

254 SEVEN FARMS DRIVE HORIZONTAL PROPERTY REGIME RULES & REGULATIONS

Updated 5/01/2008

254 SEVEN FARMS DRIVE HPR DESCRIPTION OF COMMON AREA AND LIMITED COMMON AREA

The Common Area shall include, but not be limited to the following:

1. The land on which any buildings are located together with all of the other real property described on Exhibit A of the Master Deed;
2. The foundations, columns, girders, beams, supports, main walls and roofs.
3. All entrances, exits, vestibules, halls, corridors, lobbies, loungers, stairways and fire escapes, if any, not within any Unit, and all fixtures and decorations in common areas.
4. The sprinkler systems, yards, shrubs, exterior lights, fire alarms, fire hoses, signs and storm drainage systems.
5. The exterior patios, deck areas, balconies, fireplaces, doors and windows (subject to reservation for individual Owners use as Limited Common Elements, as hereinafter defined and provided).
6. All equipment, piping, conduits and the compartments for installations of central services such as power, light, telephone, television, sewer, and the like, except for such items serving only the Unit in which they are located.
7. All driveways, parking areas, curbs, gutters, and all paved areas, except those that are Limited Common Areas and subject to such reservations as may be established by Declarant in the first instance and reservations as may be established by the Association thereafter.
8. In general, all devices or installations existing for common use.
9. All other elements of the Condominium of common use or necessary to its existence, upkeep and safety.
10. All areas designated as common areas on the plot plan and survey.
11. Those areas and things within the definition of "Common Elements" as set forth in the Act, including but not limited to, supporting mailboxes, parking, stairways, compactor, pool and fitness area.

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The Limited Common Elements and the Unit(s) to which they are assigned are:

1. to the extent that a deck, patio, porch, or balcony, together with any enclosure therefore, serving a Unit is not within the boundaries of the Unit, the deck, patio, porch or balcony which is appurtenant to a Unit is assigned as Limited Common Element to the Unit having direct access to such deck, patio, porch or balcony;
2. the doorsteps or stoops leading as access to a deck, patio, porch, or balcony are assigned as Limited Common Elements to the Unit to which the deck, patio, porch, or balcony is assigned;
3. the entrance foyer to Units are assigned as Limited Common Elements to each such respective Unit;
4. the portion of the Common Elements on which there is located any portion of the mechanical, electrical, air conditioning or heating system exclusively serving a particular Unit or Units is assigned as Limited Common Element to the Unit or Units so served, together with all such mechanical, electrical, air conditioning or heating systems located therein;
5. any gas or electric meter which, serves only one Unit is assigned as a Limited Common Element to the units so served; and
6. each Unit is assigned one (1) mailbox which will be located in a mailbox area of the Condominium.
7. the Transferable Garage Bays that shall be assigned in accordance with Section 6.3 in the Master Deed and the Assigned Garage Bays assigned as specified in Exhibit G of the Master Deed.

The description of the Common Elements, Limited Common Elements, and other information can be found in the Master Deed of 254 Seven Farms Drive Horizontal Property Regime, filed in the Register of Deeds in Berkeley County, South Carolina. Recorded January 6, 2005.

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GENERAL INFORMATION

The following information is provided by your regime management office which was approved by the Board of Directors. It contains information about your regime and its management. It includes key elements of rules and regulations essential to a condominium community.

Our rules and regulations establish codes with expectations of compliance. Their purpose is to set standards of livability that will contribute to and promote an appealing environment for homeowners, residents and visitors. We need your support and cooperation to enhance and protect our lifestyle and investment.

The regime is responsible for normal wear and tear and replacement of our amenities. The cost of repairing or replacing accidental or willful damages will be charged to the homeowner's accountable.

HOMEOWNERS, TENANTS AND GUESTS USE FACILITIES AT THEIR OWN RISK.

The policies outlined herein are to assure the safe and fair enjoyment by all Homeowners. Thoughtful and well-mannered conduct will achieve these objectives.

It is the homeowner's responsibility to relate all rules and regulations to tenants and guests.

• **MANAGEMENT**

Report any problems and requests for service to Dan Tollens or the Administrative Assistant at Ravenel Associates (formerly Great Beach Management). Their number is 843-886-8845 or you may fax in a request to 843-886-6950. Their email address is dtollens@ravenelassociates.com.

Timely reporting of any maintenance problem which threatens the structure is required, even when the unit is vacant.

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1. NOISE

No owners shall make or permit any noise that will disturb or annoy the occupants of any of the Units in the Association or do or permit anything to be done which will interfere with the rights, comfort or convenience of other Owners 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 Owners or Occupants.

2. PARKING

Parking is designed solely for vehicles and no boat, trailer, trailered watercraft, jet skies, RV's, camper, house trailers, motorcycles or any vehicle is allowed on the property. The parking areas are not to be used as storage areas for inoperable, abandoned or unsightly vehicles.

If necessary, inoperable or unsightly vehicle restricted items listed above, shall be tagged stating the nature of the violation and when it will be towed including the name and telephone number of the entity which will be the towing for you to contact. Any tagged violations will be towed and stored at the owner's expense.

No bicycles, freezers, refrigerators, auto or boat parts, lumber, coolers or any other objects are to be left in the parking areas. Vehicles must not be parked on roadways at any time. Furthermore, it is not permissible to park or drive cars or bikes on the grass area. Sidewalks, fire lanes and breezeways must never be obstructed with automobiles, bicycles, motor bikes, trash cans, toys or other objects.

If a vehicle is parked in a fire lane, is blocking another vehicle or obstructing the flow of traffic, 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 the Master Deed, neither Declarant, the Association nor any principal, officer or agent of such entities 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.

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4. STAIRWELL AND WALKWAY AREAS

The greens and walkways in front of the buildings and the entranceways to the Units shall not be obstructed or used for any other purpose other than ingress and egress.

No bicycles, scooters, furniture, baby carriages, or similar vehicles or toys, or other personal articles shall be allowed to stand in any of the Walkways or Common Areas. If after notification 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 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.

5. PETS

Dogs must be on a leash and under your personal control and supervision at all times while on the Common Property. A pet warden patrols on a regular basis and will pick up unleashed pets. Do not allow your pets to run loose. The owner of the pet or the person responsible for the pet must remove any feces left upon the Common Elements by pets. Pets may not be left unattended outdoors or kept unattended outdoors, including on any terrace or balcony area.

NO MORE THAN TWO (2) PETS IN ANY COMBINATION, DOGS OR CATS, ARE ALLOWED IN EACH UNIT.

6. PATIOS AND BALCONIES

Only appropriate furniture and attractive plants are to be kept on balconies and patios. All other personal belongings are to be kept inside. Draping of towels and other items over the railing and on balconies visible from the exterior is not permitted. *FIRE CODE PROHIBITS CHARCOAL AND/OR PROPANE GRILLING IN THE BUILDING OR ON THE DECKS AND PORCHES. HOWEVER, ELECTRIC GRILLING IS PERMITTED.*

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7. FACILITIES AND AMENITIES

The facilities and amenities of the development are for the exclusive use of the owners, tenants, and guests. No guest of any owner or tenant will be permitted to use the facilities and amenities if they are not current on their assessment.

8. TIME SHARING

No time sharing or leases less than six (6) months are permitted per the Master Deed.

9. WINDOWS AND BUILDING EXTERIORS

No signs of any nature, including (without limitation) "FOR SALE OR RENT" signs, advertising posters, billboards, shall be placed on or about the Property or any Unit, including (without limitation) the inside of windows or sliding glass doors visible from the exterior of the Property.

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.

No shades, awnings, window guards, ventilators, fans, or air-conditioning devices shall be used in or about any building except such as shall have been approved by the Board of Directors, *in writing*.

Each owner shall keep his/her Unit, including the deck or balcony, in good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown thereof, or from doors or windows thereof, any dirt or other substance.

Damage to landscaping or property in the common or limited common areas will be repaired at the expense of the owner responsibility for the damage.

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10. ANTENNAS AND SATELLITE EQUIPMENT

Except as may otherwise be permitted as a matter of right under applicable laws, no antennas, satellite dishes or similar devices for the transmission of television, radio, satellite, or other signals of any kind shall be affixed to the exterior of the Condominium or otherwise placed, allowed, or maintained if visible from the exterior of the Condominium without the prior written approval of the ARB, which may be withheld in its sole discretion.

11. HARD SURFACE FLOORING

Unless otherwise approved, in writing, by the Board, no Owner, Occupant, or any other Person shall install, place or maintain any type of hard surface flooring, such as hardwood floors, parquet floors or tile in any Unit within the Condominium other than a ground floor Unit.

12. EXERCISE ROOM

- A. NO CHILDREN UNDER 12 YEARS OF AGE WILL BE ALLOWED TO USE THE FACILITIES UNLESS ACCOMPANIED BY AN ADULT!
- B. Use the facilities at your own risk. The regime and its representatives assume no liability for damage to, or theft of, personal belongings.
- C. The facilities will be open daily.
- D. If owners or tenants are waiting, please limit your time on the equipment.
- E. No glassware of any kind is permitted in the exercise area.
- F. Trash must be placed in containers in the restrooms.
- G. Any damage to equipment or facilities will be charged to the resident involved.
- H. Trespassers will be prosecuted.
- L Animals are not permitted in the exercise room.
- J. Please make sure the doors are closed and the lights are off when you leave.

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13. HEATING OR UNITS IN COLDER MONTHS; COOLING OF UNITS IN WARMER MONTHS.

In order to prevent breakage of water pipes during colder months of the year resulting in damage to any portion of the Condominium, increased Common Expenses, and increased insurance premiums or cancellation of insurance policies due to numerous damage claims, the thermostats within the Units shall be maintained with heat in an "on" position and at a minimum temperature setting of *fifty-five* (55) degrees Fahrenheit (except during power failures or periods when heating equipment is broken) whenever the temperature is forecasted to or does reach thirty-two (32) degrees Fahrenheit or below.

In order to prevent the growth of mold and mildew during warmer months the Unit shall be maintained with air conditioning in an "on" position and at a maximum temperature setting of 85 degrees Fahrenheit when the temperature setting is forecasted to or does reach 90 degrees Fahrenheit.

14. 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 provide herein. Rubbish, trash, and garbage shall be disposed of in closed plastic bags and placed in proper receptacles designated by the Board for collection.

15. GARAGE SALES

Garage sales, yard sales, flea markets, or similar activities are prohibited without the prior written approval of the Board.

16. UNSIGHTLY 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 Condominium. Closing, bedding, rugs, mops, appliances, indoor furniture, and other household items shall not be placed or stored outside the Unit.

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17. 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 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.

18. OTHER

The agents of the Board or the managing agent, and any contractor or workman authorized by the Board or the managing agent, shall have the right to enter into Units for maintenance, emergency, security, or safety purposes. Except for an emergency situation, entry shall be only during reasonable hours and after reasonable notice to the Owner or Occupant of the Unit.

19. COMPLAINTS

Complaints regarding the management of the units and grounds or regarding actions of other owner's, shall be brought to the attention of the Board of Directors by forwarding same, in writing, to Ravenel Associates (formerly Great Beach Management), P.O. Box 406, Isle of Palms, SC 29451. Or, please phone Dan Tollens, Property Manager, or the Administrative Assistant at 843-886-8845, fax 843-886-6950 or email dtollens@ravenelassociates.com.

20. CHANGES

Any consent or approval given under these Rules & Regulations by the Board of Directors shall be revocable any time.

These Rules & Regulations may be added to or repealed at any time by the Board of Directors.

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21. FINES

The Board of Directors shall have the power to impose reasonable fines upon and issue a cease and desist request to a Unit Owner, his guests, invitees, or lessees whose actions are inconsistent with the provisions of the Master Deed, the Rules and Regulations or resolutions of the Board of Directors.

22. RIGHT OF ENTRY

The Association shall have the right to enter into Units for maintenance, emergency, security, or safety purposes, which right may be exercised by the firemen, ambulance personnel, and similar emergency personnel in the performance of their respective duties. Except in an emergency situation, entry shall be only during reasonable hours and after reasonable notice to the Owner or Occupant of the Unit.

Please furnish a key to be kept on a locked key ring in the management office for such emergencies.