

# East Bridge Lofts Rules and Regulations

## USE RESTRICTIONS

Each Owner of a Unit shall be responsible for ensuring that the Owner's family, invitees, guests, tenants, employees and Occupants comply with all provisions of the Regime Instruments. Furthermore, each Owner and Occupant shall always endeavor to observe and promote the cooperative purposes for which the Association was established. In addition to any rights that the Association may have against the Owner's family, invitees, guests, tenants, employees or Occupants, as a result of such Person's violation of the Regime Instruments, the Association may take action under this Master Deed against the Owner as if the Owner committed the violation in conjunction with the Owner's family, invitees, guests, tenants, employees or Occupants. Whether the same is documented elsewhere or not, under any such circumstances above-described, the affected Owner shall have and enjoy a right over for indemnification and/or contribution from and against the offending party. This right over shall not be deemed to diminish the liability of the Owner to the Association, and the Association shall also have all remedies available at law or in equity against the offending party jointly and severally with the Owner. Use restrictions regarding the use of Units and the Common Elements are as follows and also as may be adopted by the Board of Directors in accordance with the terms hereof and as specified in the By-Laws.

**1. Residential Units.** All Residential Units shall be used for residential purposes and for ancillary home office uses. A home office use shall be considered ancillary so long as: (a) the existence or operation of the activity is not apparent or detectable by sight, sound, or smell from outside the Unit; (b) the activity conforms to all zoning requirements for the Regime; (c) the activity does not involve regular or unreasonable visitation of the Unit by clients, customers, suppliers, or other invitees, or door-to-door solicitation of residents within the Regime; (d) the activity does not increase traffic or include frequent deliveries within the Regime other than deliveries by couriers, express mail carriers, parcel delivery services, and other such delivery services; (e) the activity is consistent with the primarily residential character of the Regime and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Regime, as may be determined in the sole discretion of the Board; and (f) the activity does not result in a materially greater use of Common Element facilities or Association services or increase the premiums for any insurance maintained by the Association. No other business, trade, or similar activity shall be conducted upon a Residential Unit without the prior written consent of the Board. The terms "business" and "trade," as used in this provision, shall be construed to have their ordinary, generally accepted meanings and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (a) such activity is engaged in full or part-time, (b) such activity is intended to or does generate a profit, or (c) a license is required.

The leasing of a Residential Unit shall not be considered a business or trade within the meaning of this Section. This Section shall not apply to any activity conducted by the Declarant or an agent of the Declarant, or a contractor or subcontractor approved by the Declarant, with respect to its development and sale of the Regime or its use of any Units which it owns within the Regime.

**2. Alteration of Units.** Subject to the prior approval of the ARB and compliance with the other provisions of this Master Deed, Unit Owners may make alterations to the interiors of their Units, relocate the boundaries between adjoining Units, and subdivide their Units as follows:

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(a) Alterations of the Interiors of the Units. If any Owner acquires an adjoining Unit, such Owner may (subject to the prior written approval of the Mortgagees of the Units involved, the prior written approval of the Board, and, for so long as the Declarant owns a Unit, the prior written approval of the Declarant) remove all or any part of any intervening partition or to create doorways or other apertures therein, notwithstanding the fact that such partition may, in whole or part, be part of the Common Elements, so long as no portion of any load bearing wall or column is materially weakened or removed and no portion of any Common Elements is damaged, destroyed, or endangered, other than that partition and any chutes, flues, conduits, wires or other apparatus contained therein which shall be relocated by such Owner if such facilities serve any other part of the Regime. The alterations permitted by this subsection shall not be deemed an alteration or relocation of boundaries between adjoining Units.

(b) Relocation of Boundaries. For so long as Declarant owns one or more Units, boundaries between adjoining Units may be relocated only with the prior written consent of the Declarant. The Declarant shall have the right to relocate boundaries between Units owned by the Declarant or its affiliates without the approval of the Association, and the Declarant, without the need for further Owner approval, may execute any required amendment to the Master Deed on the Association's behalf pertaining thereto.

(c) Subdivision of Units. An Owner may subdivide his or her Unit only with the prior written consent of the Association acting through the Board and, for so long as the Declarant owns a Unit, the prior written consent of the Declarant. Notwithstanding the above, the Declarant shall have the right to subdivide Units owned by the Declarant or its affiliates without the approval of the Association, and the Declarant, without the need for further Owner approval, may execute any required amendment to the Master Deed on the Association's behalf pertaining thereto. Notwithstanding anything in this Master Deed to the contrary, any Amendment required to provide for subdivision of Units shall set forth the restated percentage interest in the Common Elements attributable to each Unit created by the subdivision, the total of which must equal the percentage interest attributable to each Unit created by the subdivision, the total of which must equal the percentage interest attributable to the Board of Directors or, the Declarant, for so long as the Declarant owns a Unit, without a membership vote, to restate the percentage interest for purposes of this subsection, in its sole discretion. Notwithstanding anything herein to the contrary, the Board of Directors is not authorized to restate the percentage interest in the Common Elements of a subdivided Unit without the consent of the Declarant, for so long as the Declarant owns any portion of the Regime.

**3. Use of Common Elements.** There shall be no obstruction of the Common Elements, nor shall anything be kept on, parked on, stored on, or removed from any part of the Common Elements without the prior written consent of the Board, except as specifically provided herein. This prohibition shall not apply to the Declarant.

With the prior written approval of the Board, and subject to any restrictions imposed by the Board, an Owner or Owners may reserve portions of the Common Elements for use for a period of time as set by the Board. Any such Owner or Owners who reserve a portion of the Common Elements as provided herein shall assume, on behalf of himself/herself/themselves and his/her/their guests, Occupants and family, all risks associated with the use of the Common Elements and all liability for any damage or injury to any person or thing as a result of such use. The Association shall not be liable for any damage or injury resulting from such use unless such

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damage or injury is caused solely by the willful acts or gross negligence of the Association, its agents, or employees.

Each unit will be allowed to have one decorative item on the door and one door mat. No other items will be permitted to be stored in the Common Areas (Added Rev. 08/2018).

**4. Use of Limited Common Elements.** Use of the Limited Common Elements is restricted exclusively to the Owners of the Unit(s) to which such Limited Common Elements are assigned, and said Owner's family members, guests, invitees, and Occupants. The Limited Common Elements are reserved for exclusive use, but are and remain a part of the Common Elements, and the restrictions applicable to the Common Elements shall also apply to the Limited Common Elements.

**5. Prohibition of Damage, Nuisance and Noise.** Without the prior written consent of the Board, nothing shall be done or kept on the Regime, or any part thereof, which would increase the rate of insurance on the Regime or any Unit or part thereof, which would be in violation of any statute, rule, ordinance, regulation, permit, or other validly imposed requirements of any governmental body, or which would increase the Common Expenses.

Noxious, destructive, or offensive activity shall not be carried on upon the Regime. No Owner or Occupant of a Unit may use or allow the use of the Unit or any portion of the Regime at any time, in any way or for any purpose which may endanger the health or unreasonably annoy or disturb or cause embarrassment, discomfort, or nuisance to other Owners or Occupants, or in such a way as to constitute, in the sole opinion of the Board of Directors, a nuisance. Nothing herein, however, shall be construed to affect the rights of an aggrieved Owner to proceed individually for relief from interference with his or her property or personal rights. Notwithstanding anything to the contrary herein, no Owner or Occupant of a Unit may use or allow the use of the Unit, the Common Elements or the Limited Common Elements in any manner which creates noises between the hours of 11:00 p.m. and 7:30 a.m. which can be heard by persons in another Unit that will, in the sole discretion of the Board, interfere with the rights, comfort, or convenience of the other Owner(s) or Occupant(s).

No Owner shall do any work which, in the reasonable opinion of the Board or its designee, would jeopardize the soundness or safety of the Regime or any structure created thereon, would reduce the value thereof, or would impair any easement or other interest in real property thereto, without in every such case the unanimous, prior written consent of all members of the Association and their Mortgagees. No damage to or waste of the Common Elements, or any part thereof, or of the exterior of any building shall be permitted by any Owner or member of his or her family or any invitee or guest of any Owner. Each Owner shall indemnify and hold the Association and the other Owners harmless against all loss to the Association and other Owners resulting from any such damage or waste caused by such Owner, members of his or her family, guests, invitees, or Occupants of his or her Unit.

**6. Firearms and Fireworks.** The display or discharge of firearms or fireworks on the Common Elements is prohibited; provided, however, that the display of lawful firearms on the Common Elements is permitted for the limited purpose of transporting the firearms across the Common Elements to or from the Owner's Unit. The term "firearms" includes "B-B" guns, pellet guns, and other firearms of all types, regardless of size.

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**7. Pets.** No Owner or Occupant of a Unit may keep more than a reasonable number of pets, as determined by the Association's rules and regulations and the Town of Mt. Pleasant ordinances. In the event of conflict, the most restrictive regulations shall apply. No Owner or Occupant may keep, breed, or maintain any pet for any commercial purpose. Pets may not be left unattended outdoors or kept unattended outdoors, including on any terrace or balcony areas. Dogs, cats and other pets must be kept on a leash and be under the physical control of a responsible person at all times while outside the Owner's Unit and anywhere on or about the Common Elements. The owner of the pet or the person responsible for the pet must promptly remove any feces left upon the Common Elements or Limited Common Elements by pets.

*East Bridge prohibits certain breeds of dogs from the community. These restricted dog breeds include: Akita, Alaskan Malamute, American Bulldog, Chow, Great Dane, Doberman Pincher, Pit Bull Terrier, Rottweiler, Staffordshire Terrier, Siberian Husky, Wolf Hybrids or any trained attack, guard, or fighting dog.*

*In addition to prohibited breeds, the Board of Directors reserves the right to have any animal that proves to be a nuisance or disruptive removed from the property.*

**8. Parking.** Subject to the provisions of paragraphs 6.1, 6.2 and 14.5, the Board of Directors may promulgate rules and regulations restricting parking on and about the Property, including restricting the number of vehicles which any Owner or Occupant may bring onto the Property and designating, assigning, or licensing parking spaces to Owners. This paragraph 14.9 shall not prohibit an Owner or Occupant from having service vehicles park temporarily on the Property if otherwise in compliance with this Section 14.9 and the rules and regulations adopted by the Board.

If any vehicle is parked on any portion of the Property in violation of this paragraph 14.9, or in violation of the Association's rules and regulations, or in violation of paragraph 6.1(c), the Board may place a notice on the vehicle specifying the nature of the violation and stating that after twenty-four (24) hours the vehicle may be towed. The notice shall include the name and telephone number of the person or entity which will do the towing and the name and telephone number of a person to contact regarding the alleged violation. If, twenty-four (24) hours after such notice is placed on the vehicle, the violation continues or thereafter occurs again within six (6) months of such notice, the vehicle may be towed in accordance with the notice, without further notice to the Owner or user of the vehicle.

If a vehicle is parked in a fire lane, is blocking another vehicle or access to another Owner's or Occupant's Unit, is obstructing the flow of traffic, is parked other than in a parking space, is parked in a space which has been reserved or is licensed as a Limited Common Element exclusively serving another Unit, or otherwise creates a hazardous condition, no notice shall be required and the vehicle may be towed immediately. If a vehicle is towed in accordance with this subparagraph, neither the Association nor any officer or agent of the Association shall be liable to any person for any claim of damage as a result of the towing activity. Notwithstanding anything to the contrary herein, the Board may elect to impose fines or use other available sanctions, rather than exercise its authority to tow, or in addition to the exercise of such authority.

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*In order to maintain the best aesthetic environment for the East Bridge community, the following regulations are henceforth enacted for the Parking Areas in East Bridge. These rules are in addition to the recorded covenants above. In the event that a discrepancy exists between these and the covenants, these rules shall supersede and take precedence.*

1. *All vehicles must be licensed, operable and in good repair. Examples of vehicles which would be considered not in good repair would include:*
  - a. *Vehicles with flat tires*
  - b. *Vehicles leaking fluids*
  - c. *Vehicles with broken or missing windows*
  - d. *Convertible tops with holes or taped repairs*
  - e. *Taped repairs of any kind*
  - f. *Vehicles missing fenders or bumpers*
  - g. *Vehicles with unpainted repairs such as mismatched fender colors, unpainted "Bondo" repairs, or primer paint.*
2. *Golf carts, scooters, and ATV's are not considered vehicles and shall not utilize parking spaces, nor shall they be stored on common property.*
3. *Motorcycles and mopeds must use spaces in parking lot or areas designated by the Board. Parking on common areas is prohibited.*
4. *Ladder Racks*
  - a. *Racks mounted on the top of vehicles for the purpose of storing ladders, lumber, construction material, or plumbing supplies are not allowed. This does not apply to vendor vehicles doing work on the property during normal business hours.*
  - b. *Storage of any material on top of vehicles is not allowed.*
  - c. *Items such as bicycles, canoes, kayaks, etc. may be temporarily stored for loading, unloading and transport of said items into approved locations for those items.*
5. *Contents of vehicles*
  - a. *No material shall extrude from the vehicle body while parked. The vehicle body shall consist of the interior, and exposed exterior areas such as truck beds.*
  - b. *Truck beds must not be used for storage of items unless:*
    - i. *Bed has a camper in good repair (no broken windows or missing doors)*
    - ii. *Bed has a fitted "Tonneau" covering, or fiberglass truck lid. Tarps, blankets, plywood, etc. are not considered fitted covers and are never acceptable.*
    - iii. *Campers, covers, and lids must be the appropriate size to fit the bed.*
    - iv. *Exception: Properly installed "behind the cab" tool boxes are acceptable when in good condition.*
  - c. *At no time shall any trash, tools, junk, or other items in the truck bed be visible from the parking areas or balconies of units.*
6. *Trailers and Campers*
  - a. *Utility trailers and campers are not allowed to be stored any where on the East Bridge premises, unless the owner has been previously granted an exception by the Board of Directors. This includes "Cargo type" covered trailers, landscape trailers, flat bed trailers, and any other work type trailer not explicitly listed here.*
  - b. *Exception: Trailers utilized while a resident is moving in or out will be allowed temporarily.*
7. *Tarps, sheets, blankets, and other non specialized, non custom covers shall not be allowed to cover cars, trucks, truck beds, motorcycles, or boats.*
8. *Motorcycle kickstands shall be supported underneath in a manner to prevent damage to the asphalt.*

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9. *All wheels of vehicles shall remain on the pavement. Vehicles pulling too far in a parking space onto the grass, shrubs, flowers, etc. will be fined and/or towed.*
10. *All motor vehicles must be in good working condition and be equipped with an adequate muffler that prevents the escape of any excessive or extreme noise. A muffler system that is equipped with a straight pipe exhaust system, regardless of baffles, a muffler system that has a hollow core, off road mufflers or a muffler system that bypasses a standard muffler system or is modified to increase noise, will be deemed a violation of the Rules and Regulations that govern East Bridge.*

*Effective June 2014, the Board of Directors has adopted the following parking pass policy in accordance with the Master Deed and Bylaws*

*1. At the beginning of each calendar year, tags and/or stickers will be issued to each owner at their mailing address of record. Owners are responsible for passing these on to tenants or managers. The passes will be issued as following:*

- *2 passes per each 1 bedroom unit*
- *3 passes per each 2 bedroom unit*
- *4 passes per each 3 bedroom unit*

*NOTE: Owners have sole discretion in determining whether or not to keep passes for themselves or pass them onto tenants.*

- 2. Passes should be displayed on the rearview mirror or on the front dash of the vehicle at all times while on the property.*
- 3. The passes will be utilized for the entire calendar year. The cost to replace lost or stolen passes is \$100.00 each, however the Board has the right to change this fee as any time or adjust it based on the circumstances.*
- 4. Tenants and Owners may request guest parking passes no less than 2 days in advance of the visitor and the passes will be issued by Management via email. Passes may be issued for up to three days at a time.*
- 5. Owners who are delinquent more than 30 days at the time of distribution will not receive parking passes until they have paid in full or have executed a promissory note with a payment plan that will get their account current within 12 months, as well as made the first month's payment.*
- 6. The Association's designated towing company must comply with the towing regulations as set out in Section 14.9 (above) which requires that a warning notice be posted on any vehicle without a visitor or resident pass giving them 24 hours notice before the vehicle is towed. If the vehicle reappears on the property at any time after this 24 hour period within 6 months time, it will be towed immediately without further notice.*
- 7. Patrolling of the lots will take place between 4:00pm through 10:00am each day. This will allow for the infrequent parking of guests during the day. This procedure is intended to deter people from parking at East Bridge to access events at the Park as well as overnight. This will allow managers and vendors to access the property to do work during normal business hours when parking is not a problem, without being concerned that they will be towed.*

**9. Abandoned Personal Property.** Abandoned or discarded personal property, other than an automobile as provided for in paragraph 14.10, is prohibited from being stored, kept, or allowed to remain for a period of more than twenty-four (24) hours upon any portion of the Common Elements or Limited Common Elements without the prior written permission of the Board. If the Board or its designee, in its sole discretion, determines that property is being kept, stored, or

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allowed to remain on the Common Elements or Limited Common Elements in violation of this section, then the Board may remove and either discard or store the personal property in a location which the Board may determine.

Prior to taking any such action, the Board shall place a notice on the personal property and/or on the front door of the Unit of the Owner of such property, if known, specifying the nature of the violation and stating that after two (2) days the property may be removed and either discarded or stored. The notice shall include the name and telephone number of the Person or entity which will remove the property, and the name and telephone number of a Person to contact regarding the alleged violation.

If two (2) days after such notice is placed on the personal property and/or the front door of the Unit, the violation continues or thereafter occurs again within six (6) months of such notice, the personal property may be removed in accordance with the original notice, without further notice to the owner or user of the personal property.

Notwithstanding anything to the contrary, the Board, in its discretion, may determine that an emergency situation exists, and the personal property abandoned or stored in violation of this subparagraph may, without prior notice to the owner or user of the personal property, be removed and either discarded or stored by the Board in a location in which the Board may determine; provided, however, the Board shall give to the owner, if known, notice of the removal of the property and the location of the personal property within three (3) days after the personal property is removed.

If personal property is removed in accordance with this subparagraph, neither the Association nor any officer or agent of the Association shall be liable to any person for any claim of damage resulting from the removal activity or subsequent disposition thereof. Notwithstanding anything to the contrary herein, the Board may elect to impose fines or use other available sanctions, rather than exercise its authority to remove abandoned or improperly stored personal property, as set forth herein, or in addition to the exercise of such authority.

**10. Heating of Units in Colder Months.** In order to prevent breakage of water pipes during colder months of the year that might result in damage to any portion of the Regime, increased Common Expenses, increased insurance premiums, or cancellation of insurance policies due to numerous damage claims, the thermostats within the Units shall be maintained with the heat in an "on" or "automatic" position and at a minimum temperature setting of fifty-five degrees (55°) Fahrenheit (except during power failures or periods when heating equipment is broken) whenever the temperature is forecasted to or does reach thirty-two degrees (32°) Fahrenheit or below. Owners and Occupants of Units shall take all steps reasonably necessary on a timely basis to keep heating equipment, including, but not limited to, the thermostat, in good working order and repair. At any time during the months specified above when the heating equipment is not working properly, the Unit Owner or Occupant shall immediately inform the Association of this failure of the equipment and of the time needed to repair the equipment. The Board of Directors may fine any Owner or Occupant and/or may cause the water service to the violator's Unit to be discontinued for violation of this subparagraph, in addition to any other remedies of the Association. Any fine imposed pursuant to this subparagraph shall be deemed an assessment against the Unit and may be collected in the same manner as provided herein for collection of assessments.

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**11. Signs.** Except as may be required by legal proceedings, no signs, advertising posters, billboards, canopy or awnings, or any variation of the foregoing of any kind shall be erected, placed, or permitted to remain on the Property without the prior written consent of the Board or its designee. The Board shall have the right to erect reasonable and appropriate signs on behalf of the Association and to enact reasonable rules and regulations governing the general placement of signs on or about the Property. Notwithstanding the restrictions contained in this section, the Declarant may approve and erect signs for the purpose of carrying on business related to the development, improvement, and sale of Units in the Regime, and such signs shall not be subject to approval or regulation by the Association or by the Board.

**12. Rubbish, Trash, and Garbage.** All rubbish, trash, and garbage shall be regularly removed from the Unit and shall not be allowed to accumulate therein. No garbage or trash shall be placed on the Common Elements or Limited Common Elements outside the Unit, temporarily or otherwise, except as provided herein. Rubbish, trash, and garbage shall be disposed of in closed plastic bags and placed in proper receptacles designated by the Board for collection or shall be removed from the Property. Garbage to be recycled shall be disposed of as instructed by the Association.

**13. Impairment of Units and Easements.** An Owner shall not directly or indirectly engage in any activities or work that will impair the structural soundness or integrity of another Unit, Limited Common Element, or Common Element or impair any easement or other interest in real property, nor shall an Owner engage in any activities or allow any condition to exist which will adversely affect any other Unit, Limited Common Element, or Common Element or their Owners, Occupants, or licensees.

**14. Unightly or Unkempt Conditions.** The pursuit of hobbies or other activities, which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken on any part of the Property. Clothing, bedding, rugs, mops, appliances, indoor furniture, and other household items shall not be placed or stored outside the Unit.

**15. Garage Sales.** Garage sales, yard sales, flea markets, or similar activities are prohibited unless and to the extent conducted under the auspices of the Association.

**16. Window Treatments.** Unless otherwise approved in writing by the Board, all windows which are part of a Unit shall have window treatments and any portion thereof visible from outside the Unit shall be white or off-white in color.

**17. Antennas and Satellite Equipment.** Unless otherwise approved in writing by the Board, and subject to any relevant federal, state or local law, no Owner, Occupant, or any other person shall place or maintain any type of exterior television or radio antenna, or satellite equipment on the Property. This provision shall not, however, prohibit the Association from constructing or maintaining a central antenna or communications system on the Property for the benefit of its members. Notwithstanding the foregoing, the Association shall regulate antennas, satellite dishes, or any other apparatus for the transmission or reception of television, radio, satellite, or other signals of any kind only in strict compliance with all federal laws and regulations.



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**18. Time Sharing.** Notwithstanding anything herein to the contrary, no Unit shall be used for or subject to any type of Vacation Time Sharing Ownership Plan, Vacation Time Sharing Lease Plan, or Vacation Time Sharing Plan, as defined by the South Carolina Code of Laws, Section 27-32-10, et seq., as amended, or any subsequent laws of the State of South Carolina dealing with a vacation time share ownership or leasing plan, unless the Owner of said Unit has obtained the prior written approval of the Board and, for so long as the Declarant owns a Unit, the prior written consent of the Declarant.

**19. Barbeque Grills and Other Cookout Devices.** No occupant of a Unit, whether an Owner or Tenant shall have the right to use any type of cooking devise or grill on any porch or deck of any building in the Regime except in areas designated by the Board of Directors of the Association for outdoor cooking. This restriction involves safety issues and will be strictly enforced by the Association.

## **20. Insurance**

Every Unit Owner shall obtain and maintain at all times insurance covering those portions of his or her Unit to the extent not insured by policies maintained by the Association. Upon request by the Board, the Unit Owner shall furnish a copy of such insurance policy or policies to the Association. In the event that any such Unit Owner fails to obtain insurance as required by this subparagraph, the Association may purchase such insurance on behalf of the Unit Owner and assess the cost thereof to the Unit Owner, to be collected in the manner provided for collection of assessments under Article 10 hereof.

To review the entire insurance provision, please refer to Article 11 of the East Bridge Master Deed.

## **21. Leasing**

Leasing Provisions. Leasing of Units shall be governed by the following provisions:

(a) General. Units may be leased only in their entirety; no fraction or portion may be leased without prior written approval of the Board. **All rentals must be for an initial term of no less than one (1) year.** All leases shall be in writing and in a form approved by the Board prior to the effective date of the lease. The Board may maintain and, upon request, provide a form which is deemed acceptable. There shall be no subleasing of Units or assignment of leases unless prior written approval is obtained from the Board of Directors. Within seven (7) days after executing a lease agreement for the lease of a Unit, the Unit Owner shall provide the Board of Directors with a copy of the lease and the name of the lessee and all other people occupying the Unit. The Unit Owner must make available to the lessee copies of the Master Deed, By-Laws, and the rules and regulations. The Board may require that no adult Person be allowed to occupy any Unit subject to a lease unless they are signatory to and obligated by the lease.

(b) Compliance With Master Deed, By-Laws, and Rules and Regulations. The lessee shall comply with all provisions of the Master Deed, By-Laws, and rules and regulations adopted pursuant thereto and shall control the conduct of all other Occupants and guests of the leased Unit in order to ensure compliance with the foregoing.

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The advertising of a Unit for rent for a term of less than one (1) year through any print, video or digital media (including, but not limited to, VRBO, Airbnb or similar, online short term rental service) is strictly prohibited (added Rev. 08.2018).

To review the entire leasing provision, please refer to Article 15 of the East Bridge Master Deed.

## **22. Pool Rules:**

Some are strict DHEC rules and violation will cause the pool to be closed

- Pool hours are 9 am to 10 pm; no one is allowed in the pool area after 10 pm
- Alcohol and drugs are strictly prohibited
- NO ONE UNDER THE INFLUENCE OF DRUGS OR ALCOHOL IS PERMITTED IN THE POOL AREA OR POLICE WILL BE CALLED
- NO SMOKING anywhere in the pool area
- Absolutely NO GLASS permitted anywhere in the pool area
- NO PETS of any kind are allowed in the fenced area or clubhouse
- No foul language
- No public drunkenness or disorderly conduct
- No propping open gates
- No running, no diving, no horseplay
- Residents are allowed no more than 4 guests per resident
- Children under age 15 must be accompanied by an adult
- Children must be supervised at all times
- Plastic diapers over swim diapers are required for small children. "Accidents" will result in pool being closed.
- All persons must comply with posted DHEC rules.

Pool parties will not be allowed without prior written approval from Property Manager.

- Parties will not have exclusive use of the pool
- Party must be booked at least two weeks in advance with an approved request and refundable cleaning deposit paid (\$100) for reservation
- Maximum of 15 people, including children and at least 2 adults at all times
- Party may last no more than 4 hours
- Loud, disruptive behavior or music will result in party being dismissed
- Responsible member must bring their own trash bag and take all trash away. Do not leave any food or trash lying around pool area.

Mt. Pleasant Police Department has jurisdiction over entire property at East Bridge Lofts

## **23. Association's Remedy for Rule Violations:**

For any health, safety, or sanitation violation, a notice will be given that allows 48 hours to rectify the problem. After that time period a \$50 fine will be assessed to the account and management may at its discretion, have the problem corrected. Any costs associated with correcting the violation, will also be assessed to the account.

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All violations of the East Bridge Lofts Property Owners Association Master Deed Article 15 “Leasing” and/or Section 21. “Leasing” of the Rules and Regulations will be fined \$500.00 per per day (Rev. 08/2018)

For all other violations, a warning will be issued. After 7 days of non-compliance, a \$50 fine will be assessed. If the violation is not remedied within 7 more days, an additional \$50 fine will be assessed. If violation continues, the fine will be increased to \$100, assessed at each 7th day of non-compliance. When accumulated fines for a unit reach \$400, legal action will be initiated for a lien against the property, and fines will continue to accumulate at a rate of \$100 at 7 day increments.

Fines are not issued as a source of income for the POA, but the Board feels that fines must be available to the POA to be used as a tool to protect each and every homeowner’s property value, safety, and enjoyment of the community.

## **24. Boat Rules:**

1. Boat parking is allowed on a first come, first serve basis in the boat parking area.
2. All boats must be registered with the East Bridge Property Manager.
3. All boats must be registered in the name of the person currently residing in the unit. Verifiable paperwork will be requested by the Property Manager.
4. The boat parking fee is \$75.00 per quarter (as of 01/25/17). This fee is non-refundable.
5. Only ONE space may be reserved per unit.
6. Canoes, kayaks, and large rafts are excluded from parking privileges and will not be granted a space.
7. All boats must display a permit issued by the Property Manager.
8. Boats must be stored in their assigned space.
9. Resident owners will take priority over renters due to the limited spaces.
10. Boats must be of size such that the trailer fits in the parking space with all wheels on the asphalt. Trailer tongues shall not extend beyond 22 feet from the edge of the asphalt. Wheel chocks must be used. Wheel chocks must be aesthetically appropriate. All trailer jacks whether wheeled or plated, must have appropriate support under them to prevent pavement damage.
11. All boats must be in good repair and working order. Boats must be registered in S.C. Boats designed for motors must have the motor mounted, and the motor must be intact and in running order.
12. Boats must have a “fitted” cover. No tarps of any type will be allowed. The cover must be of the appropriate size and type to match the style of the boat. Covers may only be left off temporarily while the boat is drying after use or washing.
13. No water shall remain standing either in the boat or pooling on the boat covers. Pooled water invites mosquito breeding and is unsightly. Covers shall be designed or supported in a manner to prevent this. Intending to pour the pooled water off of a boat cover after each rain is a violation and will result in a revocation of the boat parking privilege.
14. Any items left on the boat (during storage) such as rafts, paddles, coolers, rods, etc., must be covered and out of sight.
15. At NO TIME shall any noticeable odor such as, but not limited to spoiled bait, fish, shrimp, or shrimp bait be allowed. This condition is a health and sanitation issue and

# East Bridge Lofts Rules and Regulations

will result in revocation of the parking permit, and the boat may be towed. A revocation of this offense will be permanent even if there are unused boat parking spaces.

16. Once all boat slots are filled, a waiting list will be created for those wishing to store a boat on site.
17. Any damage to another boat, car, grounds, building, or any other property by a boat or boat trailer is the sole responsibility of the owner, and the damages must be corrected immediately. Failure to do so will result in revocation of the parking privilege and possible fines and liens.

If a boat is found in violation of these rules, a notice will be sent to the owner allowing 3 days to rectify the situation. If problem not brought into compliance within 3 days, the boat will be towed, without notice, at the owner's expense. If parking privileges are revoked, that space may be forfeited and fees will not be reimbursed.

## **25. Clubhouse Rental Rules:**

1. Only current residents and owners may rent the clubhouse and that person(s) must be in good standing with the regime.
2. Reservations must be made at least a week in advance of the event. Please call the East Bridge Lofts Association office to make these arrangements. You will be required to fill out a form and submit checks for a damage deposit and cleaning fee. Keys to the clubhouse may be picked up from the Association office.
3. Parties of more than 60 people are prohibited.
4. Bands and commercial sound systems are allowed as long as they do not disturb other residents.
5. All garbage must be removed from the premises and disposed of properly at the end of the rental time.
6. All functions must end no later than 11:00pm. NO EXCEPTIONS!
7. The pool and surrounding area is NOT exclusive for your event. POSTED POOL HOURS MUST BE OBEYED. POOL CLOSSES AT 10:00PM.
8. All furniture must be returned to its prior location at the end of the event. Set-up is not allowed outside of the clubhouse.
9. When leaving, make sure all doors are locked and access from the exercise room and bathrooms into the clubhouse is secured.
10. Damage deposits will be returned after an inspection confirms there is no damage to the clubhouse and surrounding grounds, including shrubbery and underground sprinkler system.
11. Any damage to equipment or facilities will be charged to the resident who rented the property.