

**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 1607 , page 855

PURCHASE PRICE / MORTGAGE AMOUNT: \$.

**BRIEF PROPERTY DESCRIPTION: RULES, REGULATIONS AND POLICIES OF CYPRESS BAY GOLF & TENNIS
RESORT III HOMEOWNERS' ASSOCIATION, INC.**

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

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

FULL BUSINESS NAME

1. CYPRESS BAY GOLF & TENNIS RESORT III HOA, INC.

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

1. CYPRESS BAY GOLF & TENNIS RESORT III HOA, INC.

ENFORCEMENT OF RULES AND REGULATIONS, DECLARATIONS AND BY-LAWS Effective June 1, 2015

Step 1: Warning notice and letter advising the unit owner that a fine of \$50.00 will be assessed if the violation is not corrected in (7) days.

Step 2: \$50.00 fine and second letter advising unit owner that a fine of \$100.00 will be assessed if the violation is not corrected in another seven (7) days.

Step 3: \$100.00 fine and third letter advising unit owner that a fine of \$100.00 per week will be imposed until the violation is corrected with NO additional notice(s) required.

Fines will be collectible in the same manner as any other assessment for common expenses. Fines will be a personal obligation of the Unit Owner(s) and shall constitute a lien against the affected unit. The Association shall have the right to enforce such obligations and liens through the institution of a damages suit or foreclosure action, or both. In addition to any fine or unpaid assessment, the Association shall be entitled to recover all costs or collection, including reasonable attorneys' fees and court costs.

GENERAL INFORMATION

POLICE, FIRE, AMBULANCE EMERGENCY.....911
POLICE, FIRE, AMBULANCE NON-EMERGENCY.....843-248-1520
SEACOAST MEDICAL CENTER 843-399-8100
PROPERTY & ASSOCIATION MANAGEMENT CO., INC.....843-399-6116

UPDATED November 17, 2023

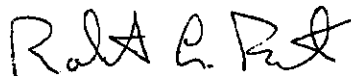
CYPRESS BAY GOLF & TENNIS RESORT III HOA, INC.

P.O. BOX 395
Little River, S. C. 29566
Phone: 843-399-6116
Fax: 843-399-0972

Legal Description: Cypress Bay Golf & Tennis Resort III Homeowners' Association, Inc.
located on pinehurst Circle and Highway 17 in Little River, South Carolina 29566.

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

The rules, regulations and policies of the Cypress Bay Golf & Tennis Resort III
Homeowners' Association, Inc. were approved for filing on November 17, 2023.



Signature

Robert Foote, President

CYPRESS BAY GOLF & TENNIS RESORT III

COMMUNITY RULES AND REGULATIONS

GENERAL

Each owner is responsible for the proper conduct of family members, guests and service personnel and must ensure that they understand and observe all rules and regulations.

This includes renters.

BALCONIES AND PORCHES

Clothing, linens, towels, and the like shall not be hung from the balconies, porches, windowsills or draped across outdoor furniture. Owners are responsible for repairs to screens. Screens are not allowed to be removed and must be in good repair at all times.

OUTDOOR COOKING

Cooking with grills on balconies, porches, hallways or anywhere on the property is prohibited. Storage of propane or any flammable material is also prohibited.

FIREWORKS

The discharging of fireworks is unlawful and therefore prohibited.

NOISE

Loud parties will not be tolerated. TVs, stereos, or musical instruments should be used with consideration at all times. Excessive volume is prohibited between the hours of 11:00 P.M. and 8:00 A.M.

PETS

GUESTS OR RENTERS are not permitted to have pets in the condominium or on the property. Owners must leash their pets and clean up after them. Pets may not be left unattended on porches.

GUESTS

No children under 18 years of age are permitted to occupy any unit unless the parent or the owner is in residence at the same time. Occupancy is limited to six (6) in a two (2) bedroom unit and four (4) in a one (1) bedroom unit.

TRASH

All trash should be deposited in the dumpster in tied plastic bags. Do not leave trash in hallways.

SWIMMING POOL AND JACUZZI

Swimming in the pool and /or using the Jacuzzi are permitted between the hours of 9:00 A.M. and 11:00 P.M. **PERSONS USING THESE FACILITIES DO SO AT THEIR OWN RISK.** Rules are posted at the swimming pool. All children under the age of fourteen (14) should be accompanied by an adult. Red pool identification tags must be worn at the pool. Those without tags may be asked to leave the pool area. No glass containers are allowed. Radios with headphones only are permitted. Diapered babies must wear protective, leak-proof swimwear.

PARKING

No motorcycles, recreational vehicles, commercial vehicles, watercraft, or trailers are allowed on the premises. Curb-side parking is limited to one (1) car per unit. Additional vehicles need to be parked in overflow parking areas. Do not allow vehicles to overhang on the sidewalk. Vehicles must be parked within the white lines at all times. **TOWING ENFORCED.**

CATS

Do not feed the cats. They create nuisance and attract more cats. Feeding cats **WILL** result in a fine to your owner account.

STORM DOORS

A storm door must be tan in color. All new or replacement storm doors must be tan in color.

SMOKING IN COMMON AREAS

Smoking and /or Vaping is prohibited on or within all common areas of the buildings, including walkways, stairwells and hallways. Smoking and/or vaping is defined as including carrying, burning or otherwise handling or controlling any lighted or smoldering product including but not limited to, cigarettes, cigars or pipes or e cigarettes.

RULES AND REGULATIONS FOR CYPRESS BAY III PERTAINING TO THE POOL

Authorized users of the pool are owners and their guests or renters staying in the owner's unit. An owner may only let a person(s) not staying in their unit use the pool if the owner accompanies that person at the pool. The pool code should not be given out to anyone if they are not staying in the unit or accompanied by the owner.

Owners, guests and renters of Cypress Bay Golf & Tennis Resort III must have the **RED** wrist band with them when using the pool. Replacement pool tags may be purchased at the Property & Association Management CO. Inc. office for \$5.00 per wrist band.

SWIMMING POOL AND JACUZZI The pool is open from April 1 to November 1. Swimming in the pool and /or using the Jacuzzi are permitted between the hours of 9:00 A.M. and 11:00 P.M. **PERSONS USING THESE FACILITIES DO SO AT THEIR OWN RISK.** Rules are posted at the swimming pool. All children under the age of fourteen (14) should be accompanied by an adult. Pool identification tags must be worn at the pool. Those without tags may be asked to leave the pool area. No glass containers are allowed. Radios with headphones only are permitted. Diapered babies must wear protective, leak-proof swimwear.

POOL CODE The pool code for 2018 has been set at 531. Please make all visitors and guests to your unit and your rental companies aware of the code. The pool code changes each year at the beginning of the season.

USE OF POOL and POOL ID TAGS Trespassing at the pool is a problem every summer. The use of the pool ID tags was initiated in an effort to stop this problem. A number of owners have volunteered to help monitor the pool and have been provided with badges that say "Owner Representative" Please don't take offense if you do not have a visible ID tag and are questioned as to who you are. Please let all visitors and guests to your unit know about the necessity of wearing the ID tags while at the pool. This will save a lot of embarrassment for everyone. Owners who rent their units should provide ID tags to their rental companies. New tags were re-issued to all owners in 2008. If you need additional tags, they can be purchased through the Property & Association Management CO., Inc. office for \$5.00 per tag.

VISITORS The pool and Jacuzzi are only for the use of residents staying at Cypress Bay III or Cypress Bay at the Lake. Owners must accompany any visitor not staying at either property.

Please post these rules in your unit and provide a copy to visitors, renters and rental companies.