

NOTICE REVISION OF RULES & REGS EFFECTIVE 8/2/14

RV RESORT & YACHT CLUB OWNERS' ASSOCIATION

GENERAL INFORMATION & BASIC RULES AND REGULATIONS

***** PLEASE OBEY THE POSTED SPEED LIMIT OF 10 MPH *****

BEAUFORT COUNTY LAWS WILL BE ENFORCED. The RV Resort & Yacht Club is under the jurisdiction of the Beaufort County Sheriff's Department. Speed, traffic and other pertinent Beaufort County laws will be enforced.

EACH OF THE 200 INDIVIDUALLY OWNED SITES ARE OWNED WITH A FEE SIMPLE DEED. The common property (streets within the property, recreational buildings, tennis court, swimming pool and other improvements) are owned in common by the site owners.

ALL OFFICIAL BUSINESS OF THE RV RESORT & YACHT CLUB IS THE RESPONSIBILITY OF THE OWNERS' ASSOCIATION.

The governing body is the Board of Directors elected by the membership (the 200 owners) of the association.

THE BOARD SETS POLICIES AND PROCEDURES THAT ARE IMPLEMENTED BY THE RESORT MANAGER WHO IS UNDER CONTRACT TO THE OWNERS' ASSOCIATION.

The Resort Manager is responsible for landscape maintenance, enforcement of rules and regulations, payment of bills, collection of receivables, preparation of financial statements, etc.

QUIET TIME WILL BE OBSERVED 11PM – 7AM FROM MEMORIAL DAY WEEKEND TO LABOR DAY. ALL OTHER DAYS QUIET TIME HOURS WILL BE 10 PM – 7AM.

I. LOT USE

- **Type of Vehicles:** Only recreational vehicles including modern travel trailers, fifth wheel trailers, motor homes, pick-up campers, and other similar types of camping trailers and equipment **that are mobile, street legal and road ready** are allowed. **These vehicles must be fully self-contained; that is the recreational vehicle must contain its own water supply, RV toilet, and holding tank.** Only **one** recreational camping vehicle may occupy a lot and must be road ready, registered and legally licensed in the state of Title. Boats or other personal property are not permitted on the lot without the presence of an RV. Recreational units not mounted on vehicles, free standing truck campers, park model travel trailers and mobile homes **are NOT allowed.** Also prohibited are enclosed storage/utility/cargo trailers.
- **Occupancy.** There is no limit on the amount of time an owner may use or occupy their lot. When not in use or occupied, owner must make their lot available for rental.
- **Awnings.** Owners are encouraged to fully retract awnings when leaving the Resort for an extended period of time.
- **RV Placement.** The RV must be placed on the lot so that there is no encroachment by any portion of the vehicle upon either Association common property or the neighboring lots. This includes over-hangs from awnings, slide-outs or the vehicle proper.

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- **Other Vehicle Placement.** Passenger or towed vehicles, tow dollies, car trailers, ramp trailers, and golf carts must be parked entirely on the paved portion of the lot without encroaching either on the grass or the street and must be stored on the pad and **NOT** on the grass. None of the above mentioned units are to be stored on the lot without the presence of an RV.
- **Lot Maintenance.** Units must be kept clean and the lot owner must maintain lots in a neat and orderly fashion. All parts of the Property, including each lot and trailer thereon, shall be kept in a clean and sanitary condition and no rubbish, refuse or garbage shall be allowed to accumulate.

NOTE: Trash pick up is daily at curbside ONLY if placed in bags or boxes on the curb between the hours of 7:00 AM and 2:30 PM. There will be no trash pickup after 2:30 PM and will be considered a violation if left on the curb over night.

- **Property Alterations.** Any changes to the lots including any type of construction placed on or about the property, landscaping, sprinkler systems, and concrete work must **be approved by the Building and Grounds Committee or three Board Members.** All requests should be submitted to the Resort Manager in writing with a drawing of the improvement. **Any tree removal must be done according to the Association's tree removal procedure on page five (5).** Once the lot owner has submitted a dated application to change his/her lot, the work must be completed within 90 days of the lot owner's approved request. **Any modifications involving utilities (water and electric) must be performed by a licensed contractor.** This does not include making repairs to existing systems.
- **Signage.** No vulgar or distasteful messages permitted. **Commercial signs,** including "For Sale" signs are **NOT** permitted on lots or vehicles.
- **Clothes Line. No clothes lines of any type will be permitted on the lot. Portable drying racks will be permitted on the pad only.**
- **Hammocks.** Freestanding hammocks only. Hammocks are not permitted when attached to trees.
- **Campfires and Grills.** Ground campfires are not permitted. All fires must be enclosed and contained. We do not permit any open burning. **Do not place grills or stoves on the grass or picnic tables.**
- **Patio Lights. All patio lighting will be at the discretion of the Resort Manger.**
- **Outside Electrical Appliances.** No electrical appliances, including refrigerators, washer-dryers, etc., may be placed anywhere on the lot. Mini refrigerators will be permitted on a temporary basis only.
- **Screen Rooms.** Screen rooms are permitted ONLY if attached to the awning without a floor.

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- **Skirting.** No skirting will be permitted. All vehicles must remain "road ready" at all times. Fifth wheels will be permitted to use a detachable, temporary cover enclosing the hitch area. **Any anchor on a fifth wheel hitch cover cannot be visible from the road and straps keeping the cover in place are not permitted.**
- **Storage. Storage boxes/dock boxes are not permitted.** Do not store unused items under the vehicle or on your lot. Storage Covers over RV's and vehicles are not permitted.
- **Waterfalls.** Owners are responsible for all maintenance and repairs to waterfalls on their lots.

II. PETS

- **Pets must remain on a leash whenever outside the unit. Beaufort County, SC** has an enforceable leash law.
- The pet owner is responsible for picking up all droppings and disposing in the trash.
- Pets are **NOT permitted in pools or within the fenced area of pool (SC State Law)**, tennis court, and playground areas or in any building.
- No pet or animal pens on the grass.
- **Do not leave pets unattended outside your unit.**

III. Recreation Building Use (Lounge)

- Must be reserved through Resort Manager for personal use.
- Lounge must be cleaned after use. Owner or renter will also assume liability and will be charged for any damages incurred. Rental office will obtain a credit card on file for rental guest using lounge until resort manager has inspected the room for damages.
- Persons under eighteen (18) years of age must be accompanied by an adult to use this room.
- There will be a cleaning fee for parties using the room if it is left uncleaned.

IV. LAWN SPRINKLER SYSTEMS

- Sprinkler systems must comply with PSD#1 regulation.
- Do not lock sprinkler systems.
- Sprinklers should be monitored or turned off during winter months.
- **All systems must have a rain sensor gauge.**
- **Everyone is requested to conserve water.**

V. SOLICITATIONS- Solicitations are NOT PERMITTED.

VI. MOTORCYCLES, MOPEDS AND BICYCLES, GOLF CARTS

- Motorcycles and mopeds are to be used **ONLY as a means of transportation IN AND OUT of the Resort.** "Touring" throughout the Resort is not permitted.
- **BICYCLING WILL NOT BE ALLOWED AFTER DARK UNLESS EQUIPPED WITH LIGHTS.** Please keep bicycles, roller blades, push-scooter, skateboards, wagons, etc. to the roadways. **SAFETY REQUIRES ... "10 MPH or Walk."**
- **DO NOT RIDE ON THE GRASS OR ACROSS LOTS.**

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- **SC Law requires a driver's license to drive a golf cart on public roadways.**

VII. POOLS, JACUZZI AND EXERCISE ROOM

- **There is no lifeguard on duty. Swim at your own risk.**
- An adult must accompany children under the age of (12).
- Proper swimming attire must be worn. Cut-offs are NOT permitted.
- **Glass containers are NOT permitted in the pool areas.**
- Infants in diapers are NOT permitted in the pools. Swimmable diapers only are permitted.
- **Pets are not allowed in areas enclosed by the fence around either pool.**
- Guest or owner identification may be requested.
- Owners not in good standing (condo fees currently paid) will **NOT** be permitted to use these facilities.

VIII. TENNIS COURT

- Proper tennis shoes required.
- Food or alcoholic beverages are NOT permitted on the court.
- Skateboards, bicycles, scooters, roller skates, chairs, are NOT permitted on the court.

IX. OTHER

- Trash receptacles are located at the Manager's workshop behind the playground. **The dumpsters located at the Manager's workshop are for household trash and landscaping debris only.** Refrigerators, TV's, washers, dryers, BBQ's and etc. are the owner's responsibility to remove from the resort.
- **Satellites:** The placement of satellite dishes must be approved by the park manager. Any dishes currently placed in the lawns must have some type of barrier (mulch is preferred, no rocks) around them to prevent damage to the units from landscaping equipment.

X. VIOLATIONS

Violators of these Rules and Regulations are subject to fines. The Board of Directors have approved the following schedule of fines. The lot owner will be notified by Certified mail. The lot owner will have fifteen (15) days from the date on the letter of notification to correct the violation. The owner will be fined \$10.00 per day after the first 15 days of continued violation. If the violation is not corrected within 30 days, the fine will be increased to \$20.00 per day until the violation is corrected. Violators may appeal the finding of the violation or the fines imposed to the Building and Grounds Committee or the Board of Directors.

XI. RESTRICTED RVs

Travel trailers, destination trailers, park models, and any similar type trailers that exceed thirty seven (37) feet in length, excluding the length of any trailer tongue, will not be permitted in the Resort.

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XI. TREE REMOVAL PROCEDURE

- The lot owner must sign a plot plan revision form requesting the removal of a tree or trees.
- Three (3) board members or the building and grounds committee must sign the form.
- The resort manager must obtain a written report from a certified arborist stating the type of tree, the DBH (diameter at breast height) of the tree, and the reason or reasons for the trees removal.
- The resort manager must request a tree removal permit from the Beaufort County Zoning Administrator after receiving the arborist's report.
- When the resort manager receives the tree removal permit from the county, he will contact the tree removal contractor the owner has chosen to remove the tree.
- The tree removal permit will include a plant back plan. This plan will include the type and number of trees to be planted in place of the tree that was removed.
- The implementation of the tree removal procedure will be the responsibility of the resort manger.
- The lot owner signing the plot plan revision form will be responsible for all cost associated with the tree removal procedure.