

HIGH TIDE

ASSOCIATES

Real Estate Services • Brokerage • Regime & Association Property Management

Cotton Hope I HPR

Rules & Regulations

- 1. RENTAL UNIT OCCUPANCY:** No more than 4 adults are permitted to reside in a single unit. Any unit found to be over occupied will be fined \$100.00 per week until such time that the occupancy meets the criteria for occupancy.
- 2. PARKING:** Each unit is allotted only one parking space underneath the buildings and this is on a “first come, first served” basis. Cars that are illegally parked, double- parked, inoperable or abandoned are subject to be towed at owner’s expense. Trucks larger than 1 ton are not permitted to park on the property. All vehicles must have a valid parking decal or visitors pass.
- 3. KEYS:** In accordance with the By-Laws of the Master Deed of Cotton Hope HPR all owners and their tenants must provide the management company with a working key to their unit for access in the event of an emergency and to also provide access for the pest control company.
- 4. PEST CONTROL:** Any owner or resident who refuses scheduled pest control service will be subject to: 1) a written warning, and 2) a fine for each refusal of service. If refusal is based on a medical condition, the owner or resident must provide a letter of explanation from a qualified Doctor and alternative pest control methods will be considered.
- 5. VEHICLE REGISTRATION INFORMATION:** Vehicle decals and visitor passes may be obtained from the office of High Tide Associates. Located at 55 New Orleans Rd, Hilton Head Island, SC. Monday thru Friday 9am to 4pm. Owners are allotted 2 owner decals at no charge. Owners requiring additional decals will be charged \$10.00 per additional decal. Decals are only valid for the duration of a tenant’s lease.

A maximum of four decals will be issued to each unit. Vehicle passes are to be displayed on the driver’s side windshield. Decals and passes will not be issued to owners or residents of owners whose regime accounts are 60 days or more past due.

- 6. PARKING STICKERS ARE NOT TRANSFERRABLE:** If the vehicle is sold, the decal from that car must be removed and exchanged for a new decal issued by the on-site manager at no charge. If the old decal is not returned a \$25.00 charge will be levied for its replacement

7. **VEHICLE STORAGE / REPAIRS:** Storage of vehicles while in disrepair is prohibited. Mechanical repairs of any kind are prohibited in the parking lots at Cotton Hope. This includes engine repair and changing of motor oil. Abandoned vehicles will be towed at owner's expense.
8. **SPEED LIMITS / NOISE ORDINANCE:** The maximum speed limit on the roadways in the parking areas is **15 MPH**. Playing excessively loud music in cars is prohibited. Lower the radio's volume in your car when entering the property. All residents shall exercise care to avoid creating unnecessary noise that will disturb the peace & tranquility of the property. Musical instruments, radios, televisions, stereos and other amplified equipment for entertainment purposes should be confined to inside the units. Excess noise is further defined as "noise that can be heard beyond the perimeter of the unit itself."
9. **BICYCLES AND CHILDREN'S TOYS:** As a safety concern, children's toys, children's bikes and adult bicycles are not to be left in any parking areas. Bicycles are to be stored in bicycle racks provided for your convenience.
10. **BOATS / TRAILERS:** No boats, trailers or campers are permitted on property.
11. **SATELLITE DISH:** No co-owner, resident or lessee shall install wiring for telephone, television, radio antennas, A/C units or similar electrical devices outside of your unit or that protrudes through the walls or roof of your unit except as authorized by the Board of Directors. Satellite dishes are not permitted on the common property in Cotton Hope I & II Horizontal Property Regime. The common property includes the roofs, all balcony railings and grounds.
12. **NO RESIDENTS OF THE PROPERTY SHALL:**
 - Post any advertisements or posters of any kind in or on the property except as authorized by the Board of Directors.
 - Hang garments, towels, rugs or similar items from the windows or balconies or from any of the facades of the buildings.
 - Dust mops, rugs or similar items are prohibited from being shaken or beaten from the windows or balconies of the unit.
 - Throw trash / garbage outside the designated disposal areas on the property. **All refuse must be placed in the trash containers that are provided for your convenience and health & safety. Violators of this policy will be fined accordingly.**
 - Act so as to interfere unreasonably with the peace & tranquility of the residents residing on the property.
 - Maintain any pets that cause distress to co-owners through barking, biting, fighting, scratching or damaging of the property. All dogs must be on a leash at all times when on the common areas of the property. **BEAUFORT COUNTY LEASH LAWS ARE IN AFFECT. VIOLATORS WILL BE FINED ACCORDINGLY.**
13. **CHARCOAL / GAS GRILLS:** Safety regulations do not permit the use of charcoal or gas grills to be used on any balconies. The use of charcoal or gas grills on wooden balconies is dangerous and is prohibited. Anyone caught using a charcoal or gas grill on their balcony will be fined accordingly.
14. **WINDOWS AND SCREENS:** All windows and screens must be properly maintained at all times. Broken windows and screens must be repaired to conform to the general appearance of the overall building. All window treatment must be white or off-white in color. Flags, bed spreads or colored shirts are prohibited.

15. **SECURITY:** Residents are responsible for their own safety. We do not warrant that the security that is provided is capable of deterring or preventing crime. All residents are encouraged to assist in crime prevention. Report any violations of the Cotton Hope HPR Rules & Regulations to High Tide Associates at 843-686-2241, or if you observe any suspicious activity or life-threatening emergencies call **911** for immediate assistance from the **Beaufort County Sheriff's Department**.
16. **POOL RESTRICTIONS AND REGULATIONS:** The pools are for the exclusive use of owners, tenants and their guests. Swimming is permitted during daylight (dawn to dusk) only. **No animals are allowed in the enclosed pool areas.** The use of glass containers of any kind are prohibited in the enclosed pool areas. Children under the age of **16** must be accompanied by an adult. No loud or boisterous behavior is permitted. Proper bathing attire is required at all times. Swimmers must abide by **DHEC Rules & Regulations** that are posted at each pool location. **SWIM AT YOUR OWN RISK**
17. **WATERBEDS:** No waterbeds are allowed in any units.
18. **RULES & REGULATIONS (SIGNING REQUIREMENTS):** All owners that rent their units are required to have their tenants sign a copy of the Rules & Regulations. This signed copy must be provided to High Tide Associates with a copy of the rental agreement prior to occupancy of the unit. Failure to provide a signed copy of the Rules & Regulations to HTA will result in a **\$100.00 fine** levied against the owners regime account. In addition, **no parking decals will be issued without these documents on file.**
19. **FINES:** In the event of any breach of the above Rules & Regulations contained in this document, or any provision of the Master Deed and By-Laws, the regime will have the right after **one (1) warning**, to fine the units owner **\$100.00** that will be levied against the owner's regime account.
20. **OWNER'S RESPONSIBILITIES:** Owners are ultimately responsible for the actions of their tenants. The Board of Directors shall review reasonable action taken by an owner to correct a violation of the Rules & Regulations. Any monies collected as a result of penalties levied against an owner for violations of the Rules & Regulations shall be deposited into the operating account. Failure to pay a violation fine may result in a lien being placed on your property.
21. **UNIT INSPECTIONS:** **High Tide Associates**, as management agent for Cotton Hope HPR, has the right to inspect each unit for pest control problems. Owners will be issued a warning in the event their unit is found to be unsanitary or is originating a pest control problem. Upon receipt of the first warning, the owner has **one (1) week to rectify** the problem and improve the sanitary quality of the unit. Upon re-inspection, if the unit remains in the same, unsanitary condition, the owner will be fined \$100.00 per week until the unsanitary conditions are corrected.

Pool Rules and Regulations

Please read carefully. Failure to comply with the following rules and regulations will result in fines applied to the unit owner's account and loss of pool privileges. Authorities will be contacted for trespassing.

1. Proof of Cotton Hope residency may be required to use the pool.
2. Pool hours Daylight Hours / Dusk to Dawn Only!
3. Guests Limit: 4 per unit.
4. Unit resident must be with guests.
5. No children under 16 years old are allowed in the pool area unless accompanied and supervised by an adult of 18 years of age or older. Supervising adult must be inside the pool fenced area.
6. Pets prohibited in pool area – no warnings provided: automatic \$100 fine.
7. Food and Beverages are prohibited inside the pool areas – subject to \$100 fine.
8. Alcoholic beverages prohibited inside the pool area– no warning: automatic \$100 fine.
9. Proper swim attire must be worn. No street clothes allowed. Cut-off jeans and Bermuda shorts prohibited.
10. Pool parties – prohibited.
11. Diaper wearing infants and toddlers must wear swim diapers or protective and sealed swimsuits.
12. Running, ball playing, and noisy or hazardous activity, loud behavior is not permitted in the pool area. Pushing, dunking, and dangerous games are not permitted.
13. No sliding down, hanging from or jumping off pool railings and ladders.
14. Snorkeling equipment, other than a mask, may not be used in the pool area
15. Only radios/CD/MP3/tape players equipped with earphones are permitted at the pool areas
16. Pool furniture is not to be moved from the pool area. No standing on, jumping from or using the pool furniture in a way other than intended.
17. All persons using the pool area must cooperate in keeping the area clean by properly disposing of cigarettes, trash, etc.

Violations of Rules of Conduct May Result in Fines Levied against the Owner Account by the Cotton Hope Owners Association, Inc. ("Association ") and/or loss of pool area privileges for all residents of the unit.

****Delinquent Owners, Outstanding Fines and Residents Not Registered are Prohibited from the Pool.**

Rules & regulations subject to change.

22. SCHEDULE OF FINES:

VIOLATION	1st VIOLATION	2nd VIOLATION
• Illegal Acts	\$100.00	\$100.00
• Discharge firearm / fireworks	100.00	100.00
• Damage to common property	100.00	100.00
• Grill on balcony	100.00	100.00
• Noise disturbance	Warning	100.00
• Open alcohol container	Warning	100.00
• Speeding on property	Warning	100.00
• Violation of pool	Warning	100.00
• Loitering	Warning	100.00
• Balcony violations	Warning	100.00
• Trash disposal violation	100.00	100.00
• On-site automotive repairs	Warning	100.00
• Soliciting	Warning	100.00
• Posting advertising	Warning	100.00
• Unapproved Satellite Dish	\$ 100.00	100.00

I have read the above Rules & Regulations and understand that if I am found in violation of any of these rules that I will be given the appropriate warning or fine listed above.

Resident #1

Resident #2

Resident #3

Resident #4

Rental Agent (if applicable)

Unit # _____

Date _____