

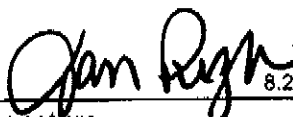
ROBBERS ROOST VILLAS I HOMEOWNERS ASSOCIATION, INC.

PO BOX 395
Little River, S. C. 29566
Phone: 843-399-6116
Fax: 843-399-0972
E-mail: pam@scpaminc.com

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

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

The rules, regulations and policies for golf carts of the Robbers Roost Villas Homeowners Association, Inc were approved for filing on August 20, 2022.


8.24.2022
Signature

Jan Pugh, President

GOLF CART RULES AND REGULATIONS FOR RESIDENTS AND GUESTS OF ROBBERS ROOST VILLAS REGIME #1

Due to a vastly increasing numbers of resident owned golf carts and short- term rental carts on Robbers Roost property, we have compiled rules for the carts, which will be posted in each unit and filed at the county courthouse in Conway in order to impose fines for infractions of these cart rules.

- Only licensed drivers are permitted to drive golf carts on the premises.
- The number of permanent golf cart spaces for parking by owners is limited to twenty (20) carts for Phase 1 residents. The Association Management will maintain a waiting list should more spaces be requested, and should a new space become available, management will notify the next name on the waiting list.
- All privately owned golf carts have to be registered with the City of North Myrtle Beach South Carolina, Second Avenue in North Myrtle Beach, and also registered with our property management, Property and Association Management Company, phone 843-399-6116, 2126 Highway 9 East, Suite G-4, Longs S.C. 29568. Each registration must be accompanied by a picture of your cart.
- 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 of frequent storms and high wind at times. Carts 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 with an

owner not on site. This designee must be listed with Property and Association Management staff. 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 golf carts are not allowed on the premises of Robbers Roost Villas. Once found, the owner of the cart will be notified and given thirty (30) days to fix or remove the cart, then it will be towed off the property at the owner's expense.
- Golf cart use and storage in Robber's Roost Phase 1 is permitted only on paved surfaces. The following storage rules apply to all carts in our Phase 1 property:
 1. Parking for storage of a resident owned cart in front of resident units must **NOT HAVE STORAGE COVERS**, and they must be parked in spaces which are extra parking.
 2. Golf carts **WITH STORAGE COVERS** must be parked in designated "Golf Cart Parking" spaces, designated as such with the "Golf Cart Parking" stencil on them.
 3. Tandem parking of golf carts (two carts in same space) is allowed **ONLY** for covered golf carts and only in marked "Golf Cart Parking" stenciled spaces.
- Charging of 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.
- Choosing an extra parking space in front of residences to store your UNCOVERED golf cart, we ask you to always **consider our practice of mutual neighborly consideration** by not choosing a space which is a usual resident automobile parking space closest to your neighbor's unit.

- Rental golf carts in Phase 1 are subject to the above rules, but do not require an additional registration with our Property and Association Management office.
- We appreciate your cooperation with these rules and regulations as we enjoy living and working together as Robber's Roost Villa's.
Thank You.

Rules revised August 20, 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 **499** , page **803**

PURCHASE PRICE / MORTGAGE AMOUNT: \$,

**BRIEF PROPERTY DESCRIPTION: RULES, REGULATIONS AND POLICIES FOR GOLF CARTS FOR ROBBERS
ROOST VILLAS 1 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 1 HOMEOWNERS ASSOCIATION, INC.**

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

1. **ROBBERS ROOST VILLAS 1 HOMEOWNERS ASSOCIATION, INC.**