

**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: 12/24/2018

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

FAX: (843) 650-9757

E-MAIL ADDRESS: saraniti@grandstrandlawyers.com

Related Document(s): book **799** , page **912**

PURCHASE PRICE / MORTGAGE AMOUNT: \$

**BRIEF PROPERTY DESCRIPTION: RULES AND REGULATIONS FOR ROBBERS ROOST VILLAS
NO. 4 HOMEOWNERS ASSOCIATION INC**

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

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

FULL BUSINESS NAME

1. **ROBBERS ROOST VILLAS REGIME 4 HOMEOWNERS ASSOCIATION INC**

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

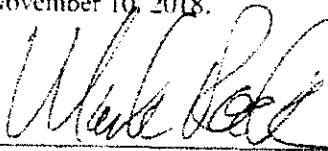
1. **ROBBERS ROOST VILLAS REGIME 4 HOMEOWNERS ASSOCIATION INC**

ROBBERS ROOST VILLAS
REGIME 4
HOMEOWNERS' ASSOCIATION, INC.

Legal Description: Robbers Roost Villas Regime 4 Homeowners' Association, Inc.
located on Villas Drive off Golf View Drive and 11th Ave. North, North Myrtle Beach,
SC 29582.

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

The Rules, Regulations and Policies of Robbers Roost Villas Regime 4 Homeowner's
Association were approved for filing on November 10, 2018.



Mark Rock, President

12/24/18

ROBBERS ROOST VILLAS REGIME 4 RULES AND REGULATIONS

GENERAL — Each owner is responsible for the proper conduct of family members, guests and service personnel, and must insure they understand and observe these rules and regulations. This list highlights some important rules and obligations found in the Regime 4 Master Deed and By-Laws.

ALTERATIONS — No owner may alter the exterior of their unit, including storm/screen/sliding doors and windows, without written Board approval. Drapes or shades covering the windows shall be completely lined with white so that only the white lining is visible from the exterior. Each unit may display one (1) portable, removable United States flag; however, the flag must be displayed in a respectful manner, consistent with 36 U.S.C. Sections 171 - 178, as amended.

BALCONIES, AND COMMON AREAS — Clothing, linens, towels, etc. shall not be hung from the building or draped over balconies, railings, shrubs or outdoor furniture. Balconies shall not be used for temporary or permanent storage of boxes, coolers, trash, etc.

COOKING — Open-flame cooking on balconies, porches and w/in ten feet of the building is prohibited.

FIREWORKS — Discharge of fireworks anywhere on the property is strictly prohibited.

GOLF CART CHARGING — Extension cords for charging must be outdoor safety rated, and protected by a cord cover where crossing a sidewalk. Outdoor receptacles must be GFI and enclosed in a weatherproof box.

GOLF CART OPERATION AND PARKING — Golf carts may be operated by licensed drivers only. Golf carts may only be operated on paved parking surfaces and roadways within RRV. Alarms must be disabled when the owners are not present at their unit. Carts must be registered with the City of North Myrtle Beach, and the registration number and owner information provided to the property manager, together with a photo of the cart.

GUESTS — No child/children under age eighteen (18) may occupy a unit unless an adult is contemporaneously occupying the unit.

HAZARDS — No flammable oils or fluids, such as propane, gasoline, kerosene, or explosives or articles deemed hazardous to life or property, (except for gas grill propane tanks, and gasoline for carts in a safety containers) may be brought onto the premises or stored in any unit.

NOISE — Loud parties will not be tolerated at any time. TV's, stereos and musical instruments must be used with consideration at all times, and turned down significantly between the hours of 10:00 p.m. and 8:00 a.m.

OBSTRUCTIONS — Parking areas, sidewalks, hedges and other common areas shall not be obstructed or cluttered in any manner, including with coolers, chairs, tables, toys, bicycles, strollers, mopeds, wagons, beach paraphernalia, etc.

PARKING AREAS — No mobile homes or commercial, recreational, or oversized vehicles, or any boats or other watercraft, or any inoperable vehicles, may be parked or stored on the premises. No vehicle repair work shall be carried out in the parking areas. Regarding unnumbered spaces, all are encouraged to respect each owner's desire to park close to their unit. Motorcycles may not be stored on the premises.

PETS — Owners, Tenants and Guests must leash their pets and clean up after them. Pets may not be left unattended outside of any unit.

RENTALS — Units used as rental property must keep these rules visibly posted inside the unit.

SWIMMING POOL — Per the HOA rules, swimming is permitted only between 9:00 a.m. and 10:00 p.m. **PERSONS USING THESE FACILITIES DO SO AT THEIR OWN RISK.** Rules posted at the swimming pool must be obeyed. Pets are strictly prohibited inside the fenced area.

TRASH — Bagged or unbagged trash or debris may not be stored outside of a unit. Household garbage and trash must be bagged and deposited inside the trash compactor. Paint, furniture, appliances, grills, bedding, decorations, building materials and yard waste must be taken to the Solid Waste Authority on 2nd Ave. S, NMB (behind the police station).

VIOLATIONS — Violation or disregard of these Rules and Regulations will result in the following: 1st violation: written warning; 2nd violation: \$50.00 fine; 3rd violation: \$100 fine; 4th and subsequent violations: \$100 fine.

Approved 11/18/18
Charles R. Ruck, Regime 4 President