



HOMEOWNER'S ASSOCIATION

**NORTH BEACH TOWERS HOMEOWNERS' ASSOCIATION, INC.  
RULES AND REGULATIONS  
100 North Beach Boulevard  
North Myrtle Beach, South Carolina 29582**

**DECORUM/NOISE/NUISANCES** -- North Beach Towers Horizontal Property Regime ("NBT") is established as a family-friendly, upscale resort that seeks to provide a safe and pleasurable environment for our owners, guests and tenants. The use of vulgar, offensive, immoral, lewd, or derogatory language, or any unlawful behavior or actions, or other inappropriate conduct, including but not limited to public intoxication, while on the premises is strictly forbidden. Local North Myrtle Beach ordinances prohibit excessive noise between the hours of 10:00 PM and 8:00 AM. Loud and/or boisterous parties, gatherings, or conduct anywhere on the premises are not permitted. Further, no actions or activities that will affect the structural integrity of any NBT building are permitted. To ensure the safety and pleasure of all owners, guests, and tenants, NBT has a competent and experienced on-site security team, coupled with a sophisticated and comprehensive video surveillance system that operates at all times. Violators of any of these policies will, at the sole discretion of North Beach Tower Homeowners' Association, Inc. ("HOA") and/or management, be subject to removal from the property, fines and legal enforcement through the Courts, should further legal action become necessary.

**PARKING** -- Parking at NBT is conducted on a "self-park" basis and at the vehicle owner's sole risk. Vehicles are to be parked only in appropriately designated areas and in conformance with parking signage and restrictions. Only vehicles displaying duly-authorized handicapped parking tags may park in handicap parking areas. Only North Beach Towers homeowners displaying current valid NBT homeowner parking stickers may park in the designated "Homeowner Only" parking areas. Double parking or parking on (i) the landscaped areas, (ii) designated loading/unloading zones, or (iii) along curbs is strictly prohibited. Vehicle maintenance (e.g., tune-up, oil changing, etc.) is strictly prohibited on NBT property. Vehicles parked in violation of signage or parking restrictions are subject to immediate booting and vehicle owners are liable for associated costs for same and are subject to additional monetary penalties. Vehicles are to be secured at all times. HOA is not responsible for any items lost or stolen from any occupant, items stolen from vehicles on the premises, or damage to, or theft of, any vehicle on the premises.

**PERMITTED VEHICLES** -- Only properly registered and authorized passenger vehicles are permitted to park on, and transit through, NBT property. NO golf carts, motorcycles, trailers, campers, mobile homes, jet skis, boats, or recreational equipment (including skateboards/roller blades and/or scooters) are permitted on NBT property. At HOA and/or management's sole discretion, unauthorized vehicles or equipment are subject to immediate booting at the vehicle owner's expense. Fines for these violations may also be assessed to violators at the discretion of HOA and/or Management.

**SMOKING** – Except for in specially-designated smoking areas, smoking and/or vaping is STRICTLY PROHIBITED in any common area of the NBT, such as elevators, elevator lobbies, hallways, stairwells, or other common areas. Owners and their guests are also restricted from smoking and/or vaping on any balcony. Violators will, at the sole discretion of HOA and/or management, be subject to removal from the property, fines and legal enforcement through the Courts, should further legal action become necessary.

**SWIMMING POOLS/POOL AREA** – NBT pool rules are clearly posted in the pool area and are strictly enforced. Use of the pool facilities is at the risk of the user. Children under the age of 14 are not permitted in the pool area unless accompanied and supervised by a responsible adult; said responsible adults must remain at all times on the pool deck with children under their supervision. Pool hours are from 9:00 AM until 10:00 PM. Neither coolers nor glass objects are permitted in the pool area. Reserving pool chairs is not permitted; unoccupied chairs for longer than 30 minutes may be cleared for others' use by pool staff. Proper pool attire is required at all times by those in the pool area. Owners, guests and tenants in the pool area must display a valid pool access wrist band; users failing to possess and display valid wrist bands may be removed from the pool area. 911 assistance can be made utilizing the three (3) red emergency phones, which are located on the pool deck. Tables and chairs in the pool area may not be moved or displaced to other areas by owners, guests or tenants, without staff approval and assistance. If space permits, lounge chairs may be rotated to remain in the sun, however, they may not be relocated without staff approval and assistance. Lounge chairs and large floats may not be placed in pools. Hard balls such as footballs or volleyballs may not be used in the pools. Small splash balls that do not retain water may be used in the pool area, provided their use does not create a nuisance. However, lifeguards and pool staff may restrict the use of any such water accessories at their discretion. No Alcoholic beverages of any kind are permitted on the pool deck unless purchased at the pool bar. Any form of smoking or vaping is strictly prohibited on the pool deck. Any violation of the pool rules may, at the sole discretion of HOA and/or management, result in removal from the pool area. Further HOA may assess fines and legal enforcement through the Courts, should further legal action become necessary.

**BALCONIES** – NBT maintains a ZERO TOLERANCE policy concerning objects thrown from balconies. Throwing ANY object off of any balcony WILL result in all tenants and their guests in a unit being immediately evicted from NBT, fines and legal prosecution. Further, standing on tables, chairs, furniture or other items on balconies, as well as any other dangerous, lewd, vulgar or unsafe conduct (such as standing or sitting on the railings) is also strictly prohibited. Feeding birds from the balconies is also prohibited. No towels, clothing, or other items may be hung on or over balcony railings. Due to health and safety concerns, violators of this policy will, at the sole discretion of HOA and/or management, be subject to removal from the property, fines and legal enforcement through the Courts, should further legal action become necessary.

**BALCONY FURNITURE** – All balcony furniture (including cushions) must present a uniform appearance to match the balcony railings or the building color. The only authorized colors for balcony furniture are tan or bronze, or a combination thereof. Fines for these violations will be assessed to the Unit Owner.

**PETS** – Rental tenants and guests are prohibited from bringing pets of any kind onto or into NBT property. Only NBT Homeowners are permitted to have household pets on the premises. Violators of this policy will, at the sole discretion of HOA and/or management, be subject to fines and/or removal from the property. Owners whose tenants and/or guests violate this policy will be subject to fines and legal enforcement through the Courts, should further legal action become necessary.

**TRASH** – No trash or debris is to be placed in hallways, stairwells or on balconies. All trash and debris are to be disposed of properly. Owners, guests and tenants are to dispose of trash utilizing the trash chutes on

each floor. Tenants are to comply with the trash removal instructions provided to them, but in no event should trash or debris be placed in hallways, stairwells or on balconies. Should trash be placed in the hallways, stairwells, or balconies, HOA and/or management may contract for removal of trash from NBT and assess violators for said expense and may impose additional fines.

**FIRE AND SAFETY ALARMS** – All persons on NBT property are responsible for becoming familiar with building fire exit procedures. Fire exit information and route maps can be found on the back of each unit's entry door. Fire safety devices (with audible alarms) are installed within each residence and in all interior common areas. In the event of fire or other safety alarm, occupants are to immediately exit the building utilizing stairwells or as per instructions broadcast through the unit/building loudspeakers. Tampering in any way with safety devices or equipment is strictly prohibited. Violators of this policy will, at the sole discretion of HOA and/or management, be subject to removal from the property, fines and legal enforcement through the Courts, should further legal action become necessary.

**BUILDING HALLWAYS, COMMON AREAS & STAIRWELLS** – Personal items, including, but not limited to, boxes, chairs, bicycles, and trash, are not permitted to be stored or left unattended in hallways, stairwells or other common areas at any time. Bicycles may be stored (at occupant's own risk) in the bike racks on the ground floor level. HOA and/or management may contract for the removal of any personal items left in common property and assess costs for same, as well as additional fines, to violators. HOA is not liable for any loss and/or damage to said items. Further, additional fines for these violations may be assessed to the Unit Owner.

**GRILLING** – With the exception of grilling using the residence built-in kitchen ranges or stoves, grilling is strictly prohibited on the grounds of NBT. Grilling is NOT permitted in any hallway, stairwell, other common area, or on any balcony. Grilling within common areas is restricted to authorized vendors who have been approved by management. Violators of this policy will, at the sole discretion of HOA and/or management, be subject to removal from the property, fines and legal enforcement through the Courts, should further legal action become necessary.

**FIREWORKS/LASER POINTERS** – Use of fireworks and/or laser pointers on premises is strictly prohibited. Violators of this policy will, at the sole discretion of HOA and/or management, be subject to removal from the property, fines and legal enforcement through the Courts, should further legal action become necessary.

**FRONT DOORS** – Other than for egress/ingress, entrance doors to each condominium residence shall be kept closed and locked at all times. Occupants are reminded to ensure that front door locks engage when leaving the residence.

**SLIDING GLASS DOORS** – Other than for egress/ingress, the sliding glass doors leading to residence's balcony are to remain closed when the HVAC units are operating.

**FIRE PIT** – The pool deck Fire Pit is to be operated according to posted rules and is to be operated by responsible adults ONLY. Flammable fluids (e.g., charcoal starter, or any petroleum-based product) are NEVER to be used in the Fire Pit. Cooking, in any form, is strictly prohibited on or at the Fire Pit.

Intentional misuse or damage caused by homeowner's, guests or tenants is prohibited. The Fire Pit is non-operable during the extended summer season (May 15 to September 15). Users requiring assistance in operating the Fire Pit should contact a pool staff member. Violators of this policy will, at the sole discretion of HOA and/or management, be subject to removal from the property, fines and legal enforcement through the Courts, should further legal action become necessary.

**FINES** – The Rules and Regulations are intended to promote and preserve the enjoyment of NBT. Violations of the Rule and Regulations should be reported to the HOA or resort staff. The following schedule of fines shall apply to all violations and violators, and may, in appropriate cases, be considered an Assessment pursuant to NBT Master Deed:

<b>1<sup>st</sup> Violation:</b>	\$150.00-\$250.00 for initial violation;
<b>2<sup>nd</sup> Violation:</b>	\$250.00-\$500.00 for same offense;
<b>3<sup>rd</sup> Violation:</b>	\$500.00-\$1,000.00 for same offense.
<b>Health &amp; Safety Violation:</b>	\$250.00 - \$1,000.00.

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Approved by: North Beach Towers Homeowners' Association, Inc. Board of Directors

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