreement") concerning the commercial operations at 8 North Forest Beach Drive are governed by the Land Use Agreement and any amendments thereto.