HILTON HEAD CABANAS, HPR

SUMMARIZED RULES OF CONDUCT

Revised July 20, 2017

For a full list of the rules and regulations please visit: https://www.imchhi.com/hilton-head-cabanas

The fine schedule is: ***1st violation*** *– is a written warning to the unit owner*
2nd violation *– fine will be 1x the monthly regime fee*
3rd violation *– fine will be 3x the monthly regime fee*

Such violation by an owner, tenant or guest of the owner, or tenant of the owner's rental agent, resulting in a fine assessment, will be the sole responsibility of the owner. If the fine is not paid within thirty (30) days after the due date, such fine will be subject to the interest rate provisions of the by-laws.

Reports of misconduct or inquires with respect to these policies should be directed to **Adam Hartzog**, our Association Manager, (843) 785-4775 ext. 132, via email: AdamH@IMCHHI.com or to the Board of Directors.

1. **QUALITY of LIFE:** No **resident** (OWNER or TENANT), **guest** or **other person** shall so as to interfere unreasonably with the peace and enjoyment of other villa residents or guests while on the Hilton Head Cabana Property (COMMON AREAS and VILLAS). Such actions include, but are not limited to, playing loud radios, televisions, musical instruments or players or other unnecessary noise; boisterous, disruptive, or other inappropriate behaviours; or engaging in unsafe or potentially dangerous activities, including fireworks.
2. **USE of VILLA:** Each villa is to be used for residential purposes. Owners and renters may have up to 6 adults at any one time per villa, but no more according to the Hilton Head Town Ordinance. To exceed this would be a violation of said ordinance and may result in a citation and/or a fine by the Town of HHI. In addition to a fine by Hilton Head Cabanas.
3. **PET: A pet is not allowed in the courtyard area, including patios, at any time or for any reason.** An owner or the tenant of the owner (provided that the owner approves) is permitted to keep his/her pet (dog or cat) in their villa provided that the pet is leashed at all times while on the common property and the pet's waste, if any, is properly disposed of at the time of occurrence. The Board of Directors may consider an owner's request to permit an exception to the single dog or cat policy, provided that the request is made in advance.
4. **MOTOR VEHICLES:**

- Only an authorized motor vehicle belonging to a resident, or guest of the resident, is permitted to park in the parking lot. No commercial vehicles of any type (owners or contractors) are allowed to park overnight.
- All authorized motor vehicles must park in the designated parking spaces. Parking on/in any landscaped areas, such as lawn areas or shrubbery beds, or any other common property, is prohibited.
- Any motor vehicle that becomes temporarily disabled due to a flat tire, dead battery, or a similar condition, while on the premises, must be repaired immediately; major repair work or maintenance servicing work is not permitted on the premises. The management is solely responsible for determining whether or not an owner of such vehicle is in violation of this policy.
- No vehicle is permitted to park for storage. Such vehicle will be deemed parked for storage if the vehicle has not been driven at least occasionally during a 30 consecutive day period.
- Each villa owner is assigned one (1) parking space that is marked with the villa number. Only the owner's vehicle or his/her tenant's or guest's vehicle is permitted to park in the owner's assigned space.
- All parking spaces that are not numbered are available for parking authorized vehicles, on a 'first come, first served' basis.

Any vehicle that is parked in violation of these rules can be towed without providing notice to the vehicle's owner. Failure of the vehicle owner to see the rules that are posted on the property will not constitute a defence for payment of any assessment or claim for improper towing.

5. **BICYCLES:** All bicycles belonging to a resident or the resident's guest must be parked or stored in the resident's service area or bicycle rack when not in use. Parking or laying a bicycle on the lawn area, in a shrubbery bed, attached to a tree, in the parking lot, in front of a villa or a walkway, is prohibited.
6. **SWIMMING POOL:** All swimming pool rules must be observed. Please review the rules that are posted in the pool area. The pool is open from 8:00 a.m. to 10:00 p.m. daily and this schedule is strictly enforced. **No babies or toddlers are allowed in the pool or kiddie pool without approved disposable swim diapers.**
7. **COURTYARD:** The courtyard area is common property and is available to be used by residences and guest for their enjoyment and socializing. Running, ball or Frisbee playing, as well as other like activities are not permitted. Pets are not allowed in the courtyard area or on patios at any time. Also no one is allowed to climb any trees on the property.
8. **VILLA PATIO AREA:** The immediate area in back of each villa, including the patio, lawn and shrubbery beds, is common property. Each resident or his/her guest is required to keep this area clean, neat and attractive looking as deemed by the Board of Directors. Only patio furnishings, including chairs, tables, and grills, that are approved by the Board of Directors are allowed. Dogs are not allowed on the patios at any time.
9. **MISCELLANEOUS:**
    - Clothes, towels, swimsuits, rugs, etc., are not permitted to be hung or laid on any fencing, shrubbery, or from windows or villa facades.
    - Firearms, B-B guns, fireworks, and other similar devices that are potentially dangerous and can cause bodily harm, are not permitted on the common property.
    - Please be advised that no female sanitary products, baby wipes, personal hygiene wipes, paper towels or anything other than toilet paper, are allowed to be flushed down the toilet.
    - Do not place shrimp or any shellfish shells, coffee grinds, egg shells or large table scraps, bones etc. down the garbage disposal.
10. **CONDUCT OF MEMBERS OF HILTON HEAD CABANAS:** Owners and other residents shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other members, residents, tenants, guests, or directed at management, its agents, its employees or visiting vendors.

If you see any suspicious persons or activity at Hilton Head Cabanas please contact the Beaufort County Sheriff's office at their non-emergency number: **(843)524-2777**