



## Seascape Villas Horizontal Property Regime Rules of Conduct February 17, 2023

1. **Occupancy Limit:** The unit owner shall enforce occupancy limits based on the original design. Should the regime or property manager become aware the occupancy limits are being exceeded, written or electronic notice shall be given to the owner, who shall immediately take such action as appropriate to begin eviction procedures.
  - One (1) floor dwelling unit shall be limited to four people.
  - Two (2) floor dwelling units shall be limited to six people.
  - Three (3) floor dwelling units shall be limited to eight people.
2. **Noise:** No one shall act in such a way as to interfere with the peace and enjoyment of the residents of other villas, such as playing loud radios, TVs, musical instruments, having loud parties, or engaging in noisy or potentially hazardous activities. All loud merrymaking must be subdued and taken inside after 10:00 pm. Such disturbances will be subject to a warning for the first occurrence. After the second occurrence, tenants and owners will be subject to fines and eviction. If the villa owner creates the disturbance, the management company shall seek a court order for them to cease such activities. (See the schedule of fines for each occurrence).
3. **Neatness Counts:** All owners must keep their villas, both front, and back, neat and orderly. Window treatments are required and must be white, ivory, or light beige. Posters or pictures are not permitted on windows. (See the schedule of fines for each occurrence).
4. **No Pets are allowed:** Maintain any pets which cause distress to co-owners through barking, biting, scratching or damaging of Property. Tenants of owners are not allowed to have pets on the premises. In the event that a tenant of any owner shall violate this rule, the Regime will notify such owner in writing that the violation exists and that if the pet is not removed within thirty (30) days from the date of such notice, the owner will be charged a fine of \$100.00, and \$50.00 per month thereafter until the fine has been paid and the pet removed from the premises
5. **Service Animals** are only allowed with proper documentation.
6. **Bicycles:** Only registered bicycles can be stored in the pass-through areas or the bike barns. Anything other than bicycles may be removed without notice or warning by the regime or management company. Rental bicycles must be stored in the bicycle racks scattered on the property. Registered inoperable bicycles or bicycles in disarray will be removed without notice.
7. **Balcony and Deck Railings:** No towels, bedding, or other items are allowed on the balcony or deck railings. The only things permitted on the decks or balconies include outdoor furniture, grills, storage benches, and a maximum of six (6) live plants. Broken furniture is not allowed anywhere outside your unit or on the property. A warning will be given to the owner to have such items removed. After seven days, the items will be removed by regime personnel. The cost associated with the removal and the appropriate fine will be charged to the owner. Items deemed to be unattractive to the property as a whole may be subject to removal at the owner's expense at the discretion of the Board of Directors.
8. **Exterior Lighting:** Any exterior lighting must not exceed the height of the deck railing. Owners must direct the lighting downward and inward toward the owner's villa. All lighting color must be soft, warm or lower than 3,500K. No rope, nor string lighting is permitted of any kind.
9. **Personal Items:** No personal items may be stored on regime property or under decks. This includes, but is not limited to, plants, ladders, construction equipment, paint cans, kayaks, paddleboards, canoes, and vehicle parts. **For safety reasons, stairwells of one-bedroom villas must not be used to store items of any kind. Any such items will be removed from the common property without notice.**

10. **Trash:** All garbage and debris must be placed in the proper containers provided on the property. Bulky commercial waste, such as old appliances, carpeting, and furniture, must be removed by the owner or contractor and not placed in the garbage dumpster.
11. **Firearms:** No firearms, BB guns, wrist rockets, slingshots, or fireworks are allowed to be discharged on the premises. This is a Beaufort County Ordinance. Violators will be subject to prosecution under the law by the appropriate government authorities.
12. **Villa Exterior:** No electrical wiring, antennas, satellite dishes, machines, air conditioning equipment, doors, flags, posters, advertisements, signs, or decorative items may be installed on the exterior of any villa without the expressed written permission of the regime management.
13. **Renovations:** Any owner wishing to perform major renovations to their unit to include structural changes, HVAC, electrical, and plumbing must have this work performed by a contractor licensed in the state of South Carolina and permitted by the Town of Hilton Head Island Building authorities. To promote uniformity of design and color to the Seascape community, an owner may make no changes to the unit's exterior without the prior approval of the regime management. This includes, but is not limited to, changes in color and design of windows, doors, sliders, and decks. Any exterior changes to windows, doors and decks must be submitted in writing, accompanied by the relevant schematic plans, to the regime management for approval. The regime management must approve any exterior changes to windows and doors. All work performed outside must not start before 9:00 am and end by 7:00 pm. For residential improvements roll-off dumpsters are not allowed, without permission from the board of directors. Contractors must use dump trailers.
14. **Pools:** The swimming pools are open without lifeguard service for use at the swimmer's own risk to Seascape Villas residents and their guests. Pool hours are from 9 am to Sunset daily. State-mandated rules are posted in the pool area. NO PETS or glass containers are allowed in the pool area. No external speakers are permitted in the pool area or on the decks surrounding the pool. A responsible adult must accompany all children under the age of twelve. When a "pool closed" sign is present, swimming is not permitted. No running, jumping, rollerblades, Frisbees, or other objects that may present a danger to other swimmers are permitted in the pool area. All expenses incurred as a result of any violation will be charged back to the violator or the owner of the villa in which the resident resides.
15. **Parking:** All parking is by permit only for Seascape Villa owners and their guests. Vehicles that do not display a proper parking permit or decal issued by the management company will be towed "without notice" at the owner's expense. Fraudulent or copied parking permits will not be permitted on the Seascape property.
  - a. The management company will only issue temporary parking permits and permanent decals to the villa owner and never to a tenant. The owner may assign their temporary permit only to tenants who occupy the owner's villa under a written short-term or long-term lease agreement. The villa owner shall always be held responsible for the conduct of their tenants.
  - b. Permanent parking decals and short-term passes will be issued upon request to each villa owner. The owner is responsible for whom these parking permits are issued.
  - c. No disabled or unlicensed vehicles (including those with flat tires) or boats, motor homes, mopeds, motorcycles, trailers, or commercial vehicles are allowed on Seascape property.
  - d. All vehicles must be parked correctly in designated areas so that the vehicle does not interfere with the roadway. Any vehicle not meeting this criterion will be towed without notice at the owner's expense. No washing of vehicles will be permitted on Seascape property. No servicing or repair of any vehicle will be permitted on the common property.
  - e. No notice is required to be given to an owner to tow a vehicle parked in any violation of the rules. The parking rules posted on the property are the only notice given. An owner's failure to read these rules posted on the property will not constitute a defense for payment of any fine or claim for improper towing.
16. **Fines:** In addition to any fine imposed, there shall be an additional fine equal to all reasonable costs incurred by the Association including, but not limited to correcting, repairing, removing, replacing, renovating, enforcing, corresponding litigation, and other activities as a result of the violation of these rules including reasonable attorney's fees. Owners shall also be liable for any damages or injuries by or due to any breach of these rules and shall hold harmless the Association.
  - First Offense - The owner will be given seven (7) days for violation notices to be corrected.
  - Second notice - \$100 fine.
  - Third notice - \$250 fine.
  - Fourth notice - \$500 fine and for each occurrence afterward.
17. The Seascape property owner's association Board of Directors and the management company will enforce these rules of conduct. The Board reserves the right to make additional rules and regulations from time to time as deemed necessary. Such additional rules and regulations shall be as binding as all other rules and regulations previously adopted.