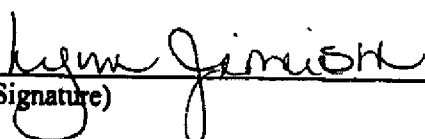


ROBBERS ROOST VILLAS REGIME III HOMEOWNERS ASSOCIATION, INC.
PO Box 395
Little River,, SC 29566
Phone: 843-399-6116
Fax: 834-399-09972

Legal Description: Robbers Roost Villas Regime III Homeowners Association Inc.
located on Villa Drive, which is located off Golf View Drive and 11th/ Ave. N Myrtle
Beach, South Carolina 29582

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

**The rules, regulations, and policies of the Robbers Roost Villas Regime III Homeowners
Association were approved for filing on May 20, 2021**


(Signature)

Lynn Jimison, President

ROBBERS ROOST VILLAS REGIME 3 RULES AND REGULATIONS

ALTERATIONS — No owner may alter the exterior of their unit, including storm/screen/sliding doors and windows, without written Board approval. Drapes or shades covering the windows shall be completely lined with white so that only the white lining is visible from the exterior.

FIREWORKS — Discharge of fireworks anywhere on the property is strictly prohibited.

GOLF CARTS — Golf carts may be operated on the premises only by licensed drivers. Golf carts may be driven and parked on paved parking surfaces only. Golf carts may not be stored on any common area. No golf cart may be operated on the premises unless registered with the City of North Myrtle Beach and the registration number and owner information provided to the property manager, together with a photo of the cart.

HAZARDS — No flammable oils or fluids, such as propane, gasoline, kerosene, or explosives or articles deemed hazardous to life or property, (except for gas grill propane tanks, and gasoline for carts in a safety containers) may be brought onto the premises or stored in any unit.

MOTORCYCLES — Motorcycles not owned by a unit owner or a family member or by a renter or a member of their family, are prohibited on the premises. Permitted motorcycles must be operated to minimize their exhaust noise.

NOISE — Loud parties will not be tolerated at any time. TV's, stereos and musical instruments must be used with consideration at all times, and turned down significantly between the hours of 10:00 p.m. and 8:00 a.m.

OBSTRUCTIONS — Parking areas, sidewalks and other common areas shall not be obstructed in any manner, including with coolers, chairs, tables, toys, bicycles, strollers, mopeds, wagons, beach paraphernalia, etc.

OUTDOOR COOKING — Open-flame cooking is prohibited within ten feet of the building.

PARKING AREAS — Trailers for golf carts and boats can park in Regime 3 parking lot but not to exceed 14 consecutive days. Advance notice must be given to the Regime 3 Board and must include the tag number and dates. Commercial vehicles and commercial trailers are allowed for a limited time but not permitted to park overnight. No inoperable vehicles may be parked or stored on the premises. No vehicle repair work shall be carried out in the parking areas.

PETS — Owners, Tenants and Guests must leash their pets and **clean up after them.** Pets should not be left unattended outside of any unit.

RENTALS — Units used as rental property must keep these rules visibly posted inside the unit.

SPEED LIMIT — Posted speed limits must be obeyed.

SWIMMING POOL — Per the HOA rules, swimming is permitted only between 9:00 a.m. and 10:00 p.m. **PERSONS USING THESE FACILITIES DO SO AT THEIR OWN RISK.** Rules posted at the swimming pool must be obeyed. Pets are strictly prohibited inside the fenced area.

TRASH — Household trash should be bagged and deposited inside the trash compactor. The trash compactor should be cycled each time trash is deposited. Cycling compacts the waste and sprays disinfectant inside the container to help with odor and insects. All other waste (including construction debris, furniture, recycling, etc.) must be taken to the Solid Waste Authority on 2nd Ave. S, NMB (behind the police station).

VIOLATIONS — Violation or disregard of these Rules and Regulations will result in the following: 1st violation: written warning; 2nd violation: \$50.00 fine; 3rd violation: \$100 fine; 4th and subsequent violations: \$100 fine per repeat violation.

REV 05/21

**HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET**

**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: .

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: moore@Grandstandlawyers.com

Related Document(s): book **611** , page **420**

PURCHASE PRICE / MORTGAGE AMOUNT: \$,

**BRIEF PROPERTY DESCRIPTION: RULES REGULATIONS AND POLICES FOR ROBBERS ROOST VILLAS REGIME
III HOMEOWNERS ASSOCIATION INC**

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

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

FULL BUSINESS NAME

1. **ROBBERS ROOST VILLAS REGIME III HOMEOWNERS ASSOCIATION INC**

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

1. **ROBBERS ROOST VILLAS REGIME III HOMEOWNERS ASSOCIATION INC**