

**VILLAGE AT LITTLE RIVER HOMEOWNERS' ASSOCIATION**  
**1461 Baldwin Court - Little River SC 29566**

**RULES - REGULATIONS**

The following rules and regulations have been established by the Village at Little River Board of Directors for the purposes of clarification, emphasis, and implementation of the By-Laws and the Articles of Covenant recorded in Horry County SC on August 9, 1991, Book 1486, Page 890; amended February 22, 2005, Book 2865, page 0558 and August 26, 2005, Book 2966, Page 0054.

**Rules and Regulations**

**PARKING, SIDEWALK, PARKING LOT & COMMON AREAS**

- 1 Each unit has two (2) marked parking spaces for landlords/tenants. The other spaces are for guests only.
- 2 Cars illegally parked, or with expired tags, will be towed at the owner's expense.
- 3 No parking, driving, washing vehicles on the grass.
- 4 Vehicles must remain on pavement when washing them.
- 5 Speed limit of 15 MPH. For everyone's safety this must be strictly enforced.
- 6 Vehicles shall not block sidewalks and may be towed at owner expense.
- 7 The use of chalk, crayons or any coloring agent is prohibited on the sidewalks, parking and common areas.
- 8 Skateboarding and roller skating/blading is prohibited on sidewalks, parking and common areas.
- 9 Vehicles leaking fluids or in obvious need of repair in parking area are subject to towing if unresolved within 10 days of written notice.
- 10 Any motorized vehicle used within the common area must be legally licensed or permitted.
- 11 Homeowners with "extended stay" guests should notify a board member to ensure parking arrangements.
- 12 Fence climbing and jumping is prohibited.

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DEEDS

## LEASED UNITS

- 1 All leases must be in writing. All leases must be for at least six months. The Board of Directors may request a copy of the lease for their files.
- 2 Landlords/tenants may not sublet portions of any unit. All units are intended for single family dwelling.
- 3 Tenants may NOT have pets anywhere in the units or on the premises.
- 4 Owners have the responsibility to ensure tenants have understood and have agreed to abide by the By-Laws, Covenant, and Rules/Regulations of the Association. Owners are expected to give copies of applicable rules to their tenants.
- 5 Owners have a pool key. Replacement keys are \$25.00.
- 6 Owners will give the pool key to the tenant and will retrieve the key if and when the tenant leaves.

## UNIT BUILDINGS

- 1 All units will remain the same color when repainting unless the Board agrees otherwise.
- 2 Owners are responsible to maintain shrubbery around their property (next to the unit). This includes property from front door to sidewalk.
- 3 Owners must have Homeowners' Insurance that includes, fire, wind, hail. Proof of such insurance must be presented to the Board of Directors annually. A form certifying the appropriate insurance must be signed by the owner, updated as required, and given to the Board for record keeping.
- 4 Failure to have the appropriate insurance will result in the Association purchasing the insurance and adding the expense to the owner's yearly assessment.
- 5 Garbage pickup is Wednesday. Receptacles must be put out front no earlier than Tuesday evening. Receptacles must be returned to the rear of the units by Wednesday evening and kept in the rear of the units all other days.
- 6 Garbage receptacles must not be overloaded and lids must be kept closed at all times.
- 7 Owners must submit plans in writing for any building, additions, fences, plantings, antennae, and/or changes to the outside appearance of the buildings to the Architectural Committee/Board of Directors for consideration. No implementation of any of the above may take place until approval of the Board is received in writing or as further clarified in the Covenants.
- 8 The Association is NOT responsible for damage or upkeep to any glass, doors, or any room additions or fences installed after the initial construction of the buildings.
- 9 All units will have a yearly termite inspection. This is included in the HOA fees.
- 10 Seasonal and holiday decorations must be removed within 30 days of the event.
- 11 Pruning of shrubbery/shrubs in the common area is prohibited without board or landscape committee permission. Violators will be responsible for repair/corrections of associated costs.

12 Any shrubbery clippings or debris created by the landlord/tenant must be removed from the premises. It is not the responsibility of the HOA.

13 The use of grills or open flames is not permitted under any structure with a roof.

#### **ANIMALS**

1 Only household pets are allowed on the premises (limited to two per unit)– such as dogs and cats.

2 Pets are NOT to be left outdoors unattended.

3 Pets must be kept on leashes at all times.

4 All pet poop must be cleaned up IMMEDIATELY.

5 Tenants may NOT have pets on the premises.

6 Pets may not enter the pool area.

#### **POOL**

1 Pool opens Memorial Day and closes around Labor Day. You will be notified if otherwise.

2 No Lifeguard – Swim at your own risk.

3 All persons using the pool do so at their own risk. Owners and management are not responsible for accidents or injuries.

4 Pool is for private use – landlords/tenants and their guests only.

5 Management reserves the right to deny use of pool to anyone at any time.

6 Radios at the pool are permitted with the use of headphones only.

7 No glass containers are allowed inside the fenced area.

8 Any person under the influence of alcohol or drugs may not use the pool.

9 No children 14 or younger allowed unless accompanied by an adult. An adult must be present at the pool. Two children per one adult.

10 Adults should not swim alone.

11 No diving – any person observed diving will be suspended from using the pool for a set time.

12 No running on deck of pool. No horseplay allowed.

13 No animals are permitted inside the fenced area.

14 The telephone located at the pool is for emergency use only.

15 Children with diapers are not allowed in the pool. Little swimmers diapers are permitted and required.

16 No barbecue grills or cooking permitted inside the fenced area.

- 17 No playing with life preservers or pool cleaning equipment.
- 18 Persons with open cuts, wounds, or any type of infectious disease are not permitted in the pool. This includes eye, ear, and nasal infections.
- 19 Showers are required before entering the pool.
- 20 Proper family attire is requested.
- 21 All personal items, including children's toys, should be removed when leaving the pool.
- 22 Individuals are responsible for removing their own trash or debris from the pool area.
- 23 Upon leaving the pool, please lock the gate, if there is no one else remaining at the pool.

Adopted November 17, 2018 at regular HOA board meeting and recorded in HOA Minutes.

Janice E. Stegall  
Secretary

(Janice E. Stegall)

Date 12/11/18

Nancy J. Sexton  
Treasurer

(Nancy J. Sexton)

Date 12/11/18