

GEORGETOWN COUNTY, SC

Marlene McConnell

Register of Deeds

By: THERESA FREEMAN Clerk

2024009205

REST COVE

RECORDING FEES

\$25.00

STATE TAX

\$0.00

COUNTY TAX

\$0.00

10-02-2024

12:50 PM

BK:RB 4732 PG:300-307



Huntington Lake Villas Owners' Association, Inc.

Legal Description: Huntington Lake Villas Owners' Association, Inc, located on Huntington Lake Circle, Pawleys Island, SC.

Contact Information: Surfside Realty Company
213 South Ocean Blvd.
Surfside Beach, SC 29575

Phone Number: 843-238-4900

The rules, regulations, and policies of the above-named Association were approved for filing on September 25, 2024 by the Board of Directors President, Chris Hoppman and Board Vice President Thomas Strittmatter signed the enclosed rules, regulations and policies, 7 pages, on behalf of the Board.

On Behalf of the Huntington Lake Villas Owners'
Association, Inc.

A handwritten signature in cursive script that reads "Debbie Adams".

(Signature)

Debbie Adams, Community Manager

**REVISED AND RESTATED RULES AND REGULATIONS OF
HUNTINGTON LAKE VILLAS OWNERS' ASSOCIATION, INC.**

The Board of Directors of Huntington Lake Villas Owners Association, Inc by unanimous consent hereby adopts, effective the 25 day of Sept, 2024 the following rules and regulations:

1. General

Each owner is responsible for the proper conduct of his family, guests, tenants and invitees including contractors and service providers retained by owner. The owner shall indemnify and hold harmless the Association for any loss or damage to Association property or any liability incurred by the Association due to the improper conduct, act or omission, or negligence of owner, family member, guest, invitee and contractor.

Owners are reminded to review the provisions of the Master Deed and 26th and 27th Amendments which govern rentals in Huntington Lake Villas. Compliance is mandatory.

The Huntington Lake Homeowners' Directory, currently distributed by email, is published and intended for residents only. It may not be used for commercial, political, or solicitation purposes nor may the information contained therein be distributed except to owners.

In the event of conflict between these Rules and Regulations and the provisions of the Master Deed and Amendments, the Master Deed and Amendments control.

All prior Rules and Regulations are hereby revoked and of no further force and effect. Provided, however, any existing violation of any such Rule or Regulation is not extinguished by these Rules and Regulations and the board may take such action as may be necessary or appropriate to enforce prior Rules and Regulations as to any existing violation.

An Owner must submit an Exterior Work Request Form and Board approval must be obtained prior to: any work on the exterior of a unit or to driveways or other limited common elements; and work or landscaping in the front or rear courtyards, any limited common element or any common element area.

For purposes of uniformity the work hours and days established by the Reserve shall apply to Huntington Lake Villas. Provided, however, the Board may vary those hours (but not the days) so as to complete as soon as possible any work to common elements. In an emergency the Board may vary both the hours and days. The Board of Directors reserves the right to change or revoke existing Rules and Regulations and to make such additional Rules and Regulations from time to time as it may deem necessary or appropriate.

2. Guests and Tenants

Each owner shall insure that all family members, guests, invitees and contractors understand and observe all Rules and Regulations. The owner of any rental unit must ensure the Tenant, all of its family members, guests, invitees and contractors comply with these Rules and Regulations.

3. Pets

No animals, livestock or poultry of any kind shall be raised, bred or kept on any portion of a Unit, except for dogs, cats or other usual and common household pets not to exceed a total of two (2). At the discretion of the Board of Directors, any animal living or visiting in the community who endangers the health, makes objectionable noise, or constitutes a nuisance or inconvenience to other owners may, at the discretion of the Board, be removed from the area. The owner of a pet shall pick-up and properly dispose of all pet waste. Dogs must be leashed at all times when outside an owner's residence.

Feeding alligators and other wildlife, excluding bird feeders, is prohibited.

4. Association's Contractors/Vendors

Only the Managing Agent or the President of the Association, or his designee, is authorized by the Board of Directors to give instructions to maintenance staff, contractors or vendors retained by the Association.

5. Fire Hazards

No owner shall modify or convert a fireplace in an owner's unit without prior written approval from the board. (Not required for existing gas log systems).

The discharge of firearms, fireworks, and/or any other types of noise making devices is expressly prohibited.

6. Lake

No person may swim, fish, wade or use a boat or other floatation device within or upon Huntington Lake. Posted Rules must be observed.

7. Parking

All motor vehicles (including golf carts which may only be electric) shall only be parked in garages, driveways, paved streets and designated parking spaces. No vehicle may be parked on the grass. No trucks, other than pickups which are one of an owner's primary source of personal transportation, commercial or work vehicles (except for pick up and delivery's to or work at an owner's residence), motorcycles, trailers, boats, campers, vans, RVs or other motorized vehicles of any type shall be parked or stored in Huntington Lake Villas. Delivery and work vehicles shall be parked only for the amount of time reasonably necessary to complete the delivery or work and shall not be parked overnight.

Only licensed drivers are allowed to operate golf carts.

8. Swimming Pool

The pool and Amenity Center are for the exclusive use of owners and their guests. Commercial use of the pool or amenity center is prohibited. Swimming is permitted between the hours posted. The pool is not guarded, **PERSONS USING THE POOL DO SO AT THEIR OWN RISK.**

Children under the age of 12 must be accompanied by a parent or grandparent who is deemed to have accepted all responsibility and is liable for such child's conduct and safety.

Pets are prohibited in the pool area.

Glassware is prohibited in the pool area.

Smoking is not permitted in the pool area or in the Amenity Center or restrooms.

Posted signs in the pool area must be obeyed.

9. Amenity Center

The Amenity Center and the exercise equipment, electronics and library contained in the building is available only for the owners' and their guests' use.

Children under 12 must be accompanied by a parent or grandparent. Owners should avoid giving out the door code and may not give the code to vendors or contractors.

10. Signage

No sign, banner, advertising or notice of any kind except required by law or type whatsoever shall be displayed in any manner as to be visible from any building or any part of the ground within Huntington Lake Villas. Prohibited signage shall include, but not be limited to, "for sale" or "for rent" signs, signage supporting (or condemning) any political candidate, cause or religion.

11. Access to Units

The Association (or the Association's Managing Agent) must retain a key to each unit. No owner shall alter or install a new lock leading into the entry of such a unit without providing a key (or access code) to the Association or Managing Agent. For extended stays away from the units, the water to the units should be turned off to avoid burst pipes or over flowing toilets as the homeowners are responsible for the cost to repair any damage.

12. Rear Courtyards and Patio Storage Boxes

Owners must keep their rear courtyards in a presentable condition and must keep the patios in a clean condition and any such rear courtyard must not be unsightly or unkempt. No objects, including towels, articles of clothing may be hung or draped over anything in the rear courtyard.

Only commercially available dock storage box or equivalent, are only allowed in the rear courtyard, and must be placed on the side patio exiting from the dining area, and up against the corner of the house. All storage boxes must be approved by the Board of Directors prior to placing outside the unit using the EWR.

13. Rear Courtyard Trees

In the event a tree is removed from a rear courtyard it must be replaced. The community standard is the only approved trees for rear courtyards are Crepe Myrtle or Palms. Palms must be of the same type as those planted between the driveways. The Board must approve the tree and its size using the EWR.

14. Mailboxes and Mailbox Posts

Individual Mailboxes are the responsibility of the homeowner and need to be kept in working order and replaced when they become unsightly. Details for the design of the mailboxes can be obtained through Waccamaw Management. The standard lettering will be provided on request by the HOA. To maintain an equal

and adequate appearance of the community the HOA Board may decide, at its sole discretion, to renew all Mailboxes as part of the general maintenance of the Mailbox Posts. Mailbox Posts are used by two or more homeowners and therefore consistent with our Master Deed are considered 'Common Elements'. As such Mailbox Posts will be maintained by the community (HOA). If damaged by a homeowner, homeowner family, guests, or a third party invited or retained by the homeowner, the homeowner will be charged by the HOA for the repair or replacement of the damaged Mailbox Post. The design and materials of the Mailbox Posts are defined by the HOA. Details will be available on request.

15. EXTERIOR WORK REQUESTS (EWR)

An EWR is required for all repair, change or alteration to exterior of unit or to exterior limited common element of unit or common element. Board of Directors' approval is required for all the following changes but not limited to Black Wrought Iron Gates, Pet Fences, Screen Porch conversion to Sunroom, Auxiliary Power Generators, Dish Antennas or Awnings

A screened/storm door for use on the front of all units is pre-approved. The door must be white with brass or nickel hardware and sweep.

Umbrellas are allowed on rear patios of owner's unit. The umbrella is limited to a design and size for a patio table. The color is to be tasteful, and there can be no patterns or shapes in the design material. The owner must be mindful of the color given that the umbrella will be seen by the entire lake community.

Awnings are allowed using the same material, color, mechanism, size and functionality as the existing awnings. Any new awning purchase will require the Board approval through an EWR.

SCREEN PORCH CONVERSION TO SUNROOM: and CONSENT REQUIRED FOR REPAIR CHANGE OR ALTERATION TO EXTERIOR OF UNIT OR TO EXTERIOR LIMITED COMMON ELEMENT OF UNIT

Upon submission of a request to the Board, the conversion of a screen porch to sunroom may be approved by the Board provided the conversion is identical in appearance and materials to those which were originally delivered to a unit owner by the Declarant. Color must be consistent with the color palette in the existing building. Approval will be subject to compliance with construction guidelines provided by the Board.

However, our Master Deed, in Article XIII, Section 13.1, states in part: "All hazard insurance shall cover the entire regime property, including each Unit as delivered

to a Unit Owner by the Declarant Exclusively only of the contents, decorations and furnishings an individual Unit supplied by a Unit Owner and any additions or improvements made by the Owner of the Unit. Accordingly, the Unit Owner should include the cost of an improvement, such as the sunroom enclosure, in their individual policy.

Board approval is required for any repair, change or alteration to the exterior of any Unit and/or to any exterior limited common element. The procedure for approval shall be as determined by the Board from time to time.

16. Remedy for Violations

The Board may impose reasonable charges for late payment of assessments as provided for in the Master Deed and suspend privileges or services provided by the Association during any period that assessments or other amounts due and owing to the Association remain unpaid. The Board may also impose reasonable fines or suspend privileges or services provided by the Association for violations of the Master Deed, Bylaws, or rules and regulations. If it is determined that a fine should be imposed, a fine not to exceed twenty-five dollars (\$25) may be imposed for the violation for each day more than five days after notice the violation is provided to the Owner. Such fines shall be assessments secured by liens as described in the Master Deed and may be collected in the same manner as described therein. If it is decided that a suspension of privileges or services should be imposed, the suspension may be continued without further action until the violation or delinquency is cured.

17. Do Not Mow

In order to accommodate Owners who wish to make this request, the Board of Directors requires homeowners submit an EWR that reflects their desire that our landscaping maintenance contractor not edge, mow or trim the grass and shrubs in their front or rear courtyards or blow the areas clear. This is an all or nothing action. The contractor cannot be expected to not edge, cut and trim the grass but still blow the patios and porches clear and prune shrubs in the courtyards. Since this a personal decision by the Owner it then becomes the Owner's responsibility to do all required work in the front and rear courtyards, to keep them neat and orderly and to the Board's standards.

The Homeowner must purchase a sign that states "Do Not Trim or Mow Yard". The sign should be no larger than 5 x 6 inch. The signs must be permanently installed. The placement should be in a conspicuous place behind the brick walls in the front and rear courtyards. Handwritten or computer-generated signs will no longer be permitted. The specified sign must be installed within 10 days of approval of the EWR. During that grace period handwritten or computer-generated signs may be used.

IN WITNESS WHERE OF Chris R. Hopmann, as President, and Thomas Strittmatter, as Vice President, of Huntington Lakes Villas Owners Association, Inc. hereby certify based upon available information to the best of their knowledge and belief the above Rules & Regulations were duly adopted by the Board of Directors of Huntington Lake Villas Owners Association Inc.

In Presence Of:

Michael L. Adam
Witness 1:

Chris R. Hopmann
Chris R. Hopmann, Its President

Pamela Y Furlong
Witness 2: Notary Public

Thomas Strittmatter
Attest: Thomas Strittmatter, It's Vice President

STATE OF SOUTH CAROLINA, GEORGETOWN COUNTY

ACKNOWLEDGEMENT AS TO PRESIDENT

Pamela Y. Furlong a Notary Public in and for said County and State do hereby certify that Chris R. Hopmann, President of Huntington Lake Villas Owners Association, Inc. personally appeared before me this day and acknowledged the due execution of the foregoing instrument. WIT SS my hand and official seal this September 25, 2024

Pamela Y Furlong
Notary Public Signature

My Commission Expires: 9/7/2028

Pamela Y Furlong
Notary Public Printed Signature or Seal
Pamela Y Furlong

