

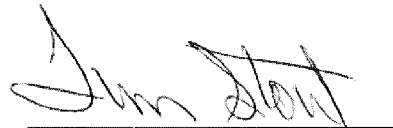
KINGSPORT HOMEOWNERS ASSOCIATION

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

Legal Description: Kingsport Homeowners Association, Inc located at 4445 Kingsport Drive, which is located off Hwy 90, Little River, South Carolina 29566.

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

The revised rules, regulations and policies of the Kingsport Homeowners Association, Inc were approved for filing on July 9, 2024


Signature

Tim Stout, President

KINGSPORT RULES AND REGULATIONS

Revised: July 2024

General

The Board of Directors reserves the right to change, modify, or amend these rules, regulations, and guidelines. In addition, this document and all amendments are on file with the S.C. Registrar of Deeds as required by law. Each owner is responsible for the proper conduct of his/her family, their guests, and service personnel, as well as for any damage to the property caused by these persons. It is also the owner's responsibility to insure their renters and their guests understand and observe all rules and regulations. Units used as rentals are required to have rules and regulations posted inside of the unit. Occupancy of a unit is not to exceed the number specified by law. No more than 4 persons in a one bedroom, 6 persons in a two bedroom, and 8 persons in a three bedroom. Multiple family occupancy is not allowed. No one under the age of 18 may occupy a unit unless a parent or the owner of the unit is present at the residence.

When a situation arises that is made known to the Kingsport HOA, that is deemed a fire hazard or safety hazard to any resident, the Board reserves the right to immediately hire a licensed/certified professional or contractor to resolve the issue at the expense of the owner. At the discretion of the board, the owner can have the option to resolve the matter themselves within the time frame that is deemed appropriate by the Board as long as the owner provides proof the repair was made by a licenses/certified professional and can provide sufficient proof the matter is resolved safely and completely.

Elevator

In case of failure call Rodney Brown (number is posted) or contact a Board member. Do not call the elevator company, the Board will do so if required. Should the elevator malfunction while inside please use the elevator phone to reach the 911 operator. Do NOT force open the doors. Holding open or propping doors is strictly prohibited. Animals are not allowed on the elevator unless they are held. Smoking is prohibited. Children under the age of 16 are not allowed on the elevator alone. This elevator is designed for passenger use. If you should require moving large, heavy items please install

protective wall curtains. They are stored in the utility room on the first floor beside Unit 106. Return them after use. Owners are responsible for any damages caused by a contractor under their employ. If you spill liquids, drop trash, or track dirt/mud on the elevator floor, please clean it immediately. If you find the elevator floor or walls dirty please notify a board member immediately. Any damage, abuse, or misuse of the elevator is the financial responsibility of the user and/or the owner. Anyone in violation of the above stated rules will be fined and be financially responsible.

Porches & Balconies

No clothing, linen, towels, etc. shall be hung from balcony railings or be draped over outside furniture. The United States flag may be displayed but must not exceed 4' X 6' in size and is limited to one flag per unit. Also, one patio type flag may be displayed with limitations of size not to exceed 12" X 18". All other flags or similar hangings are prohibited. Patio flags must not be offensive in nature. Confederate or rebel flags, Swastika images, KKK, BLM, profanity, political, immoral logos, gestures, or other offensive images, etc. are prohibited to be displayed in any manner. Fruits, vegetables, or similar plants are not allowed. House plants of reasonable size and number are acceptable. Porches and balconies shall not be used for storage areas and must be kept clean at all times. All occupants should be sensitive to the possibility of items being dropped, swept, or thrown from balconies since this could cause damage or injury to units or persons below. No foreign objects or material, including cigarette butts, water, or debris of any type shall be thrown or dropped from balconies or on common areas. Holiday decorations are permitted 30 days prior to a holiday and must be removed within 10 days after the holiday. Any modifications to porches, front and rear, such as screening, shading, noise control, electrical, etc. must receive prior approval from the Board of Directors.

Window Treatments

All window treatments visible from the exterior of the unit must include a no uniform solid white backing with no design. Window shades, blinds, or other window treatments visible from the exterior of the unit must be displayed in an even, uniform manner and remain in proper working condition.

Building Hallways and Common Areas

Personal items may not be kept or stored in the hallways or other common areas unless previously approved by the Board of Directors.

Clotheslines

No clotheslines shall be located on common areas, balconies, or porches, nor shall anything be hung to dry in windows, sliding glass doors, or on patio porches or balconies that may be visible from the common areas.

Grilling

No gas or charcoal grills may be used in units or on balconies, porches, or hallways. All grilling must be done in the designated grilling area only and is located on the north side of the building. This is by order # 501.5 of the standard fire code of Horry County. Grills are required to be cleaned and all trash removed from area after each use.

Fireworks

Use of fireworks on Kingsport property is strictly prohibited due to fire and safety hazards.

Annoyances and Nuisances

Loud and boisterous parties will not be tolerated. Radios, TV's, or musical instruments should be used with discretion so as not to disturb other residents. Loud noise or music between 10:00 pm and 8:00 am is prohibited. No immoral, improper, offensive, or unlawful activity is permitted in any unit or on Kingsport property. No activity is permitted which could affect the structural integrity of the property or affect the Associations insurance coverage. Loud parties that may disturb others are not permitted.

Trash

All trash and unit debris must be placed in a secured, leak proof, heavy duty plastic bag and deposited into the onsite dumpster. Trash may not be stored in any common area outside of any unit. Electronics, appliances, grills, mattresses, furniture, construction materials and all other large items must be taken off site to an approved dumping site. Boxes must be flat and broken down. Dumpster is for Kingsport resident use only.

Pets

Renters and Visitors are NOT allowed to have pets of any type. Homeowners are allowed one pet per unit which shall not exceed 35 pounds. All pets must be leashed when in common areas. Pets are not allowed on the elevator unless hand carried. Pets are not allowed to be left unattended outside of any unit or tied up in any common area. No pets are allowed inside the pool area. Owners are responsible for the immediate clean up of pet droppings. Persons with pets must prevent their animals from urinating, defecating, or damaging landscaped areas such as flower beds and shrubs. Failure to abide by these rules or if a pet is deemed to be a nuisance to other residents may result in the pet being removed by the County Animal Control or other legal means. Exotic pets are prohibited. The feeding of wild animals, waterfowl, or feral and stray cats/dogs is not allowed.

Parking and Recreational Vehicles

Vehicles should be parked in marked designated spaces only. Double parking and parking on landscaping or grassy areas is prohibited. No parking in handicap spaces without proper handicap placards, stickers, or tags. Vehicles NOT driven on a daily basis are required to park towards the rear of the parking lot in an effort to better serve all residents. Trailers of any type are prohibited except for loading and unloading purposes. Trailered boats and jet skis are limited to a maximum of 72 hours. Washing vehicles in the parking lot is not allowed. Sleeping is prohibited in the parking area. Tractor trailers, campers, mobile/motor homes, motorcycles, golf carts or other similar vehicle are not allowed at any time in the parking area and will be towed at the owner's expense. Unauthorized, abandoned, inoperable, or unregistered vehicles are subject to tow at the owner's expense. No warnings are required for the enforcement of any stated parking rule.

Renting Units

Units may be rented, leased, or sub leased only in such a manner as to provide independent use thereof. The lease must be reviewed and approved by the Board of Directors and the lease must be on file with the property management company. The lease is to be written to include a section which states that tenants must comply with the Master Deed and the Rules and regulations of the Association. All leases shall be 1 year in length and must be renewed and approved every year thereafter. Owners and Renters are required to sign an acceptance form supplied by and on file at the property

management office. All leased or rented units must have rules, regulations, by laws, and master deed available in each such unit.

Flammable Hazards

No flammable fluids, liquids, oils, or other hazardous materials such as gasoline and kerosene, or other explosive materials may be brought in to any unit, storage building, or under the Kingsport building structure.

Use of Property

Each unit shall be used for residential use only. No trade or business activity may be conducted from a unit or on Association property.

Signs

No signs shall be displayed to the public on any units or any portion of the Association property, unless previously approved by the Board of Directors.

Alterations and Additions

No structural or exterior alteration shall be undertaken to any unit without prior written approval from 90% of the Association homeowners. Any such request must be submitted in writing to the Board of Directors with adequate sketches, blue prints, and description of the requested change. Any such change must be in compliance with the Master Deed.

Pest Control

The property manager must have a key to each unit. If not, owner must provide proof of professional pest inspection and control to the property management office by the 25th of each month or pay a \$50 fine.

Children

Children under the age of 16 must be supervised at all times by a responsible adult. Skateboards, hover boards, skates, scooters, roller blades, and bicycle usage is prohibited by anyone under the age of 16. Children are not allowed on the elevator or inside the pool gates without proper adult supervision. Disruptive behavior or running on hallways or porches is not allowed. Any damage caused by an unsupervised child will be the responsibility of the parent, guardian, and/or owner in which the child belongs.

Waterway Deck

The waterway deck is for the use and enjoyment of owners, renters, and their guests in good standing only. No food, fishing equipment, trash, or any other materials may be left unattended overnight. Cutting bait on railings or picnic tables is not allowed. The cleaning of fish in the deck area or parking lots is strictly prohibited. All persons are asked to clean areas they have used and to leave patio furniture in its proper place.

Swimming Pool

Pool rules are clearly posted in the pool area. Pool hours are from 8:00 am to 10:00 pm. All residents, guests, and renters are cautioned that they use the pool, its equipment, and facilities at their own risk. Lifeguards are not provided and any use of the pool is at your own risk. The Kingsport Homeowners Association, The Board of Directors, or their heirs will not be responsible for any injury, illness, disease, harm or loss of life that may be suffered by any person while using the pool or on Kingsport property. Kingsport Pool ID tags or badge must be presented upon request for pool use. All pool rules are supported and enforced by DHEC, the Property management association and the Kingsport Board of Directors.

1. Owners must be current in dues and assessments to be allowed use of the pool. If a delinquent owner has a renter, the renter will be denied use of the pool and its facilities.
2. No solo swimming allowed.
3. No running or rough play inside the pool or its enclosure.
4. No person under the influence of alcohol or drugs allowed in the pool area.
5. No spitting or blowing nose in the pool.
6. **Persons with skin, ear, respiratory infections, open lesions, fever, recent COVID-19/Flu infection or wounds should not enter the pool.**
7. No animals or pets allowed in pool enclosure per DHEC
8. No glass containers
9. No children under the age of 16 without adult supervision allowed inside pool area per DHEC regulations.
10. You must shower before entering pool.
11. No open fires or grilling inside of pool area.
12. Pool Hours: 8:00 am to 10:00 pm
13. Maximum number in the pool at one time is posted on pool fencing.

14. A first aid kit is located on the elevator exterior wall facing the pool.
15. Life saving equipment is located on pool fence.
16. An emergency phone is located on the elevator exterior wall facing the pool.
17. All swimming is at your own risk. No lifeguard on duty.
18. Pool is private property and is for use of owners and their families, approved guests, and approved renters ONLY! Owners/Tenants must be present with any other outside guests. Pool tags or wrist bands must be in possession of each swimmer.
19. No diapered babies are allowed in the pool. Infants must wear rubber pants or "little swimmers" while in the pool.
20. Thong bathing suits are prohibited. Only garments designed for swimming are allowed. No jeans, cut-offs, etc. allowed.
21. Do not remove pool furniture from the pool enclosure.
22. Large floats, large boats, or large toys that may interfere with other swimmers are NOT allowed.
23. Please note that if glass is broken, infant diaper accidents, or an animal is allowed in the pool area that DHEC requires the pool to be shut down and drained. This will be at the expense of the homeowner and/or violator.
24. Diving is prohibited.
25. Personal radios, CD players, etc. should be kept at a personal volume level so as to not disturb other pool guests.
26. Chairs and loungers may not be reserved. Use is first come, first served.
27. In the event of lightning or other dangerous weather all persons are asked to exit the pool and take shelter.
28. Smoking or use of any and all tobacco products, to include vaping and e-cigarettes, are not permitted in pool area.
29. Persons bringing food and drink into the pool area must clean up their mess when completed. If you have moved furniture, place it back where it was before you leave. Always lock the pool gate when you leave the pool area if the pool is no longer in use.

Violations

The rules and regulations of Kingsport are intended to promote and preserve enjoyment for all who reside here. Violations of the RULES AND REGULATIONS are subject to fines, as determined by the Board of Directors. Fines will be assessed to the applicable homeowner account, in addition to all other legal remedies. The Association shall have the right to assess fines repeatedly until the violation is resolved per the fine schedule below:

1st Violation: Written Notification with a \$50 fine @ Board Discretion

2nd Violation Notice: Written Notification and \$75.00 fine

3rd Violation Notice: Written Notification and \$100.00 fine

4th Violation Notice: Written Notification and \$150.00 fine

After 4th Notice fines will accrue @ \$150.00 per day

Violations do NOT expire. If you are cited for an offense, the next time the offense is violated it will be treated as a subsequent offense regardless of any time lapse.

If a violation is not cured or corrected in a timely manner the Association may pursue legal action.

Tenant Violations may result in eviction from the property.

Should a disagreement of a fined violation occur, the owner may request a hearing before the Board of Directors. This request must be in writing and be done so within 72 hours of said violation notice being issued.

The Board of Directors may suspend the voting rights of any owner that is delinquent in any assessment, dues, or fines.

**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 **959** , page **839**

PURCHASE PRICE / MORTGAGE AMOUNT: \$,

**BRIEF PROPERTY DESCRIPTION: LOCATED AT 4445 KINGSFORT DRIVE, WHICH IS LOCATED OFF HIGHWAY 90,
LITTLE RIVER, SC 29566**

TAX MAP NUMBER (TMS #) / PIN NUMBER: .

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

FULL BUSINESS NAME

1. **KINGSFORT HOMEOWNERS ASSOCIATION**

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

1. **KINGSFORT HOMEOWNERS ASSOCIATION**