

Rules and Regulations for Owners and Guests Bluff Villas Regime 54 (Building 4)

4 Braddock Bluff Drive, Hilton Head Island, SC 29928

These Rules and Regulations are established by the Bluff Villas Regime 54 Board of Directors pursuant to the authority granted in the Master Deed and By-Laws to preserve the safety, quiet enjoyment, and property value of all Units.

“Owner” includes any co-owner of a Unit, and “guest”, “tenant”, and “contractor” include anyone occupying or working in a Unit at the Owner’s invitation.

General Conduct & Property Use

- **Quiet Hours** - No excessive noise between 10:00 PM and 7:00 AM.
- **Occupancy Limits** - Short-term rentals may not exceed 2 persons per bedroom plus 2.
- **Trash Disposal** - Trash must be placed in the dumpsters located in the parking lot and not left in the hallways or other common areas.
- **Parking Restrictions** - All vehicles must display a valid Sea Pines Gate entry decal or gate pass. Vehicles not displaying a valid decal are subject to towing and vehicle owner shall be responsible for all costs associated with the removal/towing.
- **Pets** - Guests are not permitted to have pets. Owners are permitted to have pets provided nuisance laws are obeyed.
- **Bicycles** – Bikes must be parked in bicycle racks or on vehicles, not left in hallways or other common areas. E-bikes are not allowed in Sea Pines.

Renovations and Property Maintenance

- **Renovations** - All interior modifications require board approval and execution of a Renovation Agreement. Depending upon the scope, some may require a Town of Hilton Head building permit.
- **Unit Maintenance** - Owners must perform promptly any maintenance within their unit which, if omitted, could cause harm to other property.
- **Exterior and Common Areas** - Towels, bathing suits and other laundry items may not be hung on balcony rails, windows or outdoor furniture. Lawn accoutrements such as flags, banners, and statuary are strictly prohibited in common areas. Other outdoor decorations must conform to the Sea Pines Community Standards Rules and Regulations. Unauthorized signs, including rental company signage, may not be displayed in the hallways or any common areas. Hallways must be clear of all personal items including umbrellas, beach chairs, toys, and bikes.

Short-Term Rental Compliance

- **Rental Registration** - Owners are responsible for complying with any and all government, municipal, Town of Hilton Head or Sea Pines registration or permit requirements. STR's must comply with all local ordinances. Violations may be reported to the Short-Term Rental hotline and/or Sea Pines Security.
- **Guest Conduct** - Owners are responsible for their guests' behavior. Violations and remedies by guests will be the responsibility of the owner.

Safety & Security

- **Grills** - Gas grills, charcoal burners and other open-flame cooking devices cannot be used on balconies or within 10 feet of combustible construction.
- **Illegal Activity** - Any illegal activity reported on premises will result in immediate penalties and enforcement by the appropriate authorities. Illegal activity should be reported to Sea Pines Security (843) 671-7170 and/or the Beaufort County Sherriff (843) 524-2777.
- **Community Pool** - The South Beach Marina Pool is open to Owners and their guests subject to any rules imposed by South Beach Swimming Pool, Inc. The Bluff Villas do not own the South Beach Swimming Pool.

Enforcement

- Notice of violations or fines shall be issued by enforcement agencies at their discretion. Repeat violations may result in escalating fines, suspension of privileges, or legal action. Fines issued by the Regime may be billed to the unit owner's account and are due within 30 days of issuance.

Contacts

- Sea Pines Security: (843) 671-7170
- Beaufort County Sheriff: (843) 681-6122
- Regime Management Company (IMC): (843) 785-4775
- Short-Term Rental Hotline: (843) 341-6864

Effective Date: March 2026
Approved By: Regime 54 Board of Directors