

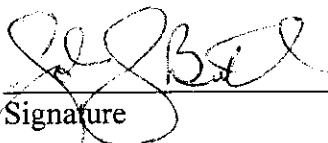
**TOWNHOMES ON SHELLBANK HOA, INC.**

P.O. Box 395  
Little River, SC 29566  
Phone: (843) 399-6116  
Fax: (843) 399-0972

Legal Description: Townhomes on Shellbank Homeowners' Association, Inc. located on  
Shellbank Drive, which is located off Seaford Drive and Highway 57 in Longs, SC

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

The revised rules, regulations and policies of Townhomes on Shellbank Homeowners'  
Association Inc. were approved for filing on February 28, 2023.

A handwritten signature in black ink, appearing to read "John J. Butler", is written over a horizontal line. The signature is stylized and cursive.

Signature

John J. Butler, President

**TOWNHOMES ON SHELLBANK  
REVISED  
RULES AND REGULATIONS  
AS OF February 28, 2023**

**1. DEFINITIONS**

Owner shall mean a person, persons, firm, corporation, partnership, association or trust, or other legal entity or any combination thereof, who owns a UNIT within a building. "Occupant" shall mean any owner, tenant, or guest.

**2. USE OF COMMON ELEMENTS**

All common elements (described in the Master Deed for Townhomes on Shellbank) including but not limited to the parking lot and landscaped areas shall be used only for the purpose or purposes intended. No inappropriate articles of personal property belonging to occupants shall be left in such areas temporarily or otherwise.

**3. ASSOCIATION DUES**

Any owner that is past due thirty (30) days in the payment of their homeowner dues, is subject to the disconnection of their cable service. Owner will be responsible for the disconnect and re-connect fees due the cable company.

**4. IRRIGATION SYSTEM**

No one is allowed to tamper with the irrigation system. If any owner, tenant and/or guests is caught tampering with the system, it will be their responsibility to pay for any repairs or required service calls and will be subject to a fine.

**5. PORCHES & PATIOS**

The porches and patios shall be used only for the purposes intended and shall not be used for hanging or drying laundry or storage purposes and must be kept clean and tidy at all times. Trash cans must be stored on the rear patio or stored in the garage as to not be seen from the street.

**6. FIREWORKS**

The discharging of fireworks is strictly forbidden on any area of the property.

**7. OUTDOOR COOKING**

*GRILLING is permitted only on the outdoor concrete patio at least ten (10) feet away from the building. Grills must also be stored on the patio. Propane tanks must be stored at least ten (10) feet from building.*

8. **NOISE**

Loud parties will not be tolerated. TV's, stereos, musical instruments, or any item which causes excessive noise, should be used with consideration and discretion especially between the hours of 11:00 P.M. through 8:00 A.M. This includes boisterous talking and rambunctious behavior.

9. **TRASH**

All trash is to be properly disposed of in your trash can. At no time is trash to be left on the front porches, patios, driveway, or parking lot. **TRASH CANS MUST BE STORED ON THE REAR PATIO OF YOUR UNIT OR IN THE GARAGE.**

10. **PETS**

OWNERS are permitted to have ONE small companion pet such as bird, domestic cats, fish, dogs, or other small mammals. Pets must be carried or leashed when in the common areas of the property, and owners are required to clean up their pet's waste and dispose of it properly. Pet owners are solely responsible for damage and/or personal injury caused by their pet. The Association will be held harmless. **RENTERS AND GUESTS ARE NOT PERMITTED TO BRING PETS ON THE PROPERTY. SERVICE DOGS MUST SHOW SERVICE DOG CERTIFICATE.**

11. **PARKING**

**MOTORCYCLES.** No Owner may store any motorcycles on the premises or in the garage. Any guests with motorcycles may only visit for a short time 1-2 hours between 8am and 8pm and will not be allowed to stay overnight.

Each OWNER'S UNIT has the garage, the driveway, and the area in front of their Unit only for parking. No one may park in front of another Unit without the Owner's consent. **GUEST PARKING** is the space in front of the Unit they are visiting, no more than three (3) vehicles per Unit at one time, including the garage space. **ALL OTHER PARKING RULES STILL APPLY.**

**QUAD UNIT PARKING.** The four Units A, B, C and D, known as the Quads, has nine (9) spaces in front of the Quads and is for those units use ONLY. Two (2) spaces are for each unit. The spaces will have unit identifying letters that correspond with their Unit.

Campers, trailers, boats, or other watercraft are not permitted on the property. Unregistered, abandoned, partially wrecked, junk, or inoperable motor vehicles are prohibited on the property. The Board of Directors may, at its discretion, disallow the parking of any vehicle which is not maintained as to its appearance. Charging of any type of vehicle with a drop cord or extension cord in the common areas is prohibited. No vehicle of any kind is permitted to be parked on any landscaped areas within the property. Working on vehicles is prohibited. Vehicles that are parked in the street, are not allowed to park across from a driveway or across the street from another vehicle already parked in the street

due to the necessity and/or possibility of an emergency vehicle needing entrance into the property. Violation of this rule will result in the towing of the subject vehicle(s).

**12. RENTALS/LEASES**

**An owner may not lease their unit for a period less than three (3) months, as documented in Article XVIII of the Townhomes on Shellbank Master Deed. Time shares are not permitted. Owners who lease their townhomes are required to provide the Association with a copy of the lease.**

**13. OCCUPANCY:**

Three-bedroom units are limited to a nine (9) person occupancy rate. In the Quad Building, the three (3) bedroom units are limited to a seven (7) person occupancy rate and two (2) bedroom units are limited to a six (6) person occupancy rate.

**14. SIGNS**

No signs, advertisements, or notices of any kind or type shall be permitted to be displayed on the exterior of any unit, or anywhere they would be visible from the exterior of the building. Security company monitoring signs are the only exception.

**15. WINDOW TREATMENTS**

All draperies, curtains, blinds, etc. shall have a white backing visible from the exterior of the building. Towels, sheets, or makeshift window coverings are prohibited.

**16. STORM DOORS**

The only type of storm door permitted is a white full view storm door.

**17. EXTERIOR MODIFICATIONS**

**NO CHANGES** may be made to the exterior of your unit without the prior written consent of the Board of Directors.

**18. COPIES OF RULES AND REGULATIONS**

**The unit owner shall provide a copy of these rules and regulations to each tenant, renter, or guest. If a Rental Agent is used, the owner shall provide the agency with a copy of the rules and regulations with instructions that a copy be provided to all rental guests.**

19. **VIOLATIONS AND FINES**

Any violation of the rules and regulations may result in fines as follows:

1 <sup>st</sup> Offense	Warning and five (5) days to remedy;
2 <sup>nd</sup> Offense	\$50.00 and thirty (30) days to remedy;
3 <sup>rd</sup> Offense	\$100.00 and thirty (30) days to remedy;
4 <sup>th</sup> Offense or Greater	\$200.00
5 <sup>th</sup> Offense	Towing and storage at owner's expense (vehicles only)
6 <sup>th</sup> Offense	Towing and storage at owner's expense (vehicles only)

And that same vehicle will not be allowed in the Townhomes at Shellbank area again.

These fines shall be considered a Special Assessment to the Unit Owner and shall be collected in the same manner as common expenses or maintenance charges, in addition to all other legal remedies as provided by the Master Deed for Townhomes on Shellbank (The Association), the By-Laws, or the Laws of the State of South Carolina. In the event repairs or clean-up is required, all such costs shall be billed to the Unit Owner. **THE UNIT OWNER IS RESPONSIBLE FOR ALL FINES ASSOCIATED WITH VIOLATIONS OF THE RULES AND REGULATIONS COMMITTED BY FAMILY MEMBERS, TENANTS, RENTERS OR GUESTS.**

20. **MODIFICATION OF RULES**

The Directors of the Association shall reserve the right to modify or revoke existing Rules and Regulations and/or adopt additional Rules and Regulations from time to time as they may deem necessary for the safety of residents and guests, for the protection of the common areas, or to promote cleanliness and esthetics of the property, and to ensure the comfort of the occupants.

February 28, 2022

**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 **2788** , page **474**

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

**BRIEF PROPERTY DESCRIPTION: REVISED RULES, REGULATIONS AND POLICIES OF TOWNHOMES ON  
SHELLBANK HOMEOWNERS' ASSOCIATION, INC.**

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

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

FULL BUSINESS NAME

1. **TOWNHOMES ON SHELLBANK HOMEOWNERS' ASSOCIATION, INC.**

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

FULL BUSINESS NAME

1. **TOWNHOMES ON SHELLBANK HMEOWNERS' ASSOCIATION, INC.**