

River's Bend on the Ashley Condominiums

Rules and Regulations

At the time of purchase of any unit at River's Bend on the Ashley, buyers agree to comply with the rules and regulations. These rules are a part of the Master Deed which is in compliance with the Carolina Code of Law, 1976 – the Master Deed, Charter and Bylaws became effective in River's Bend on the Ashley on the 26th day of February, 1981.

Owners are responsible for the behavior of their household, family members, guests, pets and renters and will be subject to a fine not to exceed twenty-five (\$25.00) per day for any violation. Immediate notice of fines may be given without notice of warning at the discretion of the Board for violating any of these Rules and Regulations. Such fines become an assessment to the unit and the collection of same is governed by the Master Deed and By-Laws. Ignorance of the rules is no excuse for violation.

All requests for the River's Bend Board of Directors must be made in writing and forwarded to the Property Manager via mail, fax or email. These requests will then be presented to the Board at their regular monthly meeting.

Garbage and Trash

- a. Garbage and trash must be placed in dumpsters in the following locations: behind building F, between buildings A & B and in front of building E. Garbage and trash cans MAY NOT be stored in common areas.
- b. The dumpsters are emptied on **Monday and Friday** each week.
- c. Recycling bins must be placed (LOCATION) on (DAY OF WEEK) and removed within 24 hours of pick-up. Recycling bins MAY NOT be stored in common areas.
- d. All cardboard boxes must be broken down before placing them into the dumpster.
- e. **Appliances, furniture, bedding and other large household items may NOT be placed in or around the dumpster.** Each individual owner must coordinate the removal of these items from the property or place them at the designated area (please contact Management Company for designated areas throughout Rivers Bend). If boxes and containers are not broken down or large house hold items are not removed, causing the need for a special trash pickup, the person(s) responsible will be assessed for the cost of the trash pickup.
- f. Cigarette butts are not to be thrown on the premises. Please dispose of them properly.

Important Numbers:

Garbage Questions – Sanitation Department (843) 724-7364
Donations – Habitat for Humanity (843) 559-4009
Kidney Foundation – (843) 554-6715

Altering the Common Elements

- a. Additions or alterations to the common elements are not allowed without express permission from the Board of Directors. No resident shall engage in modifications or

Use Restrictions

No part of the property shall be used for anything other than residential and related common purpose for which the property was designated (Bylaws VII.1).

Parking and Cars

- a. Do not park in spaces marked X in front of the walkways, those are fire lanes and must be kept open at all times.
- b. Parking on the grass is prohibited. The only parking will be in the designated areas.
- c. There are no reserved or assigned parking spaces. Instead, lots are designated by building for resident use. Violations to these assignments and regulations are subject to towing at the owner's expense.
 - a. The Parking lots are assigned as follows:
 - i. Bldg. A – in the lot between A and B
 - ii. Bldg. B – in the lot between A and B, or in the lot next to Bldg. B, or in front of Bldg. C
 - iii. Bldg. C – in the lot in front of Bldg. C, or in the lot between Bldg. C and D or A and B.
 - iv. Bldg. D – in the lot between Bldg. C and D
 - v. Bldg. E – in the lot in front of Bldg. E or in the unpaved lot between Bldg. E and the wooded area.
 - vi. Bldg. F – in the lot behind Bldg. F.
- d. Oil changes and car repairs are not allowed in the parking lots. Do not allow oil or other petroleum products to drip on the pavement, as it speeds deterioration of the surface.
- e. Boat storage is available for \$10 per month. Boats shall be stored on the marsh side of the lot behind building F. Written permission from the Board of Directors or the Property Management is required. A boat must be current on registration or is subject to towing at the expense of the boat owner.
- f. The Board of Directors has given the Property Manager authority to tow inoperable vehicles after forty-eight (48) hours.

Outside Stuff

- a. Personal items are NOT to be left in the common area such as walkways, stairs, stair railings, grass and landscaped areas. This applies to chairs, plants and planters (except as described in 'Altering Common Elements, Section E'), bicycles, tools, brooms, mops, towels, clothing, grills, ice chests, tables, chairs, flags, trash cans, bags and the like.
- b. Bicycles are to be stored in the storage room located beside the pool – a key can be obtained from the Property Manager. The Association does not assume liability for bikes in the storage rooms. Bicycles placed elsewhere will be presumed abandoned and may be removed.
- c. All motorized vehicles, motorcycles, etc. are to be parked in regular parking spaces or they will be subject to towing at the owner's expense. Cars are not to be washed at any time with the outside hoses.
- d. Grills are NOT permitted to be stored in the common area such as under over hangs or on second level. This is by order of the Fire Marshall.

**For questions or concerns, please contact
Southern Shores Real Estate Group, LLC**

Phone: (843) 225-2993, Fax: (843) 225-2992 or Email: riversbend@southernshoresre.com

- registered will be considered in violation of the Rules and Regulations and be subject to fines under the Rules and Regulations.
- c. Owners must IMMEDIATELY pick up after their pets defecate on common grounds. This not only deteriorates from the appearance of the condominium complex, but is unsanitary. Violators will be reported and fined by the Homeowners Association.
 - d. Chaining/tethering or penning a pet on the Common Area is prohibited – violators will be reported and fined by the Homeowners Association.

Swimming Pool

- a. Pool rules are listed in the pool area. Please read them carefully before entering the pool.
- b. The pool gate is to be locked at all times. Each owner may obtain a key from the property manager for \$25.00.
- c. Children under the age of 18 are not permitted to use the pool unless accompanied by an adult. Residents will be responsible for their guests. All damages caused by guest(s) will be the responsibility of the owner that accompanied them. Only two (2) guests allowed per Resident, except by special permission from the Property Manager or Board of Directors.
- d. NO PETS and NO GLASS CONTAINERS allowed in pool area.
- e. Loud noise will not be tolerated in the pool area. All stereos, TV's and radios are required to have earphones for use in the pool area.
- f. When exiting the pool area, please check your personal belongings, place all trash in appropriate containers and return chairs to the perimeter of the pool or under the cabana. Personal items such as rafts, toys and towels left in the pool area are subject to disposal if left overnight.
- g. Violation to these and posted Pool Rules may result in privileges being revoked.

Violation of any of the Rules and Regulations specified above or described in the Master Deed and Bylaws of River's Bend on the Ashley may result in a fine assessed to the Owner. All offenses will be given a 7 day period to correct said violation. Fine Structure is as follows (with the exception of illegal dumping - \$100 fine assessed automatically):

- a. 1st offense – warning letter
- b. 2nd offense – \$25 fine
- c. 3rd offense – \$50 fine
- d. 4th offense – \$100 fine
- e. 5th offense and beyond – action taken at the discretion of the Board of Directors

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