

**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: 12/17/2018

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

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Related Document(s): book **2296** , page **1081**

PURCHASE PRICE / MORTGAGE AMOUNT: \$

**BRIEF PROPERTY DESCRIPTION: RULES AND REGULATIONS FOR COLONIAL VILLAS II
HOMEOWNER'S ASSOCIATION INC**

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

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

FULL BUSINESS NAME

1. COLONIAL VILLAS II HOMEOWNERS ASSOCIATION INC

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

1. COLONIAL VILLAS II HOMEOWNERS ASSOCIATION INC

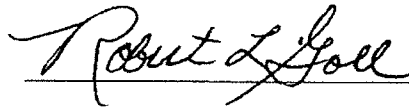
**COLONIAL VILLAS II
HOMEOWNERS' ASSOCIATION, INC.**

P. O. Box 395
Little River, S. C. 29566
Phone No. 843-399-6116
Fax: 843-399-0972
E-mail: pam@scpaminc.com

Legal Description: Colonial Villas II Homeowners' Association, Inc. located on Charter Drive off Hwy 9, Longs, SC 29568.

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

The rules, regulations and policies of the Colonial Villas II Homeowner's Association, Inc. were approved for filing on December 17, 2018.



Signature

Robert Goll, President

COLONIAL VILLAS II RULES & REGULATIONS

INTRODUCTION

In order to create a congenial and dignified residential atmosphere, your Board of Directors has adopted this set of Rules and Regulations for use by all Owners, their Families, Guests and Lessees.

All questions, suggestions, or complaints should be made to the Colonial Villas II Association Board of Directors VIA the Managing Agent.

These Rules and Regulations will be enforced by the Board of Directors and Managing Agent.

GENERAL- Each owner is responsible for the proper conduct of all persons occupying or visiting their unit, including service personnel. Owner should be familiar with all Rules and Regulations.

MAINTENANCE – Maintenance personnel are under the supervision of the Board of Directors and will receive instructions only from members of the Board of Directors or such other representative as may be directed by the Board.

WATER- If a unit is to be unoccupied for more than three (3) days, the water supply to the unit should be turned off.

SECURITY – Security is the responsibility of everyone. Owners and lessees are asked to promptly notify the management company of any suspicious people or activities in or around the property.

FIREWORKS & FIREARMS – Fireworks and Firearms are not allowed to be discharged on Colonial Villas II Property.

SCOOTERS, SKATEBOARDS - For liability reasons, Scooters and Skateboards are not allowed on Colonial Villas II property.

NOISE – Loud or boisterous activity, noise from televisions and other types of electronic equipment, musical instruments, and pets should be kept at a minimum at all hours but especially during the hours of 11PM to 8AM. Noise from repairs

and maintenance shall not begin before 8AM and should cease by 5PM **Monday through Saturday only** except in emergency situations.

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CHILDREN – Supervision of children by a responsible adult must always be exercised. Playing in the corridors, stairwells and in the elevator is forbidden. Children must not tamper with fire alarms. **No children under 18 years of age are permitted to occupy a unit unless the parents or the owner is in residence at the same time.**

PETS – Pets must be on a leash or under proper restraint when outside a unit in compliance with the laws of Horry County. **No pets are permitted in the pool area.**

PARKING – Please try to avoid overhanging the concrete bumper so as to not hinder sidewalk access. No vehicle parked on the premises can be used as living/sleeping quarters. Any damage caused to the parking lot by a vehicle leaking any type of fluid will be the responsibility of the Homeowner for repair.

FACILITIES – The facilities of the Condominium are for the exclusive use of the Owners, Lessees, Resident Houseguests and Guests of any Owner or Lessee.

SWIMMING POOL – Swimming in the pool is permitted between 9:00 AM and 10:00 PM. Since the pool is not guarded **PERSONS USING THE SWIMMING POOL DO SO AT THEIR OWN RISK.** Children under twelve (12) years of age must be accompanied by a responsible adult at all times.

- A. **Pets are forbidden in the pool area at all times.**
- B. Running in the pool area is not permitted.
- C. Pool furniture is not to be removed from the pool area.
- D. **Children in diapers are prohibited.** Children **MUST** be potty trained or wear swimmies and/or swim pants. Unit Homeowners and/or Tenants will be required to pay for all clean-up of contaminated pool areas.

- E. Beverages are allowed only in a non-breakable container. **At no time should glass be brought to the pool area.**
- F. Authorized personnel should wear proper swim attire while swimming. For maximum hygiene and safety while allowing for minimum pool maintenance swimming in street clothes is prohibited.

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- G. The pool is only for the use of Owners, Renters, and Guests in building D, E, F & H. Pool passes are required to use the pool.

TRASH – Household trash should be deposited in the dumpster located in the parking lot(s). Trash should never be placed on walkways or stairs.

FRONT DECKS AND HALLWAYS – Clothing and other items should not be left on the front decks or in hallways nor should any items be hung on railings. **All front decks and hallways are designated non-smoking areas as are the stairwells and the elevator.**

ACCESS TO UNITS – The Management Company will retain a passkey for each unit. Owners desiring to alter or install a new or additional lock must inform the Management Company and provide a key for such lock should the necessity arise for a member of the Management Company and/or Board Member to enter a unit for purposes of maintenance or in case of emergency. Every effort will be made to notify the Owner/Resident in advance, however, if the Owner/Resident cannot be reached, the Management Company and/or Board Member reserve the right to enter a unit at their discretion.

SIGNAGE – No “For Sale” or “ For Rent” sign, or any other signage is permitted on the exterior of any unit or on any part of the Condominium property.

FIRE PROCEDURES – If you discover a fire in your apartment, please do the following:

- A. Immediately call the fire department (911) and tell the dispatcher the floor and apartment number as well as the building name and address.
- B. Without further delay, leave your apartment and be sure to close the door behind you, leaving it unlocked.
- C. Use the nearest stairway to leave your floor.

D. Do not attempt to use the building elevator as it may already be out of service, malfunctioning or not readily available.

VIOLATIONS – These Rules and Regulations are for the mutual benefit of all. Violations should be reported to the Management Company who will call the matter to the attention of the violating Owner, Lessee or Guest for corrective action.

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FINE STRUCTURE – A friendly reminder will be sent to any Homeowner with a copy of the section in the Master Deed they are not in compliance with. The letter will give the Homeowner 10 days from the letter to comply with the Master Deed. If a second letter is necessary, there will be a \$50.00 fine imposed to the Home. The owners account. The third letter will impose a \$100.00 fine and the fourth letter will impose a \$250.00 fine. All fine assessments will be collected in the same manner as monthly dues.

RULE CHANGES – The Board of Directors reserve the right to add, modify or revoke rules and regulations as in their opinion, shall be necessary or desirable for the appearance, safety and protection of the building and its occupants.

GENERAL INFORMATION

Fire Department:

Emergency911

Police:

Horry County Police843-444-1520 or 843-248-1300

Ambulance:

Myrtle Beach911

Hospital:

Grand Strand Regional Medical Center (Myrtle Beach)843-692-1000
McLeod Seacoast Hospital (Little River).....843-390-8100
Conway Medical Center (Conway).....843-347-7111

Animal Control:

Myrtle Beach843-248-1520

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Managing Agent:

Property & Association Management Co., Inc.....843-399-6116
After Hours Emergency Number.....843-488-7302
2126 Hwy 9E, Suite G4
Longs, SC 29568

Pam Bane, Presidentpam@scpaminc.com
Stacey Causey, Financial Manager.....staceycasey@live.com
Freda Gore.....fgore2017@outlook.com
Viviane Berry.....vivianeberry@outlook.com