

ROBBERS ROOST VILLAS REGIME # 1 HOMEOWNERS
ASSOCIATION, INC.

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Legal Description: Robbers Roost Villas Regime # 1 Homeowners Association, Inc located on Villa Drive, which is located off Golf View Drive and 11th Ave N. North Myrtle Beach, South Carolina 29582.

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The revised rules, regulations and policies for Robbers Roost Villas Regime # 1 Homeowners Association, Inc were approved for filing on January 2, 2025.

 1/8/25
Signature

Jan Pugh, President

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Marion D. Foxworth III
HORRY COUNTY, SC REGISTRAR OF DEEDS

**ROBBERS ROOST VILLAS REGIME 1
HANDBOOK OF RULES AND REGULATIONS
AND ASTHETICS**

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This Handbook is subject to changes and revisions by the RRVI Board of Directors

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INTENT OF HANDBOOK

December 2024

The Handbook of Rules and Regulations and Aesthetics is adopted pursuant to the Robbers Roost Villas Master Deed dated September 13, 1973, and filed with Horry County September 25, 1973, and is designed to provide an overall framework and comprehensive set of standards, procedures and rules for the development and value of the community in an orderly and cohesive manner.

Compliance with the standards, procedures and rules of this Handbook is required, but does not constitute the sole basis for review or application of requests or determinations of the treatment of the rules and guidelines.

This document is not intended to replace the Master Deed or Bylaws but rather to clarify and to simplify the process by which owners use the common areas of the property and to remain in compliance with all laws, zoning ordinances, and regulations of all governmental authorities having jurisdiction of RRVI as stated in the RRVI Master Deed (Article XV, pg. 5).

The association is responsible for the exclusive management and control of the common areas. Further, the association shall be responsible for the payment of all costs, charges and expenses incurred in connection with the operation, administration, and management of the common areas.

The Board appreciates your cooperation and observance of these Rules and Regulations to make Robbers Roost Villas an enjoyable place to live.

RULES AND REGULATIONS

Parking

Parking spaces are not to be used to store vehicles, for oversized vehicles, inoperable vehicles, or vehicles without a current registration/tag. No repair work shall be carried out in the parking spaces.

Trailers, Moving Vans, Boats, Campers

The use and storage of trailers, moving vans and trucks, box trucks, boats or other watercraft, or oversized vehicles and campers are prohibited within RRVI. **Owners** are permitted the use and storage of trailers used to transport golf carts or delivery of repair/renovation materials and moving vans for moving into and out of a unit for a period of a maximum of three (3) days/nights.

Motorcycles

Motorcycles not owned by a unit owner, or an owner family member are prohibited on the premises. Permitted motorcycles must minimize their exhaust noise.

Contractor Vehicles

Contractor commercial vehicles are not permitted to be parked overnight or long term and shall be allowed only for the use of contractors actively performing work for owners or the association.

Golf Carts

RRV Regime 1 has a restricted golf cart usage policy in place that requires an approved application and registration of all golf carts in order to be parked and operated within the Regime 1 property. **Please reference the golf cart policy for further information and requirements.**

Noise

Loud parties will not be tolerated. TV's, stereos, and musical instruments should be used with consideration especially between the hours of 11pm and 7am.

Obstructions

Parking, sidewalks, and other common areas shall not be obstructed in any manner with bicycles, mopeds, wagons, chairs, strollers, coolers, tables, toys, or other objects.

Outdoor Open Flame / Grills / Recreational Devices/ Fireworks

Due to the wood construction of RRV phase 1 units, residents must comply with open flame rules established by the North Myrtle Beach Fire Marshall's office.

Fireworks are prohibited per the City of North Myrtle Beach.

Devices that use an open flame for cooking food for human consumption must remain at least 10' away from a multi-family building such as apartment buildings and condominiums. This includes but not limited to grills using propane, wood pellets, charcoal, wood, or alternate fuels to create heat for cooking.

Devices that use an open flame for recreational purposes must remain at least 20' away from multi-family buildings. This includes propane heaters, chimeras, fire pits, and the like. Due to the required space, these cannot be accommodated.

Please read and review the attached regulations issued by the North Myrtle Beach Fire Marshall's office. Non-compliance to these rules will result in a letter from the Regime 1 HOA. Continued non-compliance will result in an inspection by the Fire Marshall's office and potential fines levied for violation of these rules.

Hazards

No flammable oils or fluids such as propane, gasoline, kerosene or other explosives or articles deemed

hazardous to life or property may be brought onto the premises. Exceptions are gas grill propane tanks, and gasoline for golf carts, which must be kept in safety containers and stored in a locked, safe location.

Pets

Dogs must be on a leash and not left unattended in the common areas.

The Board has the exclusive right at any time to exclude or have removed from the property certain animals or breeds of animal that becomes an unreasonable annoyance, inconvenience, a menace or threat, or nuisance in consultation with North Myrtle Beach Police, Animal Control, and City Ordinances.

Owners are responsible for picking up after their pets.

Each unit is limited to three (3) household pets (dogs, cats, or combination of both).

Animal nuisances will not be tolerated. No excessive barking, growling, howling, etc. shall be allowed.

Landscape (Front of Units)

All trees and shrubs previously planted and approved by the Board shall remain.

No more than three (3) potted plants which must be well maintained and no larger than 5-gallons.

Any owner planted in-ground annual flowers must be removed by the end of March 2025. Perennials can be transplanted to pots if they meet the potted plant requirements. Effective Spring 2025, no inground plantings/shrubs are permitted unless approved by the Board. Owners shall not perform landscape or maintenance of the common areas such as digging, mulching, borders, lights, etc. If standard landscape needs attention, please contact property management for assistance.

Benches shall be restricted to 4' in length and 20" in depth, must be constructed of concrete, wood, or steel with enough weight to stay in place and withstand high winds. Arms and backs are permitted; and the bench can have pillows and seating pads, but they must be tied down and maintained.

No attaching/hanging objects to the outside walls, upper decks, or railings per the Master Deed.

Limit personal expression items to one yard flag or ornamental object that is small, aesthetically neutral, and cannot be airborne. No statues, shepherd hooks, or multiple yard décor items.

Furniture is not permitted in the front or side of a unit. It must be placed on back patios, decks, or sunrooms/screened porches.

Door wreaths or art in good condition are permitted to be used on the front door.

Trash

Household trash should be bagged and placed in the compactor. The compactor should be cycled each time trash is deposited, which activates a deodorizer for odor control. The key and instructions for use is provided on the wall to the right of the compactor. All yard or bulk waste (construction debris, furniture, and bulky items) must be taken to the North Myrtle Beach Solid Waste Authority on 2nd Avenue S., behind City Hall.

Swimming Pool

The pool use is for owners and owners' guests only. Access permitted between the hours of 9:00am and 10:00pm. **Persons using the pool facility do so at their own risk.** Pool rules are posted inside the pool and must be obeyed. The pool has a locked gate entrance (access code is provided directly to owners). No pets permitted inside the fenced area.

Structural Modifications to the Exterior of Building

All structural modifications to the exterior of a unit including, but not limited to, screened porch enclosures, storm doors, front doors, rear patios, window replacements, and decks must be approved prior to the commencement of work. The City of North Myrtle Beach requires a HOA approval letter to be submitted with any permit requests. Detailed information may be found in the RRVI Master Deed (XVIII, pg.6) and Bylaws (Article VI, pg. 13).

Screened Porch Enclosures

All work must be permitted by the City of North Myrtle Beach, inspected and a final Certificate of Completion achieved. Once the screened porch is enclosed, all repairs to the modified portion of the building become the responsibility of the owner.

Storm Doors

Storm Doors must be white aluminum, tempered full-view glass. Recommended door is Larson Tradewinds and can be purchased at Lowes or Home Depot.

Front Doors

There are three options for front doors: 1) Original 8-panel solid door; 2) Solid with top half-moon windows; or 3) Solid with top 6-rectangular windows.

Rear Patios

Paver patios may be installed from the edge of the screen/enclosed porch to a maximum depth of 10' and no wider than the width of the unit. Pavers must be used for ease of removal if required to access utilities. Removal and install are at the expense of the owner.

Decks

Decks on the second floor are an owner responsibility except for the waterproof bladder, which is the responsibility of the Association. If the bladder is leaking, please report it to the property manager. The wood or Trex decking is an owner responsibility, and the cost of maintenance, replacement, removal, and installation is an owner expense.

Window Replacement

All new windows for replacement of existing windows shall have white aluminum frames. It is the owner's responsibility to ensure the windows meet local guidelines as required by the City of North Myrtle Beach. Both window and door replacements require a permit from the City of North Myrtle Beach and an HOA approval letter is required and will be issued after the window replacement plans are submitted to the RRVI board for review. An initial flashing inspection must be completed before the trim work is installed. A final inspection is required once the installation is fully completed.

GOLF CART PARKING RULES FOR RESIDENTS AND GUESTS

Due to a growing number of resident owned golf carts and short-term rental carts on Robbers Roost Regime 1 ("RRVI") property, we have established the following rules to ensure adequate parking is available for both owner and guest vehicles and golf carts.

- Only licensed drivers are permitted to drive golf carts on the premises.
- Owners are limited to one golf cart registered with the RRVI Property Management Company's approved golf cart list.
- Rental carts in RRVI are subject to all the above rules, but do not require registration with property management; and short-term rentals by owners must be from a golf cart rental company for a contractual period of time.
- If a unit is sold and the owner has a golf cart, it must be removed and cannot convey with the sale to provide movement of owners on the wait list.
- The number of permanent golf cart spaces for parking by owners is limited to twenty (20) carts for RRVI residents. Property management will maintain a waiting list for owners requesting a cart. When a new space becomes available, management will notify the next name on the waiting list.
- All privately owned golf carts must be registered with the City of North Myrtle Beach, SC, 2nd Avenue South, and registered with property management, Property and Association Management Company, 843-399-6116, 2126 Highway 9 East, Suite G-4, Longs, SC 29568.
- Golf cart repairs or maintenance may not be performed in parking lot spaces, as oil and fluid from carts will destroy the asphalt.
- Golf carts with alarms are set off automatically in our area due to frequent storms and high winds. Alarms cannot be turned off due to absence of owners, so if the carts are left with alarms on, the owner must designate a resident on-site to be responsible for shutting the alarm off should it trigger automatically. This designee must be listed with property management. If you do not choose to name and record a designee, you must disarm your cart when you are not on-site.

- Disabled and/or non-licensed/registered golf carts are not allowed on the premises of RRVI. If this occurs, the owner of the cart will be notified and given thirty (30) days to fix or remove the cart to avoid being towed at the owner's expense.
- Golf cart use and storage in RRVI is permitted only on paved surfaces.

The following storage rules apply to all carts in Regime 1:

1. Golf Carts parked in spaces in front of owner's units **are not permitted to have storage covers.**
 2. If an owner is away for seven (7) days or longer, the golf cart must be moved out of an automobile parking space and into a designated golf cart space. No exceptions.
 3. Golf carts **with storage covers** must be parked in a designated golf cart parking space.
 4. Tandem parking of golf carts (two carts in same space) is allowed ONLY in marked "Golf Cart Parking" spaces.
- Charging Electric Golf Carts in front of units should follow safety practices by using outdoor safety rated drop cords and covering the cord stretched across a sidewalk to minimize the trip hazard. Exterior electric outlets for charging your cart should be on a GFI and have a weatherproof box.
 - **Only owners that have a golf cart parking permit and have their golf cart stored offsite can offer parking for one (1) golf cart with their rental. Otherwise, renters cannot bring golf carts onto the RRVI property.**
 - RRVI Golf Cart Rules and Regulations must be posted in each unit for guests and renters.
 - The rules are filed at the County Courthouse on behalf of the RRVI Association.

RULES OF CONDUCT

To maintain a warm and welcoming neighborhood, Owners, Families, Invitees, Lessees, Guests, and Robbers Roost Board Members shall extend courtesies and hospitality to all.

Per the Robbers Roost Villas Horizontal Property No. 1 (RRV1) Master Deed, By-Laws, Article VII (7), Section 6, Rules of Conduct Subsection (b) "No Residents of the Property shall: (5) "act as to interfere unreasonably with the peace and enjoyment of the residents of the other Villas in the Property."

Based on the above Rules of Conduct section cited above, to ensure fairness to all Owners, Families, Invitees, Lessees, Guests, and Robber Roost Board Members, the following RRV1 Code of Conduct is below:

- The verbal, non-verbal, and/or written communication containing vulgar language, threats, intimidation, of Owners, Invitees, Lessees, Guests, and Robber's Roost Board Members is not allowed.
- Malicious, harassing, untruthful or frivolous remarks, or rumors against, or about, Owners, Invitees, Lessees, Guests, and Robber's Roost Board Members is not allowed.
- Ridicule, harassment, or retaliation in any form against Owners, Invitees, Lessees, Guests, and Robber's Roost Board Members is not allowed.

- Disregard of RRV1 Master Deed, By-Laws, and HOA Rules are not allowed.
- The use of abrasive, violent, profane, or insolent language or gestures, or showing intimidation is not allowed during Board Meetings.
- Side conversations during Board Meetings shall be taken outside/away from the meeting to allow other owners to have full time and attention from the Board.
- Any topic an Owner brings to a Board meeting should be submitted prior to the meeting to allow the Board the opportunity to familiarize themselves with the issue(s) and to allow time allocation for the Owner to address the board.
- Owners, who have not requested time on the agenda, should raise their hand to allow the Board to recognize them and allocate time on the floor to speak.

When a violation of the RRV1 Code of Conduct is observed, kindly remind the person of the rule in violation in a non-confrontational way or report the violation to the RRV1 Property and Management Association and/or to a RRV1 Board member.

The Board reserves the right to hold the Owner accountable and to implement corrective actions for any violations of the Code of Conduct committed by the Owner, their family members, their Invitees, Lessees, and their Guests.

Corrective action, if necessary and based on a unanimous Board vote, may include measures such as limiting communication to written correspondence, temporary restriction of amenities, and/or the imposition of fines for repeat offenders.

RULES AND REGULATIONS VIOLATION POLICY

All continued violations or disregard of the Rules and Regulations will result in the following: 1st Violation = a written warning; 2nd Violation = \$50.00 fine; 3rd Violation = \$100.00 fine; and 4th and subsequent Violations a \$100.00 fine per repeat violation.



**Fireworks Prohibited in North Myrtle Beach (including sparklers).
See the City of North Myrtle Beach website for details.**

The City of North Myrtle Beach has adopted the following guidelines to be followed for open burning.

It shall be unlawful for any person to build, start, ignite, or maintain any fire or open flame or use any propane fired grill, cooker, or heating device heated by fire on any public beach, public beach access, street end adjacent to the beach, or any governmental land immediately adjacent to the beach. Any person who violates this section shall be subject to punishment as provided in section 1-6, General Penalty. This section shall not apply to any fire related activities conducted by the City of North Myrtle Beach.



Open Burning is Prohibited Except as Follows:



1. Fires set for the cooking of food for human consumption if:
 - a. Contained within a device designed for the purposes of cooking food over an open flame,
 - b. Kept from beneath or under, and a minimum of ten (10) feet away from any multifamily or commercial building, and
 - c. If the cooking fire is constantly attended until extinguished.
2. Fires set for recreational purposes if:
 - a. Contained within a device designed for the purpose of containing recreational fires to include: portable fireplaces, chimeras, grills, wood stoves, etc.
 - b. Kept twenty (20) feet from any structure or vegetation;
 - c. Kept in areas designated for the purpose of recreational fires;
 - d. Only nontreated lumber, clean wood, or vegetative matter is burned; and,
 - e. If the recreational fire is constantly attended until extinguished.
3. Fires that are set for the training of firefighters if conducted within the boundaries of a recognized and designated fire training facility designed to conduct live burns.
4. Fires set for the purpose of backfiring to contain previously ignited wildfires if performed by the organization responsible for fighting and containing the wildfire.
5. Fires set for the disposal of debris as a result of an officially declared emergency or disaster if:
 - a. Delivered to the area or location designated for such open burning;
 - b. DHEC has approved the open burning;
 - c. Burning is only conducted when safe to do so;
 - d. Burning is conducted only when the wind direction and weather conditions will carry the smoke up and away from populated areas, or any school, medical facility, or nursing home;
 - e. Adequate personnel and heavy equipment are on-site to monitor and control the fire;
 - f. Adequate fire service access and fire lanes are provided in the event they should be needed;
 - g. A water supply is available in the area; and,
 - h. The use of accelerants (oil, tires, diesel fuel, or any petroleum product) is strictly prohibited.
6. Fires set for the disposal of debris comprised primarily of trees and vegetation on parcels of land comprised of twenty (20) acres or more when the removal of the debris is necessary for the purpose of creating a roadbed and the right-of-way associated with the road-bed and/or development of the property and

- a. The entity seeking to dispose of the debris is in compliance with DHEC regulations regarding open burning.
 - b. The entity seeking to dispose of the debris has obtained a site inspection from the city manager or his/her designee, site approval from the city manager or his/her designee, and has complied with all safety precautions required by the city manager or his/her designee.
 - c. Only debris generated from the site may be burned; debris from other areas shall not be brought to the site approved for open burning.
 - d. Burning shall only be conducted when safe to do so as determined by the city manager or his/her designee.
 - e. Burning shall only occur within a controlled forced air curtain burn pit or other approved method that controls smoke.
 - f. The location of the burning must be a sufficient distance but not less than one thousand (1,000) feet from public roadways and all residential, commercial, and industrial sites not a part of the contiguous property on which the burning is conducted.
 - g. Winds during the time of the burning must be away from any area in which the ambient air may be significantly affected by smoke from the burning if that area contains a public roadway or residential, commercial, or industrial site.
7. *Penalties.* Violation of this section shall be punishable pursuant to the general penalty provision, section 1-6.
8. (e)*Miscellaneous.* Nothing in this section shall be construed as to prevent the Department of Natural Resources (DNR) or the S.C. Forestry Commission from enforcing any statute or adopted regulation pursuant to their authority.

**For more information, please contact: North Myrtle Beach Fire Marshal's Office
843-280-5614**