

# Shipwatch Pointe I

## GENERAL

### RULES AND REGULATIONS

Each owner is responsible for the proper conduct of himself/ herself, members of his/her family, his/her guests, renters/tenants and service personnel insuring that everyone understands and observes all rules and regulations. No children under 25 years of age are permitted to occupy any condominium unless their parents or the owner is in the residence at the same time. Being an owner does not negate responsibility of owner or family to conduct oneself properly.

#### **BALCONIES/PORCHES/WALKWAYS/STAIRWELLS**

Clothing, linens, towels, etc., shall not be hung from the balconies, porches or walkways. Only freestanding hammocks or swings will be allowed. Only two hanging plants will be allowed and must be hung from the wall of the owner's balcony. Items cannot be hung from above balcony. No personal furniture (tables, chairs, lounges, etc.) is permitted on walkway or stairwell at any time.

#### **OUTDOOR COOKING**

Cooking on balconies, porches, and hallways or under buildings is prohibited. Appropriate grills are provided by the Association and located in the center of the property (near the Jacuzzi and in the courtyard area). Personal grills are not permitted on the property.

#### **MOTORCYCLES and GOLF CARTS**

Motorcycles and golf carts are permitted to owners and guests when accompanied by owners. A special parking decal is required. Owners may apply for a decal with CAMS. Golf carts and motorcycles may not be charged on the property or stored when you are not occupying the unit. **Golf carts may not be parked in spaces under the buildings that are used for cars/trucks/vans/motorcycles.** Trailers are not allowed on the premises and may not be used to bring motorcycles or golf carts to the property. Please do not rev engines under the buildings or on the property at any time.

#### **FIREWORKS**

The discharging of fireworks is strictly prohibited by Law. No Warnings / Automatic Fines will be issued within 3 business days.

#### **NOISE**

Loud parties will not be tolerated. TVs, stereos, or musical instruments must be played at low volume levels at all times. The Horry County noise ordinance is in effect between the hours of 11:00 PM and 8:00 AM.

#### **PETS**

**Guests or renters are not permitted to have pets in the condominium or on the property. Owners are the *only* people permitted to have pets, but they must abide by the leash law and *must clean up after their pets*.**

#### **TRASH**

All household trash should be deposited in dumpsters provided. There are four dumpsters: courtyard between Building "B" and "C"; driveway at end of Building "D"; driveway at end of Building "E"; and the driveway at end of building "G".

#### **SWIMMING POOLS/JACUZZI**

#### **\*USE OF THESE FACILITIES IS AT ONE'S OWN RISK\***

- A. Swimming in the pool/jacuzzi is permitted during the posted hours only. (9:00 AM- 11:00PM)
- B. Glass objects are not permitted in the jacuzzi, pool, and surrounding areas.
- C. TVs, radios, record/ tape/ CD players are permitted when played at Low Volume so as not to disturb others. Earphones are recommended.
- D. All Minor Children must be accompanied by an adult.
- E. Running, horseplay or unreasonable noise is not allowed.
- F. Diving is prohibited.
- G. Sitting on, standing on, pulling, or removing ropes is prohibited.
- H. Floats, boards, rafts, balls, frisbees, balloons, water balloons, etc. are not permitted in jacuzzi, pool, or surrounding areas.
- I. Removal of pool furniture from gated areas is prohibited.
- J. Reserving of pool furniture is prohibited.

#### **HAZARDS**

No persons should use or permit to be brought into the dwelling unit or storage room area any flammable oils or fluids such as: gasoline, kerosene, other explosives or articles deemed hazardous to life or property.

#### **ANIMAL FEEDING**

Feeding seagulls, birds or other animals is strictly prohibited.

#### **SIGNAGE**

No alteration can be made to exterior of buildings or porches. No signs or notices of any type, including but not limited to "For Sale" or "For Rent", shall be displayed in or on any unit.

**PARKING**

All vehicles are required to display a parking sticker at all times to be affixed to the lower passenger side of the front windshield. Vehicles are not to be stored under the buildings at any time while owners are not staying on property. No trucks are allowed to be parked in the first 6 external spaces behind Building G. All vehicles parked on the property must be fully operational and have current license plates and registrations. **Recreational vehicles (campers, boats, jet skis, trailers, ATVs, hover boards, etc.) are not permitted on the premises. As a security measure, automobile doors should be locked. VEHICLES THAT BLOCK OTHER CARS WILL BE TOWED OR BOOTED. PARKING PERMITS AND COMPLETED GUEST HANG TAGS MUST BE DISPLAYED. ILLEGALLY PARKED VEHICLES WILL BE TOWED AT OWNER'S EXPENSE**

**VIOLATIONS**

This property is owned in its entirety by each condominium owner and controlled through their membership in the Homeowners Association. Each owner, along with the managing agent and responsible parties, is fully within his/her rights to enforce any or all rules.

**APPROPRIATE ACTION WILL BE TAKEN AGAINST ANY VIOLATIONS, INCLUDING BUT NOT LIMITED TO, EVICTION OF RENTERS, TENANTS OR GUESTS AND/OR PROHIBITING RENTERS, TENANTS OR GUESTS FROM USING PORTIONS OF THE COMMON PROPERTY AND/ OR ASSESSMENT OF FINES ON INDIVIDUAL UNITS. MEMBERS, GUESTS, AND TENANTS ARE FINANCIALLY RESPONSIBLE FOR DAMAGES TO THE PROPERTY.**

**GENERAL INFORMATION**

Physical Address: 9621 Shore Drive, Myrtle Beach, SC 29572

Police/Ambulance/Fire (all emergencies) .....911      Horry County Police Department.....843-248-1520

CAMS, Managing Agent.....877-672-2267 or 843-249-1779

**SUPPLEMENTAL INFORMATION:**

**INTERIOR PEST CONTROL:**

The Shipwatch Pointe I Condominium Association funds the treatment of a monthly interior pest control.

**This service is provided on the 3<sup>rd</sup> Thursday of each month** by Rid-A-Roach. Failure to allow the scheduled treatment could possibly result in a pest problem. If service is requested following refusal of service, an additional charge will be assessed to the unit owner, unless treatment payment verification elsewhere is provided

The monthly service is designed to eradicate the occasional pest thus preventing larger infestations. The chemicals applied in this monthly service are non-odorous. A control log sticker, placed in each unit on the top cabinet above the stove, and is marked accordingly following each service. If pests should become a problem between sprayings, please immediately contact the CAMS at 877-672-2267. A re-service may have to be scheduled.

**WATCHMAN SERVICES**

FOR THE SAFETY OF OCCUPANTS AND PROPERTY, WATCHMAN SERVICES WILL PATROL THE PREMISES PERIODICALLY FROM **MAY TO SEPTEMBER.**

**TO REPORT A DISTURBANCE, VANDALISM, OR CRIME:**

Report any disturbance, vandalism, or crime directly to the Horry County Police at 843-248-1520 (or 911 for immediate **emergencies** only).

In the event of interior electrical, plumbing or appliance problems, please report the problem **to the unit owner or rental agent.** In the event of an issue pertaining to common areas/pools/spa or issues such as water coming inside your unit from another unit, please contact CAMS at 877-672-2267.

**UNIT KEYS**

The Management office requires a copy of everyone's unit key/door code for pest control and emergencies due to leaks, fire, etc. If we do not have a working key/door code, the owner will be notified and will be given seven days to submit a key. **If the owner fails to send a key/door code, a fine in the amount of \$100.00 will be levied for each seven-day period of non-compliance.**

**Violation of any rule and regulation is subject to \$100.00 fine for each occurrence.  
The Board of Directors has the right to assess additional fines per day.**