

**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: 12/19/2018

DOCUMENT SHALL BE RETURNED TO:

NAME: Moore, Johnson & Saraniti Law Firm, P.A.

ADDRESS:

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Surfside Beach, SC 29587

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Related Document(s): book **3972** , page **2589**

PURCHASE PRICE / MORTGAGE AMOUNT: \$

**BRIEF PROPERTY DESCRIPTION: RULES AND REGULATIONS FOR THE VILLAS AT
PALMETTO GREENS HOMEOWNERS ASSOCIATION INC**

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

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

FULL BUSINESS NAME

- VILLAS AT PALMETTO GREENS HOMEOWNERS ASSOCIATION**

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

- VILLAS AT PALMETTO GREENS HOMEOWNERS ASSOCIATION**


VILLAS AT PALMETTO GREENS HOMEOWNERS ASSOCIATION

P. O. Box 395
Little River, S. C. 29566
Phone 843-399-6116
Fax: 843-399-0972
Email: pam@sepanine.com

Legal Description: Villas at Palmetto Greens Homeowners' Association, Inc. located on
Lake Mist Drive off Charter Drive and Hwy 9, Longs, South Carolina 29568.

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

The rules, regulations and policies of the Villas at Palmetto Greens Homeowners'
Association were approved for filing on December 19, 2018.



Signature

Frank Pickett, President

The Villas at Palmetto Greens Rules and Regulations

The Board of Directors has developed this handbook, which outlines the rules and regulations of the home owners association.

1. **Applicability.** These rules and regulations shall be applicable to all of the properties and homeowners.
 2. **Decorum/Behavior.** All homeowners, residents, guests and visitors will honor and adhere to the appropriate decorum expected in each activity.
 3. **Easements.** Easements for installation and maintenance of utilities are reserved as shown on the recorded plats covering the properties and as provided herein. Within these easements, no structure, planting or other material may be placed or permitted to remain that will interfere with or prevent the maintenance of utilities. The area of each lot covered by an easement and all improvements in the area shall be maintained continuously by the Owner of the lot, except as provided herein to the contrary and except for installations for which a public authority or utility company is responsible. The appropriate water and sewer authority, electric utility company, cable company, telephone company and home owners association shall have a perpetual easement for the installation and maintenance of all underground water lines, sanitary sewers, storm drains, and electric, cable, telephone and security lines, cables and conduits, under and through the utility easements as shown on the plats. All utilities and lines within the subdivision, whether in street rights-of-way or utility easements, shall be installed and maintained underground.
 4. **Nuisances.** No owner shall make or permit to be made any disturbing noise in the unit on the lot by himself/herself or his/her family, employees, agents, visitors or licensees, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other owners. No owner shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier or any other sound equipment in his/her unit or on his/her lot in such a manner as to disturb or annoy other residents. No owner shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents. Loud barking of dogs should be kept to a minimum.
The use of each home shall be consistent with existing laws and the governing documents, and occupants shall at all time conduct themselves in a peaceful and orderly manner.
 5. **Solicitations.** No solicitation will be allowed at any time within the community.
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6. **Sales.** Garage Sales, estate sales, tag sales, or other similar activities are permitted to be conducted on the lots.
7. **Recreational Vehicles.** RV's, boat trailers, pop up campers or any similar vehicle are not allowed to be parked in the driveways or on the street. Such vehicles will be allowed to be parked for a period of no more than 8 hours in the owner's driveway or in the street in front of the owner's lot for express purpose of loading and unloading. This exception is only during daylight hours.
8. **Commercial Vehicles.** Commercial vehicles that will not fit in the owner's garage are not allowed to be parked in the villas. Commercial vehicles are allowed for the purpose of making repairs to an owner's property.
9. **Pets.** Dogs must always be kept on a leash. Waste must be picked up and disposed of by the owner.
10. **Parking.** All vehicles must be parked in the owner's driveway or garage. Vehicles may be parked on the street only during daylight hours.
11. **Trash/garbage containers.** Containers must be stored in the owner's garage. Containers must be placed out for collection no sooner than 24 hours prior to scheduled collection and must be removed within 12 hours of that collection.
12. **Architectural Review Committee.** The primary function of the Architectural Review Committee is to review proposed modifications to homeowners' properties. Any additions or modifications to a homeowner's property must be submitted in writing to the committee with a detailed plan and descriptive materials.
13. **Grounds Committee.** The primary function of the grounds committee is to review proposed modifications to homeowners' grounds. Any additions to a homeowner's grounds must be submitted in writing to the committee. With a detailed plan and descriptive materials.
14. **Exterior Antennas/ Satellite dishes.** No exterior antennas or satellite dishes are allowed on a home owner's property.
15. **Signs.** Decorative and garden signs no larger than 4 square feet are allowed. Real estate for sale signs no larger than 6 square feet are allowed.

16. **Unit Air Conditioners.** No air conditioning units may be mounted through windows or walls.
17. **Firearms.** No hunting or recreational use of firearms shall be permitted.
18. **Car Covers.** No vehicle may be covered by any protective cloth, plastic or vinyl material.
17. **Fines.** The board will issue a warning for the first offence. Subsequent offences will carry a fine of \$25.00 for the first offence and \$5.00 per day until the violation is resolved.