

**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: 11/26/2018

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) 650-9757

E-MAIL ADDRESS: saraniti@grandstrandlawyers.com

Related Document(s): book **1450** , page **807**

**PURCHASE PRICE / MORTGAGE AMOUNT: \$**

**BRIEF PROPERTY DESCRIPTION: RULES AND REGULATIONS FOR COLONIAL GREENS  
HOMEOWNERS ASSOCOATION INC**

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

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

FULL BUSINESS NAME

1. COLONIAL GREENS HOMEOWNERS ASSOCIATION INC

**GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):**

FULL BUSINESS NAME

1. COLONIAL GREENS HOMEOWNERS ASSOCIATION INC

COLONIAL GREENS HOMEOWNERS ASSOCIATION, INC.

P. O. Box 395  
Little River, South Carolina 29566  
Phone: 843-399-6116  
Fax: 843-399-0972

Legal Description: Located on Charter Dr. off of Rt. 9, Longs, SC 29568

Contact Information: P.O. Box 395  
Little River, SC 29566  
843-399-6116

The rules, regulations, and policies of the above named Association were approved for  
filing on November 26, 2018

  
(Signature)

John "Pete" Soles, President

## Colonial Greens HOA

### Rules & Regulations

Revised 11/26/2018

All residents, renters, and guest are subject to the Colonial Greens HOA By-Law, rules, and Covenants!

There shall not be allowed any use or practice which shall be a nuisance to residents or which interferes with the peaceful possession and proper use of the project by another resident.

- **Golf**- No practice (putting or chipping) on condo property. Absolutely no metal shoe spikes.
- **Fireworks** - Fireworks are not allowed on Colonial Greens Property.
- **Scooters, Skate Boards** – For liability reasons, Scooters and Skateboards are not allowed on Colonial Greens property.
- **Swimming Pool** - The only swimming pool that residents of Colonial Greens have permission to use is the one up by the Golf Pro Shop. You will need a key to gain entry.
- **Grills** - Gas, Propane, and Charcoal Grills are prohibited on Colonial Greens Property and may not be used or stored anywhere on the grounds or in the buildings.
- **Pets**- Renters are not allowed to keep pets of any kind on the property. Owners may keep up to two (2) pets, each weighing less than 35 pounds each. Pets larger than 35 pounds require conditional approval from the Colonial Greens Board of Directors. Pets must be leashed and curbed away from the buildings and walkways at all times. Pet owners are required to pick up their pets waste at all times. Failure to do so will result in a fine of \$25.00 for each occurrence. Pet owners are financially responsible for any personal injury or property damage their pets may cause to any member of the project or community as a result of the Owners's maintenance of the pet.
- **Parking/Vehicle Policy** - Tenants and Owners are provided with one designated, reserved parking space in front of their respective buildings and one space (subject to availability) in the overflow areas by the ponds. Absolutely no commercial vehicles, RV's, Motorcycles, Boats of any kind, or trailers are allowed on the property. **All vehicles on Colonial Greens property are to be insured and have current registrations displayed. Vehicles are to be in good repair with all four tires inflated and not leak fluids onto the pavement.** Heavy mechanical work/repair is not allowed on the property. Vehicles in violation of this policy will be towed at owner's expense.
- **Garbage/Trash** - A dumpster for the use of Buildings A,B,C, and D is provided for **bagged, household garbage only**. Boxes should be cut and flattened. Mattresses, large cardboard, furniture and similar objects must be hauled away to the Horry County Recycle Center which is about one mile away.
- **Balcony Areas/Railings** - No personal property shall be placed in the front entrance landing areas or under stairwells. Nothing shall be hung over balcony rails including clothing, towels, rugs, etc....Nothing is to be thrown from the balcony area including cigarette butts. No flags, signs, or any kind of advertising shall be hung in these areas, with the exception of official notices from the Board of Directors.
- **Renters** - Tenant complaints must be made to their rental agency/Landlord.
- **Leased Property** - If you lease your property, it is your responsibility to make sure your tenant has a copy of these rules and regulations. Owners are responsible for their tenants.

Report violations of these rules and By-Laws to Property & Association Management Co, Inc. 843-399-6116  
(office@scpaminc.Com)

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

The Rules and Regulations of Colonial Greens 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 assessed to the applicable homeowner account, in addition 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:

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

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

3<sup>rd</sup> 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 Greens assessments will be assessed a \$35.00 late fee if payment is not received the 20<sup>th</sup> of the month.

OWNERS/RENTERS  
COLONIAL GREENS / COLONIAL VILLAS I

# DUMPSTER RULES

A BLDG., B BLDG., C BLDG., & D BLDG.

1. All garbage/rubbish to be bagged and tied closed.
2. Throw all garbage/rubbish bags to the rear of the dumpster.
3. All cardboard boxes to be crushed or flattened before putting in dumpster.
4. All packing materials to be bagged.
5. Nothing is to be left on the ground around the dumpsters.
6. Furniture and large items, carpeting, etc., is to be taken to the recycling centers. Do not put such items in the dumpster.
7. Construction material not to be put in the dumpsters.
8. Know when the dumpsters are emptied. Get your rubbish there before that time.
9. Absolutely no dumping by outsiders.