

NORTH HAMPTON  
PROPERTY OWNERS ASSOCIATION, INC.

RULES AND REGULATIONS

## PREFACE

Commonly owned community living is a new experience for many of us and requires an understanding of its operation. With everyone's cooperation, all may enjoy the advantages of this type of living.

In order to create a congenial and dignified residential atmosphere, the Board of Directors of both Kingston Plantation Master Association and North Hampton Association have adopted rules and regulations for the guidance of all owners, their families and guests. In general, the rules are not original with us, but are the result of our experience, the experience of other communities and the experience of our Managing Agent. These rules and regulations may not please everyone entirely, nor were they designed to satisfy individual personal desires. This would be an impossible task. From our experience, they will meet the approval of a large majority of owners and this is the only means of achieving success in community living.

Any questions, suggestions or complaints should be made to the Management Agent in writing. If the Management Agent cannot resolve them for you, they will be referred to the Board of Directors. It is asked that everyone follow this procedure so that all requests may be handled in an orderly manner.

These rules and regulations are somewhat lengthy, but it is hoped that they will answer as many questions as possible at the outset. They will be reviewed periodically by each Board of Directors and any necessary amendments will be made. These rules will supersede any previously published rules and regulations.

It is hoped that we may have the understanding and cooperation of all owners and guests in order that we may all enjoy the benefits of community living to the fullest.

Sincerely,

The Board of Directors of  
Kingston Plantation Master Association, Inc.

The Board of Directors of  
North Hampton Property Owners Association, Inc.

July, 1994

## INTRODUCTION

These rules and regulations are presented in a format that addresses the operations of both Kingston Plantation Master Association (KPMA) and North Hampton Association based on the provisions contained in the Declaration and the Master Deed of these entities. These rules and regulations reflect the relationship of each of these Associations to the other, address the expectations of any individual utilizing the respective facilities and outline the entity, KPMA or North Hampton, responsible for supervising the administration of the specific rule.

## DEFINITIONS:

1. KINGSTON PLANTATION MASTER ASSOCIATION, as it is used in these rules and regulations, refers to the Umbrella or Master Association, commonly called "KPMA". KPMA owns by a deed all property and facilities within Kingston Plantation located outside of the literal building(s) footprint of the individual condominiums and the upper and lower level of the North Hampton parking garage. KPMA, through its Board of Directors comprised of equal representation from each condominium, is responsible for the maintenance, administration and operation of these common properties and facilities. Included in KPMA's property are all landscaped areas; streets, roadways and parking areas; dunes and beach area; beach club and swimming pools; etc. These common properties and facilities are available for use by any individual residing within Kingston Plantation, regardless of the location of the residential unit.
2. NORTH HAMPTON PROPERTY OWNERS ASSOCIATION, as it is used in these rules and regulations, refers to the condominium regime, commonly called "North Hampton". North Hampton owns by a deed all of the common properties and facilities located within the literal footprint of the one hundred twenty-five (125) unit building comprising the North Hampton condominium and the adjacent upper and lower level parking garage. The North Hampton Association, through its Board of Directors, is charged with the responsibility for the maintenance, administration and operation of this property and facilities, exclusive of all other condominiums and KPMA. Included in North Hampton's

property are all entrance ways; stairs; hallways; elevators; lobby; underground storage; and swimming pool. These properties and facilities are available only for use by North Hampton Owners or guests of Owners.

3. ASSOCIATION, as it is used in these rules and regulations, refers to the Kingston Plantation Master Association (KPMA) and/or its property and facilities.
4. REGIME or "CONDOMINIUM", as it is used in these rules and regulations, refers to the North Hampton Property Owners Association and/or its property and facilities.
5. DEVELOPER, as it is used in these rules and regulations, refers to Rank Development, Inc.
6. BOARD OF DIRECTORS, as it is used in these rules and regulations, refers to the elected body of the respective Association, either KPMA or North Hampton, whose responsibility includes the establishment and implementation of policy such as these rules.
7. MANAGING AGENT, as it is used in these rules and regulations, refers to Quadrant, Inc., the manager of both the KPMA and North Hampton Associations.
8. DECLARATION, as it is used in these rules and regulations, refers to the Covenants, Conditions and Restrictions and the By-Laws of Kingston Plantation Master Association, the governing documents of KPMA.
9. MASTER DEED and BY-LAWS, as it is used in these rules and regulations, refers to governing documents of the North Hampton Association.
10. SECURITY or SECURITY GUARD(S), as it is used in these rules and regulations, refers to the security force collectively and/or the individual(s) performing the security service under the direction and control of the Managing Agent, based on the policy established for the same by the Kingston Plantation Master Association's Board of Directors. The primary Security function is the enforcement of the rules and regulations of KPMA and the individual condominium associations.
11. MAINTENANCE STAFF, as it is used in these rules and regulations, refers to the maintenance personnel authorized by the budget adopted by the appropriate Association's Board of Directors. Each of these

employees has been assigned a full-time work schedule and their duties are limited to the common properties. These individuals are employed to make your living environment enjoyable, however, should you have a specific need for their service, you are asked to request the same through the Managing Agent.

## RULES AND REGULATIONS

### 1. LEASING:

All Owners desiring to lease their unit must provide written notice to KPMA and North Hampton, through the Managing Agent, indicating the name and contact information of their approved rental agent.

A policy defining "Minimum Rental Agency Arrangements" has been adopted and implemented by KPMA. All rental agents desiring to conduct business within Kingston Plantation must show compliance with these requirements prior to commencing any rental activity. A copy of this policy may be obtained from the Managing Agent.

All rules and regulations are binding upon tenants. Flagrant and/or continued violations of the rules and regulations by tenants will constitute grounds for expulsion.

The responsibility for damage by tenants to common properties and facilities of either the Association or Regime rests with the unit Owner, as do any and all fines levied upon tenants for non-compliance. It is the unit Owner's responsibility to see that his tenants obey the rules and regulations.

### 2. MAINTENANCE & USE:

All North Hampton units are limited to residential use purposes. Commercial use of any kind is prohibited.

Each Owner shall maintain and use his unit in such a manner that will preclude the creation of a safety hazard or cause damage to other units or persons and in a manner that will preserve the existing exterior appearance of the unit.

Limited Common Elements within the Regime, specifically the balconies, shall be used only for the purpose intended. Routine cleaning of these areas is the responsibility of the Owner or resident to whose use these areas are limited. The balconies shall not be used for hanging garments or other objects, or for cleaning of rugs or other household items, or for the feeding of birds.

When an Owner or resident plans to be absent from the unit for an extended period of time, all deck or balcony furniture, plants and other objects should be removed and properly stored inside the unit prior to departure. This action is especially important during hurricane season.

3. LOBBY:

The lobby is for the enjoyment of all, therefore, it is expected that all homeowners, guests and renters will cooperate with the Association in maintaining a neat and orderly lobby.

The lobby area is not a playroom, a storage facility nor a picnic area. Eating is not permitted in the lobby. Luggage and household items should be placed on luggage carts or on the floor away from traffic, not on the furniture.

The lobby furniture may not be borrowed or removed by any homeowner, guest or renter.

Bathers are expected to towel dry bathing suits and remove the sand from footwear and beach or pool items prior to entering the lobby or hallways. Please, no wet bathing suits or feet on the furniture.

4. OWNERS LOUNGE:

The Homeowners Lounge, located on the lobby level adjacent to the south beach exit, is available year round from 8:00 A.M. to 10:00 P.M. daily for Homeowners only. Homeowner functions which will extend beyond 10:00 P.M. must be pre-arranged with the Building Manager. Guests of homeowners are allowed when accompanied by the homeowner. Renters are not allowed to use the Lounge.

The Association requests your cooperation in maintaining the Lounge in a neat and orderly fashion.

Children under the age of 16 must be accompanied by an adult at all times. The Lounge is not a playroom, storage facility or picnic area. Parents are responsible for the conduct of their children at all times.

The Lounge may be reserved by Homeowners only for special events and private parties so long as a homeowner is the host. Such private functions must be scheduled, in advance, with the Building Manager. The homeowner will be responsible for arranging clean-up.

5. LUGGAGE AND GROCERY CARTS:

The Association provides luggage and grocery carts for the convenience of homeowners and guests within North Hampton. They are located in the main lobby area and should be returned promptly following their use so that others will not be inconvenienced.

6. COMMON ENTRY KEYS:

All of the building's exterior doors are keyed alike using a non-duplicable Medeco Key System. All keys for entry through these doors are registered and must be secured through the Association office. The common entry medeco key distribution policy is as follows:

- a. Each apartment owner will be issued two (2) keys at no charge upon purchase of the unit. These keys will be included with the owner introductory package mailed by the Managing Agent.
- b. Any owner may secure additional keys at a cost of seven dollars and fifty cents (\$7.50) per additional key, upon providing the Association office with a written request and payment for the same.
- c. The Association office will not issue keys to any individual other than the owner of record. Any keys required for rental programs, interior designers, contractors, etc. must be provided by the owner.

7. EXTERIOR ALTERATIONS:

No Owner or resident shall undertake to make any alteration, modification or addition to a unit which changes the building exterior without prior written approval of North Hampton's Board of Directors.

The procedure for obtaining this approval requires that any alteration, modification or addition request must first be submitted, in writing, to the Managing Agent. Each request should include detail plans, material lists, renderings, etc. The Managing Agent will in turn submit the request to the Regime's Board of Directors for approval. In most instances, the Regime's Board will be required to obtain approval for the requested change from KPMA's Board prior to granting final approval.

Owners and residents shall not undertake to do any painting, repair, landscaping or other maintenance normally provided by either the Association or Regime unless written approval of the appropriate Board of Directors is first obtained.

8. INTERIOR ALTERATIONS:

The procedure for obtaining this approval requires that any alteration, modification or addition to the interior of a unit



which will affect any common utility, exterior wall, or support wall must be approved prior to commencement of the work. A written request should be provided to the Managing Agent and include detail plans, materials, renderings, etc. The Managing Agent will in turn provide this information to the Board of Directors for their review and a decision concerning approval or disapproval of the same.

9. CONTRACTOR RULES & REGULATIONS:

These rules were adopted by the North Hampton Board of Directors for the purpose of (1) promoting a greater degree of security for the building; (2) protecting the common elements (lobby area, elevators, corridors, etc.) against damages that can be caused by contractor personnel; (3) maintaining maximum cleanliness of the common elements of the building; and (4) providing maximum privacy to all homeowners and their guests whenever they are in residence at the building.

These rules are applicable to all contractor personnel performing services in apartment units, on the common elements of the building. Homeowners who hire contractor personnel to perform services within their apartment unit(s) can be held liable for damages or cleaning fees or any other charges incurred should hired contractor personnel fail to comply with these adopted rules.

A copy of these rules, which also serve as a performance agreement, must be signed by both the owner and contractor prior to the commencement of work and provided to the Association Office. A copy of this agreement may be obtained from the Association Office upon request.

- a. Contractor personnel will make arrangements with Management and/or his designee(s) prior to commencing any work in apartment units, with common elements of the building, or any area located on the premises of North Hampton.
- b. For security reasons, it is highly recommended that contractual personnel consider the use of some sort of identification while working in the building or on the premises (uniforms, name tags, etc.). This requirement is not mandatory, but should be considered.
- c. Maintaining security within the building is a primary concern of all 125 homeowners. Contractors are responsible for maintaining a high degree of security while providing services within the building. Contractors will refrain from (1) propping doors open; (2) leaving doors open and

unattended; and (3) letting unauthorized persons enter the building.

- d. Contractors who are hired to perform services in any area of the common elements of the building (grounds, corridors, lobby areas, stairwells, roof, etc.) should do so in a professional like manner.
- e. Contractors will be responsible for keeping common elements areas free of debris (corridors, lobby, elevators, stairwells, and front or back entry areas of the building).
- f. Contractors will be required to park their vehicles in the designated parking area.
- g. Contractors will refrain from using Association owned luggage and grocery carts.
- h. Contractors will refrain from using Association equipment, tools, materials (ladders, power equipment, gasoline, etc.).
- i. Working in any apartment unit or the common elements of the building will not be allowed prior to 8:00 A.M. and all work must end by 5:00 P.M. daily Monday through Saturday. During these time periods noise must be kept to a minimum. WITH THE EXCEPTION OF EMERGENCY SITUATIONS, WORKING ON SUNDAYS OR HOLIDAYS IS PROHIBITED.
- j. Contractors will refrain from using Association owned trash dumpsters or receptacles located throughout the building and/or its' premises.
- k. Contractors are prohibited from using Association electrical, water/sewer lines, or any other utilities located throughout the common elements of the building, without the prior consent of the building manager.
- l. Contractors will not be allowed to use corridor's or any other common element areas for the purpose of cutting lumber, painting, etc.
- m. Contractors will refrain from leaving their tools, equipment and materials standing in common element areas (front or back entryways, lobby, corridors, elevators, stairwells, grounds, roof, etc.) of the building/grounds.

10. MOTOR VEHICLES & PARKING:

Automobiles must be properly parked only in the paved parking spaces provided. There are no provisions for assigned parking

anywhere on the Plantation. Please be reminded that all paved areas, roadways and parking spaces, excepting the North Hampton parking garage are the property of and fall under the administration of KPMA.

Security has specific instructions to prohibit parking in landscaped and other unauthorized areas. Doing so can result in the application of wheel locks to the vehicle and a \$25.00 fine payable in advance of the locks being removed and/or towing of the vehicle at the owner's expense.

Motorists should at all times drive carefully in conformity with conditions and circumstances, but in no event should exceed the posted speed limit. This rule will be strictly enforced by the KPMA Security force.

An entrance pass system has been adopted and implemented by KPMA. Everyone desiring access to Kingston Plantation must register with Security at the Main Gate. All Owners will be provided with an annual window decal for access. Everyone else must obtain an auto dash placard from Security and display the same while on Kingston Plantation property. Failure to do so will constitute an unauthorized vehicle and could result in removal of the vehicle from the property. Parking in the lower level of the parking garage is only for cars with current North Hampton annual window decals.

Motorcycles, motorbikes and scooters are prohibited on Kingston Plantation property.

All other recreational conveyances are not to be left unattended except for boats and boat trailers; motor homes and campers; jet skis and jet ski trailers, which may be permitted to be parked in designated parking spaces throughout the Plantation (excepting the North Hampton parking garage, upper and lower levels) for not more than 24 hours. At the end of the 24-hour period, the vehicle must be removed from Kingston Plantation property and may only be brought back onto the Plantation after a 24-hour absence.

The launching and landing of jet skis is prohibited on the oceanfront of Kingston Plantation.

Any and all vehicles associated with convention activity at the Radisson Hotel shall be excluded from this policy so long as Radisson parking facilities are utilized.

Entrances are to be used ONLY for loading and unloading passengers, luggage, etc. When the particular operation is completed, the vehicle should be moved to an available parking space. Courtesy dictates that at no time should a vehicle be

parked in the marked area which is used as a sidewalk nor double parked so as to block thru traffic. Any vehicles in violation of the loading/unloading policy will be removed from the property at the owner's expense.

11. GOLF CARTS:

Golf carts must be registered with the South Carolina Department of Highways and Public Transportation utilizing form GC-2.

Golf carts must be registered with Kingston Plantation Master Association and identified by a Kingston decal.

All golf cart operators must be at least 15 years of age or have a driver's license or driver's permit. This rule shall be grand-fathered, effective September 3, 1991, to include those owners who currently own and operate a golf cart within Kingston Plantation.

Golf cart operators must be a homeowner or an immediate member of the family.

Golf carts must be equipped with operating headlights, turn signals and brake lights for approved operation during the evening hours.

A two-seat golf cart is not permitted to carry more than one passenger, plus the driver. A four-seat golf cart is not permitted to carry more than three passengers, plus the driver. Golf carts are to be operated only on the paved roadways.

Golf cart parking is permitted in lined parking spaces only - never on sidewalks or in landscaped areas.

Failure to comply with these rules and regulations, which are provided for the safety of the operator, passengers, homeowners and guests, will result in the rescission of vehicle registration permit.

12. BALCONIES:

Please refrain from the following activities on North Hampton balconies:

- a. Bar-b-que grills or open flames.
- b. Throwing any object of any size or description from the balcony, including cigarettes.

- c. Draping towels, bathing suits, or other items on balcony railings.
- d. Speakers of any type, i.e., stereo, public address, etc.
- e. Fireworks of any type or description, including sparklers. Violators are subject to prosecution, fines and eviction.
- f. Feeding of birds.

13. GRILLING:

Bar-b-que grilling of any kind, electric, gas or charcoal is prohibited within Kingston Plantation.

14. FIREWORKS:

The discharge of fireworks is strictly forbidden by the North Hampton Association and the Kingston Plantation Master Association. Fireworks pose a serious and most dangerous threat to our persons and property, therefore, the fireworks ban will be strictly enforced.

Guests and renters violating these regulations will be requested to vacate the premises.

The Association would prefer that fireworks not be brought into North Hampton.

15. SWIMMING POOLS:

There are currently five (5) swimming pools available to North Hampton owners and their guests. These pools are the North Hampton pool, the pool located between St. James Park and Gloucester Terrace, the oceanfront Beach Club pool, the Radisson pool and "Splash" at the Radisson.

The swimming pools for both KPMA and North Hampton are subject to the following general regulations. Each pool has appropriate signage indicating the hours of operation and any special regulations relative to the specific pool operation. Please refer to the signs at each pool.

- a. The swimming pool facility at North Hampton is limited to residents and guests of North Hampton only.
- b. Entrance to the pool is through the inside hall door only. The pool doors which exit to the patio are for emergency use only. Please do not open these emergency doors to provide access by persons outside the building.

- c. The swimming pool facilities located between St. James Park and Gloucester Terrace, the oceanfront Beach Club, the Radisson and Splash at the Radisson are open to all residents of Kingston Plantation, regardless of the location of the unit in which they reside.
- d. Bottles, glasses or glass objects will not be permitted in the swimming pool area at any time. Broken glass can cause serious injury. If glass should fall into the swimming pool, the result will be the closing of the pool for an extended period of time for draining and cleaning. For everyone's safety, it is requested that the Managing Agent be notified at once should any glass objects be seen in the pool areas.
- e. From time to time, the pools must be thoroughly cleaned by the maintenance staff and at such times, the pool and the surrounding areas will be closed. Every attempt will be made to perform this cleaning service during the early morning hours so as not to interfere with normal use.
- f. All children under 12 years of age must be accompanied by an adult during the child's entire stay in the pool area. Diapered children are not to be allowed in the swimming pool at any time.
- g. Transistor radios, record players or television sets may be played in the pool deck area provided they are played at a low volume or utilized with earphones or headsets so as not to disturb others.
- h. Running and excessive noise in the pool deck area will not be permitted at any time. This conduct is dangerous and annoying to other residents. This rule will be strictly enforced by the Management.
- i. Urns are provided for cigarette disposal and trash receptacles are available. Please use these facilities to help keep the pool areas clean and attractive.
- j. At no time are pets allowed in the pool or pool area.
- k. No rafts or floats are allowed in the swimming pool.
- l. All bathers are requested to be dressed in proper swim attire, cut-off jeans are not allowed as unraveling fringe can damage the filtration equipment.
- m. Diving is not allowed in any portion of the swimming pools.

- n. All Owners, residents and guests are cautioned that they use the swimming pool, its equipment and facilities at their OWN RISK. Neither North Hampton Association nor Kingston Plantation Master Association assumes any liability for personal injury and neither is responsible for the loss of personal property of Owners, residents and/or their guests.

16. PATIO AND POOL FURNITURE:

The pool furniture should not be moved to other locations or moved on to the beach. This furniture is not for loan to homeowners, guests, or renters for use in their apartments or balconies.

17. BEACH EQUIPMENT/BICYCLES:

If you must bring such equipment into the building we ask that you first remove all sand and then use the service elevator located on the basement level.

Such equipment is not to be left or stored in any corridor or stairway within North Hampton or on the grounds of North Hampton. Such items must be placed in a storage unit or kept within the individual condo unit.

The Association maintains a locked storage area which is located on the basement floor east of the Tower elevator. This facility is for the purpose of storing beach equipment such as chairs, rafts, umbrellas, coolers, bicycles, sand buckets, etc. We urge you to make use of this facility. The Association is not responsible for, and will not reimburse homeowners, guests, or renters for any items which are damaged or stolen while stored in this facility.

Homeowners are entitled to a permanent storage unit and may obtain one simply by placing a padlock on any empty unit and informing the Building Supervisor.

18. CONDUCT OF CHILDREN:

Parents are responsible for the conduct of their children at all times. Any damage to the common property of either KPMA, North Hampton or personal property of other residents will be the responsibility of the parent.

Young children must not be allowed to operate the elevators or to ride in them alone at any time. Children under the age of four (4) must be accompanied at all times by a responsible adult when outside of their apartment.

Special care should be taken by parents when allowing their children to play in the common grounds, especially the sidewalks and streets. These areas are thoroughfares and parents must be responsible for teaching safety to their children.

Bicycles are not to be ridden on or within the landscaped areas, on the beachfront boardwalk and/or on any of the lake bridges or footbridges located throughout the Plantation.

No bicycles, tricycles or other toys are to be left on the common grounds, pool area or in the parking spaces temporarily or overnight.

19. ANNOYANCES:

Being thoughtful of one's neighbor can be another answer to good living and is essential in a multi-family community.

Noise follows the everyday course of living. Hanging pictures, moving automobiles, children playing and just walking, create noise we all become accustomed to as a person. Noise becomes an annoyance during odd hours of the day; such as early morning or late evening when most people are resting. Therefore, excessively disturbing noises within North Hampton units or the common properties of KPMA interfering with the rights, comforts or other conveniences of neighbors cannot be allowed. Noise from television, stereo equipment, musical instruments and people should be kept to a minimum at all times, especially between 11:00 P.M. and 8:00 A.M.

Drunk and disorderly conduct will not be tolerated within Kingston Plantation at any time. Such continued behavior may result in the local law enforcement agency being authorized to remove the offending party from the property.

Should you be disturbed by excessive noise, please notify Security.

20. PETS:

The Master Deed of North Hampton allows owners to keep a household pet, including but not limited to, a dog or cat, within their unit subject to the rules and regulations and policies adopted by the POA.

Renters or guests are not allowed to maintain a pet of any kind within North Hampton property.



THE DECLARATION AND BY-LAWS OF KINGSTON PLANTATION MASTER ASSOCIATION DOES NOT ALLOW PETS OF ANY DESCRIPTION TO BE KEPT WITHIN KPMA PROPERTY. IN NO EVENT ARE PETS PERMITTED IN ANY OF THE PUBLIC PORTIONS OF KINGSTON PLANTATION. THERE IS A PET WALK PROVIDED FOR RESIDENTS OF NORTH HAMPTON ON THE NORTH SIDE OF THE BUILDING.

Homeowners are permitted to keep a domestic animal within their unit provided the animal is:

- a. Registered with the Association Office.
- b. Inoculated according to law.
- c. Leashed and/or carried while in the lobby, garage area, elevators, stairways and hallways.
- d. Not allowed to become a nuisance.

And further, provided the owner agrees in writing to:

- (1) indemnify the Association and Condominium and hold them harmless against any loss or liability of any kind arising from or growing out of having any animal within Kingston Plantation; and
- (2) to clean up after their pets.

Excessive noise by a pet or other annoyance to residents may be cause for an order by North Hampton Association to have the pet removed from the property.

21. REFUSE:

Cans, bottles, newspapers, magazines and other wastes that the kitchen garbage disposal cannot handle should be securely tied in plastic disposal bags and placed in the trash chute. Objects which cannot fit into the trash chute should be carried and placed in the dumpster located in the garage area. Detailed instructions are posted at the trash chute.

Trash receptacles have been provided throughout KPMA and the North Hampton property. Please utilize these facilities when appropriate. Please note, however, that these facilities are not intended for household (kitchen) garbage.

22. WINDOWS:

All window treatments, drapes, blinds, shutters, etc. must display only a white color when visible from the exterior of the unit.

23. SIGNS:

No sign, advertising or notices of any kind or type, including, but not limited to, "For Rent", or "For Sale" signs shall be permitted or displayed on the exterior of any unit or building nor shall signs be posted or displayed in any such manner so they are visible from the exterior of any unit.

No "For Sale" or "For Rent" signs of any kind shall be permitted to be installed on or in the landscaped areas adjacent to a building.

24. ANTENNAS:

No radio or television antenna or any wiring for such purposes may be installed on the exterior of any building or upon the common properties of either KPMA or North Hampton without prior written consent of the appropriate Board of Directors.

25. KPMA POOLS:

The Beach Club pool area and the St. James pool area may be reserved by a homeowner for private functions. A deposit of \$150.00 is required to reserve either of these facilities for private functions. This deposit will be refunded in full, excepting any costs of cleaning or repairs following the event. When reserved for private functions the reserving owner is expected to (a) attend the function for its duration; (b) accept responsibility for rule observance by all of the guests; and (c) clean the pool area prior to leaving the same. Any rule violations will be cause for security to request that the function be terminated and all guests requested to leave. These facilities may be reserved on a first come basis through the Association Office.

26. VANDALISM:

Vandalism of any sort will not be tolerated. The Boards of Directors will take the necessary legal action to prohibit any vandalism or related activity. Persons being observed or caught vandalizing any property within Kingston Plantation will be subject to legal proceedings as well as being required to fund the repairs to the vandalized property.

27. REMEDY FOR VIOLATIONS:

The foregoing rules and regulations are designed to make living for you and your neighbors pleasant and comfortable. The restrictions that we impose upon ourselves are for the mutual benefit of all. Violations of these rules and regulations are to be reported to the Managing Agent, who will call the matter to the attention of the violating owner, resident or guest for corrective action. Any disagreement over the violation will be reported to the appropriate committee for subsequent judgement by the Board of Directors.

Repeated violations of the rules and regulations may result in a fine, levied by the appropriate Board of Directors against the Owner of the unit in which the violator resides, in addition to all other legal remedies. The amount of the fine will be established by the Board of Directors, on a case-by-case basis, depending upon the severity of the violation. The fines may be assessed repeatedly upon failure of a resident to correct the infraction after prior notice is given by the Managing Agent. Any fine levied shall be collected in the same manner as regular assessments.

Any resident accused of a violation and assessed a fine may ask to be heard by the Board of Directors or their appointed committee. The Board or the appointed committee shall hear the accused violator and those making the accusation and if the Board or committee finds the violation did occur, the violator's assessment shall stand; otherwise, the fine shall be abated by the Board and the committee.

28. RULE AND REGULATION AMENDMENTS:

The Boards of Directors of Kingston Plantation Master Association and North Hampton Property Owners Association reserve the right to amend or revoke any existing rule and regulation and to make such additional rules and regulations from time to time as, in their opinion, shall be necessary or desirable for the safety and protection of the respective common properties and its occupants, and to promote the cleanliness and good order of the properties and to assure the comfort and convenience of their members.

It should be noted that the North Hampton Association does not possess the right nor the authority to make, amend, revoke or add to the existing rules and regulations in any manner that will supersede the regulations or authority of Kingston Plantation Master Association, without first obtaining the approval of the KPMA Board of Directors.

29. COMPLAINTS/SUGGESTIONS:

The Association respectfully requests that complaints and/or suggestions be submitted, in writing, to the Property Manager and the Board of Directors. These may be mailed to the address below or filed with the Building Supervisor in the main lobby.

North Hampton Property Owners Association, Inc.  
3009 Church Street  
Myrtle Beach, S.C. 29577

30. CONCLUSION:

Owners and residents of Kingston Plantation and North Hampton are requested to cooperate by adhering to the rules and regulations. The rules and regulations were not set up in an arbitrary fashion nor were they created to cause a hardship on anyone. Their purpose is to insure the safety and comfort of everyone using these facilities so that the maximum amount of pleasure will be enjoyed by all residents and their guests.

Everyone utilizing any of the common properties of either North Hampton Association or KPMA for recreational purposes is requested to insure that these areas are left in the same condition as they were found before use.

All use of any of the common properties at Kingston Plantation, whether KPMA or North Hampton, shall be in such a manner as to respect the rights of others.

EMERGENCY TELEPHONE NUMBERS

KPMA Security.....497-3200

Fire Department.....626-7423

Ambulance (Rescue Squad).....911

Police.....448-4260

Columbia Grand Strand Regional Hospital.....692-1000

Managing Agent, Quadrant, Inc.

    Quadrant, Inc. Office.....946-5300

    . Quadrant, Inc. FAX.....946-9494

North Hampton Maintenance Staff (Office).....497-3214

TABLE OF CONTENTS

A Message From The Association..... 1  
Definitions..... 2  
Leasing..... 4  
Maintenance & Use..... 4  
Lobby..... 5  
Owners Lounge..... 5  
Luggage & Grocery Carts..... 5  
Common Entry Keys..... 6  
Exterior Alterations..... 6  
Interior Alterations..... 6  
Contractor Rules & Regulations..... 7  
Motor Vehicles & Parking..... 8  
Golf Carts.....10  
Balconies.....10  
Grilling.....11  
Fireworks.....11  
Swimming Pools.....11  
Patio & Pool Furniture.....13  
Beach Equipment/Bicycles.....13  
Conduct of Children.....13  
Annoyances.....14  
Pets.....14  
Refuse.....15  
Windows.....15  
Signs.....15  
Antennas.....15  
KPMA Pools.....16  
Vandalism.....16  
Remedy for Violations.....16  
Rule & Regulation Amendments.....17  
Complaints/Suggestions.....17  
Conclusion.....17  
EMERGENCY TELEPHONE NUMBERS.....19



# NORTH HAMPTON

Property Owners Association, Inc.

November 15, 1990

Dear North Hampton Owner:

Reference: Pet Regulation

I wish to advise you that the Board of Directors has received and reviewed a letter from various homeowners dated October 24, 1990, concerning the language contained in the pet regulation. It was never the intention of the Board to reserve the right to act arbitrarily or capriciously with respect to the registration of any pet. Furthermore, the Board is bound to act in good faith in connection with all matters affecting North Hampton. In any event, the Board is proceeding to amend the language of Paragraph 6.A.vi. to read as follows:

"registration of any pet may be denied or revoked if the Board of Directors, reasonably determines that such pet is undesirable to be kept in North Hampton for any bona fide reason, including size, aggressiveness, health, noise or other cause or condition."

The underlined language should assure everyone that registrations will be denied or revoked only if justified for the protection of the health, safety and quiet enjoyment of North Hampton residents.

We still intend to proceed with enforcing the registration requirements for all pets as of Saturday, December 1, 1990, and request that any homeowners who have not as yet registered their pets, do so immediately. For your convenience, a copy of the pet registration form has been enclosed.

Sincerely,

FOR THE BOARD OF DIRECTORS

Jerry Harris  
Association Manager  
Quadrant, Inc.  
Association Managing Agent

JH/dy

6. PETS:

Adopted August 17, 1990  
Revised \_\_\_\_\_

THE DECLARATION AND BY-LAWS OF KINGSTON PLANTATION MASTER ASSOCIATION DOES NOT ALLOW PETS OF ANY DESCRIPTION TO BE KEPT WITHIN KPMA PROPERTY. IN NO EVENT ARE PETS PERMITTED IN ANY OF THE PUBLIC PORTIONS OF KINGSTON PLANTATION. THERE ARE NO PROVISIONS OR "PET WALKS"; ETC. WITHIN KPMA PROPERTY.

Owners are permitted to keep pets on the North Hampton property in accordance with the following regulations. GUESTS OR RENTERS ARE NOT PERMITTED TO BRING ANIMALS ONTO NORTH HAMPTON PROPERTY AT ANY TIME UNDER ANY CIRCUMSTANCES.

A. REGISTRATION. Only pets which are registered in accordance with the following registration procedures will be permitted on North Hampton property. In order to be registered, each pet owner must undertake the following:

i. Sign and submit to the property manager an appropriate pet registration form which contains a picture of the pet and a description, including the type, breed, birthdate, weight, size and identifying marks.

ii. Demonstrate to the property manager that the pet has been properly inoculated and will be kept properly inoculated so long as the pet is registered.

iii. Sign and submit to the property manager an appropriate indemnification form provided by the Association which obligates the owner to indemnify and hold harmless the Association, its board of directors, the property manager and all other owners from any liability, claim, cause of action or damage, including legal fees, suffered or incurred as a result of the subject pet having been brought on North Hampton property. This indemnification will include not only claims for bites, but damage to property, flea infestation, etc.

iv. Sign and submit to the property manager an appropriate acknowledgement form provided by the Association whereby the owner agrees to be bound by this pet regulation in its entirety, including the fine system, provisions for injunctive relief and obligations for the payment of legal fees.

v. Each owner (including all co-owners) shall be permitted to register only one pet at any given time, however, this provision may be waived by the Board of Directors for good cause as to multiple pets in existence as of August 15, 1990.

vi. After accomplishing items i through iv above, the property manager shall advise the pet owner in writing as to whether the registration is effective. Such registration shall



become effective only upon receipt of such advice, and shall remain in effect until further notice from the Board of Directors, however, the registration of any pet may be denied or revoked if the Board of Directors reasonably determines that such pet is undesirable to be kept in North Hampton for any bona fide reason, including size, aggressiveness, health, noise or other conduct or condition.

B. CLEAN UP OBLIGATIONS. The owner of any pet shall preclude the animal from relieving itself on any North Hampton property or contiguous landscaped areas. In addition, the owner shall be responsible to clean up all solid waste by depositing the same in a plastic bag which is properly sealed and placed in dumpsters. In the event any pet urinates or otherwise discharges waste in an unauthorized area, the owner shall be responsible for promptly and properly cleaning the area in question so as to avoid odors and other unsanitary conditions. In addition, in the event the Board of Directors determines that area in question is so damaged as to require corrective action, it shall be entitled to charge the owner or owners who contributed to such damage to bear the cost of corrective action related thereto.

C. LEASHES. All pets must be accompanied by a responsible party and leashed while on North Hampton property.

D. DISTURBANCE. No pet shall be permitted to create a disturbance or annoyance while on North Hampton property.

E. NO MAIN LOBBY ACCESS. No pets shall be permitted in the main lobby area under any circumstances. Owners shall take pets in and out of the Building only through the basement. Every effort should be made to utilize elevators number 3 and 4 for this purpose. If there are unreasonable delays in obtaining these elevators, other elevators may be utilized so long as owners with pets do not change elevators in the main lobby area. In the highrise, if the number 3 elevator is not utilized, entering and exiting should be by use of the stairwell to the second floor.

F. FINES/REVOCAION OF REGISTRATION. For each violation of this pet regulation, there shall be a \$100 fine. In addition, if three violations occur within twelve (12) months, the Board of Directors shall be obligated to revoke the registration of the pet in question and, in addition, the Board of Directors shall be entitled to revoke the registration of any other pets held by such owner

G. INJUNCTIONS. If any owner brings a non-registered pet on North Hampton property, the Board of Directors may seek permanent injunctive relief against such owner for maintaining any further pets on North Hampton property. In the event injunctive relief is sought and the owner does not consent thereto, the owner will be responsible for all legal fees incurred by the Association in connection with obtaining the injunction in question.

H. FLEAS. In the event the Board of Directors determines that fleas or any other type of insect infestation exists in the Building as a result of any pet, the Board of Directors shall be entitled to charge the owner of the pet which the Board of Directors reasonably believes is responsible for such fleas or other infestation with the cost of extermination related thereto.

I. DECISIONS. A decision by the Board of Directors with respect to any matter related to pets, including registration, fines or charges for extermination, shall be final and binding on all owners.

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NORTH HAMPTON PROPERTY OWNERS ASSOCIATION, INC.  
PET RULES AND REGULATIONS

A M E N D M E N T

THE NORTH HAMPTON PROPERTY OWNERS ASSOCIATION PET RULES AND REGULATIONS WERE AMENDED DURING THE BOARD OF DIRECTORS MEETING HELD ON JULY 15, 1991. THE AMENDMENT (LOCATED ON PAGE 4, ARTICLE VI, SECTION C OF THE MINUTES) IS AS FOLLOWS:

"UPON A MOTION BY KATIE STEVENS/BOB HILKER AND UNANIMOUSLY CARRIED, THE NORTH HAMPTON PET RULES AND REGULATIONS WERE AMENDED TO REQUIRE THAT IN THE EVENT THE SERVICE ELEVATOR IS UNAVAILABLE, AND THE PET MUST BE TAKEN THROUGH THE LOBBY AREA, THE SAME MUST BE CARRIED BY THE OWNER. FURTHER, IF THE PET OWNER IS DISABLED AND UNABLE TO CARRY THE PET, A WHEEL CART SHOULD BE PURCHASED BY THE PET OWNER TO TRANSPORT THE PET. AT ALL TIMES, THE PET SHOULD BE CARRIED WHEN IN HALLWAY OR LOBBY AREAS."