

Mariner's Cay Homeowners Association

Rules and Regulations

Condominium living may be a new experience for many residents in Mariner's Cay and requires understanding and cooperation from everyone residing in the community. In order to create a congenial and dignified living atmosphere, your Board of Directors has adopted these Rules and Regulations as guidelines for all Homeowners, families, guests and tenants in Mariner's Cay.

These rules have been developed over time as a result of our own experience and experiences of other condominium environments. These rules and regulations may not please everyone. They were not designed to satisfy individual pursuits or desires. From our experience, these rules should meet the approval of a large majority of homeowners, which is extremely important in successful condominium living.

EVERYONE IS ENCOURAGED TO COEXIST AS FRIENDLY NEIGHBORS AND AVOID CONFRONTATION WHENEVER POSSIBLE. INDIVIDUAL HOMEOWNERS MAY POINT OUT VIOLATIONS TO THE VIOLATORS, BUT ARE DISCOURAGED FROM ARGUING ABOUT OR TRYING TO ENFORCE THE RULES UNLESS IT IS MATTER OF SAFETY OF PEOPLE OR PROPERTY. REPEATED AND/OR EXCESSIVE VIOLATIONS OF ALL RULES SHOULD BE REPORTED TO THE PROPERTY MANAGER OR A MEMBER OF THE BOD. THE BOD HAS THE RIGHT TO IMPOSE FINES AS IT SEES FIT AND IS NOT LIMITED BY AMOUNTS QUOTED IN THE RULES.

Any questions, suggestions, or complaints should be made to the Management Company, preferably in writing. If the Management Company cannot resolve your concerns, they will be forwarded to the Board of Directors for review.

It is our desire to have the understanding and cooperation of all homeowners, guests, and tenants in order that we may all mutually enjoy the benefits of living at Mariner's Cay to the fullest. MCHOA and its BOD are not responsible for any accidents, damages, or crimes caused by individuals on the property.

Board of Directors, Mariner's Cay Homeowners Association

Mariner's Cay Homeowners Association

Rules and regulations

1. The Rules and Regulation are hereby amended as follows:

To protect the best interest of homeowners, a program of strict compliance with Rules and Regulations are being initiated. In fairness to all owners/tenants, we request that ALL RESIDENTS AND THEIR GUESTS comply with the reasonable requirements set forth herein. When a violation occurs a NOTICE OF VIOLATION will be issued, a special assessment (fine) will be imposed, and a copy will be mailed to the owner of the unit. The owner, or his appointed agent, may appeal by personally appearing before the Board of Directors at their next regular meeting. If the owner and/or agent fail to appear the violation and special assessment (fine) will be affirmed. The City of Folly Beach Police Department has authority on the premises and will be called when circumstances warrant.

- 1.1. Since homeowners are ultimately responsible for violations by their guest and/or tenants, a copy of these rules and regulations should be posted in all rental units. A second copy should be part of the rental/lease agreement.

2. SECURITY GATE

- 2.1. The entrance security gate is set to permit passage of one vehicle at a time. DO NOT TAILGATE! If the gate is forced open to gain access, or damaged while attempting to tailgate, a special assessment (of \$1,000) plus the cost of repairs will be imposed, Forcing the gate open or tailgating constitutes breaking and entering", "unlawful entry" and/or "trespassing". Since the City of Folly Beach Police Department has jurisdiction on the premises, the violator will be reported immediately and prosecution will be vigorously pursued.

3. SWIMMING POOL (THERE IS NO LIFEGUARD. SWIM AT YOUR OWN RISK)

- 3.1. In event of an accident or medical emergency, dial 911 on the telephone hanging on the back porch of the clubhouse.
- 3.2. Mariner's Cay pool tags are required. Two pool tags will be issued per unit.
- 3.3. Pool hours are 6:30AM to 10:00PM without exception.
- 3.4. Health and safety rules required by S.C. Department of Health and Environments Control (DHEC) are posted. Gate to pool must remain closed at all times as mandated by DHEC.
- 3.5. No running, pushing, shoving, "dunking" or horseplay in the pool area. Profanity, unsafe conduct, or excessive noise is not allowed in pool area.
- 3.6. Any homeowner wishing to use the pool area for a party of more than six guests must receive written permission from the Property Manager.
- 3.7. Pets are not allowed in the clubhouse, pool area, or tennis courts.
- 3.8. Glass containers are not allowed on the pool area.
- 3.9. Children under 13 are not allowed in the pool area unless accompanied by an adult 18 years or older.
- 3.10. Live entertainment, radios, or "boom boxes" without headphones are not allowed in the pool area.
- 3.11. Pool furniture is to remain in the pool area.
- 3.12. Floats that interfere with other's use of pool or that create a safety hazard are not allowed.
- 3.13. Do not remove the safety rope. It is there for emergencies. Do not hang or sit on the rope.
- 3.14.

4. PETS

- 4.1. Owners keeping pets must comply with Definitions, Article IX, Section III of the Master Deeds. Only tenants that rent for 28 days or longer will be allowed to have pets, only with written permission from the owner. Short term rentals with pets are not allowed. \$500 fine each incident.
- 4.2. All pets, including cats, must be kept on a leash while outside their unit. Collars and valid inoculation tags are required.
- 4.3. Owners of pets must immediately remove their pet's defecation and dispose of it in a trash receptacle, not the marsh or water.
- 4.4. City of Folly Beach Animal control Ordinance governs.
- 4.5. All pets that use Mariner's Cay common property must be registered with the Property Manager.
- 4.6. Owners of pets that fail to follow the rules are subject to the following fines: first offence receives a written warning, second and all subsequent offenses will receive a \$500 fine.

5. TENNIS COURTS

- 5.1. Courts are for tennis play only. No skateboarding, bicycles, or other actives are permitted. Pets are not allowed. Children under 10 must be supervised by an adult. Tennis shoes are required.
- 5.2. Remove debris from the court area when play is completed.
- 5.3. Profanity, unsportsmanlike conduct or excessive noise is not allowed on the courts.
- 5.4. Please limit the time of play to 1 -1/2 hours if there are others waiting to play.

6. CLUBHOUSE

- 6.1. The clubhouse is reserved for homeowners only. Homeowners may sponsor usage by making reservations and access arrangements with Management Company at least two weeks in advance.
- 6.2. All parties must end no later than 12:00 Midnight.
- 6.3. Homeowners must be in attendance during the rental period and will be responsible for the conduct of guests and for any damages, which may occur.
- 6.4. A rental of the clubhouse does not include use of the pool.

7. GENERAL

- 7.1. At least one working multi-purpose fire extinguisher, of two to five pound capacity, and smoke alarms are required in each unit by our fire insurance carrier. These should be inspected at least every six months and replaced, repaired or recharged as necessary.
- 7.2. Homeowners are responsible for maintenance and repair of, or damage resulting from malfunction of, all plumbing fixtures, washing machines, dryers, hot water heaters, refrigerators/ice makers, dishwashers, ceiling fans, electrical ranges and any part of the air conditioning system whether inside or outside the residential unit.
- 7.3. Homeowners are responsible for insuring that dryer vents are not clogged and that dryers are not overheating.
- 7.4. Gas or charcoal grills are not permitted within 15 feet of any building. Short Term (vacationers) renters are prohibited from using gas or charcoal grills other than those located in the swimming pool area
- 7.5. Garbage and trash must be deposited directly into the dumpsters. Garbage may NOT be left on porches, balconies, and decks or in storage rooms at any time.
- 7.6. Excessive noise or disturbances from any source are not permitted at anytime, particularly between 11PM and 8AM. Folly Beach Police have specific authority on the premises.
- 7.7. Nothing on windows, doors, balconies, entrance porches, decks or railing can be visible from the street. See Article VII, Section I, of the Master Deed.
- 7.8. No private or commercial business may be conducted within the property bounds except those stated in Article IX and IV of the Master Deed. Contractors should pick up a copy of the MCHOA contractor regulation & conduct form from property manager before proceeding with any work. Contractors are responsible for the actions of their employees/subcontractors regarding the speed limit, gate access, parking and noise violations. Work schedule is Monday-Friday, 8 AM-5 PM WITH NO WORK ON Saturday, Sundays or holiday, except with special permission from the property manager. This rule complies with the City of Folly Beach Ordinance. Emergencies are exempt.
- 7.9. Each owner shall, at his expense, keep the limited common area and facilities to which his unit has exclusive access and of which he has exclusive use clean and neat. See Article VIII, Section 2 of the Master Deed.
- 7.10. Plants may not be added to, or removed from, landscaped areas without approval for the Board of Directors.
- 7.11. Vandalism or destruction of property will not be tolerated. Homeowners, their families and/or their tenants responsible for such violations will be fined, billed for appropriate repairs and and prosecuted. City of Folly Beach Police have authority on the premises.
- 7.12. Due to fire and liability insurance restrictions, storage of personal items of any description is not permitted in Electrical Service Rooms on second floor of Building 5.
- 7.13. Bicycles, riding toys or other obstructions are not permitted on sidewalks. When not in use all toys must be properly stored out of sight. Skateboards not allowed on property.
- 7.14. No Motorcycles, mopeds or scooters (motorized or otherwise) allowed.
- 7.15. Use of the boat ramp is restricted to authorized people. The gate must be locked after each use. Tie-up of one hour is permitted at the resident's dock. Overnight tie-up is not permitted.
- 7.16. Boats should be washed at the boat ramp. Vehicles should be washed in the boat parking lot.
- 7.17. The Management Company must be provided with a working duplicate key to each unit and outside storage closets for use in an emergency, See Article VIII, Section 1, of the Master Deed.
- 7.18. Lawn furniture and all other personal property must be removed from the common areas at the end of each day.
- 7.19. Owners who rent their unit surrender all their regime privileges to their tenant for the term of occupancy.

8. PARKING

- 8.1. Any vehicle, and/or boat/trailer found in violation of the parking rules will be ticketed and a \$25.00 special assessment (fine) imposed. If there is a second violation by the same vehicle or boat/trailer anywhere on the premises, it will be towed without notice at the owner's expense.
- 8.2. Boats and trailers must be parked in assigned spaces only and display a Mariner's Cay decal. Boats in excess of 20feet must have written approval from the Board for parking. Jet Skis are strictly prohibited on the premises.
- 8.3. Only one boat parking space per unit will be allowed as available. Boats of non-residents may not be parked anywhere in Mariner's Cay, and will be towed without notice at the owner's expense.
- 8.4. Vehicles will not be parked on sidewalks or landscaped areas within the property bounds.
- 8.5. Moving vans, U-haul trucks and trailers must be removed from the property within 48 hours of beginning delivery.
- 8.6. Residents may park in "Residents" spaces or in assigned numbered spaces for their unit only. No more than two vehicles per unit are permitted and both must display a Mariner's Cay decal. Visitors may park in host's assigned space, with host's permission or in "Visitor" spaces only.
- 8.7. Marina patrons and tenants park in "Marina" or "Visitor" spaces.
- 8.8. Any vehicle or boat trailer, owned or leased, not displaying a current Mariner's Cay decal, current license tags, and in operable condition, after a 72-hour period notice, will be towed at the owner's expense and the police will be notified.
- 8.9. Campers, camping trailers, RV's, motorcycles, golf carts, mopeds, go-carts and like vehicles are strictly prohibited on the premises.
- 8.10. The parking of commercial vehicles, except while commercial services are being rendered to residents of Mariner's Cay is strictly prohibited. Personal vehicles with company signs must be approved by the Board of Directors
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- 8.12. Speed limit is 12 mph. Violators will be fined.

9. FEES, ASSESSMENTS, SPECIAL ASSESSMENTS (FINES)

- 9.1. Annual assessments, special assessments, or fines, which are 15 days past due will be charged a \$50.00 per month cumulative late fee for each delinquency. When annual assessments. Special assessments, or fines become 30 days delinquent, a lien on the delinquent unit will be recorded with the Charleston County Clerk of Court. Owners who allow annual assessments, special assessments, or fines to become 90 days delinquent will relinquish all rights to amenities including, but not limited to, the pool, tennis courts and boat parking. The BOD may pursue foreclosure of liens at its discretion. All costs of filing and/or collection will be at the owner's expense, Article IV, Sections 5 and 6 of the Master Deed.

These amended Rules and Regulations have been approved by the Board of Directors and are in current effect. 5/2014