

**HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET**

****Retain the transmittal sheet as it is the first page of your filed instrument. The book/page number will be required for future related filings of satisfactions, partial releases, amendments, and other instruments related to this filing.****

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY,
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Restrictions

DATE OF INSTRUMENT: 12/19/2018

DOCUMENT SHALL BE RETURNED TO:

NAME: Moore, Johnson & Saraniti Law Firm, P.A.

ADDRESS:

PO Box 14737

Surfside Beach, SC 29587

TELEPHONE: (843) 650-9757

FAX: (843) 650-975

E-MAIL ADDRESS: saraniti@grandstrandlawyers.com

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$

**BRIEF PROPERTY DESCRIPTION: RULES AND REGULATIONS FOR COLONIAL TRACE
HOMEOWNERS ASSOCIATION INC**

TAX MAP NUMBER (TMS #) 000-00-00-000 / PIN NUMBER:

GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):

FULL BUSINESS NAME

1. COLONIAL TRACE HOMEOWNERS ASSOCIATION INC

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

1. COLONIAL TRACE HOMEOWNERS ASSOCIATION INC


COLONIAL TRACE HOA

P. O. Box 395
Little River, SC 29566
Phone: 843-399 6116
Fax: 843-399-0972
E-mail: pam@scpaminc.com

Legal Description: Colonial Trace Homeowners' Association, Inc. located on Colonial Trace Drive off Charter Drive and Hwy 9, Longs, South Carolina 29568.

Contact Information: PO Box 395
Little River, SC 29566
843-399-6116

The rules, regulations and policies of the Colonial Trace Homeowners' Association were approved for filing on December 19, 2018.



Signature

Keith Jester, President

Colonial Trace '
Rules & Regulations
(Revised March 2018)

1. Fences may not be constructed anywhere on Colonial Trace Villas property.
2. No alterations can be made to the exterior of the buildings. Any repainting of exterior doors must be the same exact original color. New installed storm doors must be match door color. Holiday decorations attached to the building may be put up 30 days prior to and must be removed within 15 days after the holiday.
3. Dogs must be kept indoors except when taken outside for necessary functions **AND MUST BE KEPT ON A LEASH** held by and accompanied by pet owners or designee. When indoors, pets must be quiet, causing no annoyance to the community.
4. All dog waste **MUST** be cleaned up by owner of pet.
5. No animals may be kept on the premises other than domestic (household) pets. Homeowners may grill on outside patios using only electric or gas grills. Charcoal or other open fire fuel grills are prohibited. Fire pits prohibited.
6. Homeowners may not hang clothes, laundry, etc. anywhere on the outside of any unit including such hanging on the railings or anywhere on the second-floor decks. Only American flags, no larger than 5'x 8' may be flown in the proper manner.
7. Boats, ATV, R&R motor homes and the like may not be parked at a unit or anywhere on common grounds for any extended period of time. Reasonable time for unloading and servicing such vehicles at a unit is established as three days. Exempted from the three-day rule are homeowners who have visitors who arrive in their motor
8. Other than for deliveries or work services **NO** Commercial/Business vehicles may be parked at any unit- nor any unregistered vehicle.
9. No Commercial/Business activities that involve customer/traffic coming to units may be operated from any unit.
10. Units may not be rented for a lease period of less than 6 months.
11. No fuel tanks or storage receptacles may be exposed to view. Except on trash pick-up days, trash can **MUST BE** stored only inside the front, closed door storage space constructed into every unit. Trashcans can be placed out the night before pickup and returned the day of pickup by midnight.
12. No athletic, recreational or other play units such as swings, climbing bars, etc. may be placed on or used anywhere outside on common grounds including any concreted areas. All children's toys should be taken inside at night.
13. Parking on the streets for an extended period of time is prohibited. Parking is not permitted on any surface that has lawn or anywhere on the common grounds except on concreted surfaces provide for such parking at each unit.
14. **THE SPEED LIMIT OF 20 MPH SHALL NOT BE EXCEEDED.**
15. FOR SALE signs are to be displayed from inside of front or rear windows only.
16. Any non-emergency repairs made by the homeowner where reimbursement is expected, must be approved by the HOA prior to work beginning.

**COLONIAL TRACE
HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS ENFORCEMENT PROCEDURES**

The Rules and Regulations of Colonial Trace are intended to promote and preserve the enjoyment for all residents and guest. Violations of the RULES AND REGULATIONS are subject to fines, as determined by the Board of Directors. Fines will be assed to the applicable homeowner account, in additional to all other legal remedies. Owners are responsible for the actions of their guest and tenants and therefore are held liable for any violation that occurs as a result of the guest or tenant. The Association shall have the right to assess fines repeatedly until the violation is resolved per the fine schedule below:

1st Violation Notice: Verbal or Written Notification and giving the owner seven (7) days to correct the violation

2nd Violation Notice: Written Notification the problem has not been corrected and a of a \$25.00 fine will be issued, with notice the owner has five (5) days to correct the violation.

3rd Violation Notice: Written Notification the problem has not been corrected and a \$50.00 fine will be issued, with notice the owner is being fined \$5.00 per day fine until the violation has been corrected. Repeat offenses are treated as continuing offenses.

Any owner that pays Colonial Trace assessments will be assessed a \$25.00 late fee if payment is not received the 20th of the month.