

COLONIAL GREENS HOMEOWNERS ASSOCIATION, INC.

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Legal Description: Colonial Greens Homeowners Association, Inc located on Charter Drive, which is located off Highway #9, Longs, South Carolina 29568

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

The revised rules, regulations and policies for Colonial Greens Homeowners Association, Inc were approved for filing on November 26, 2024.



Signature

James A. Kolodziej, President

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Marion D. Foxworth III
HORRY COUNTY, SC REGISTRAR OF DEEDS

COLONIAL GREENS HOA

RULES AND REGULATIONS

Revised 11/1/2024

INTRODUCTION To foster a congenial and dignified residential atmosphere, your Board of Directors (BOD) has adopted this set of Rules and Regulations for use by all owners, their families, guests and renters.

All questions, suggestions or complaints should be made to the Colonial Greens HOA BOD via the property management company.

These rules and regulations will be enforced by the BOD through the property manager.

GENERAL Each owner is responsible for the proper conduct of all occupants and visitors to their unit. Owners should be familiar with all the rules and regulations. Owners who lease their units must post these rules and regulations in their units and attach a copy of these rules and regulations to the lease documents.

MAINTENANCE Your HOA hires personnel to perform routine maintenance of the common property. These personnel may only receive directions through the BOD and the property manager.

SECURITY As a community, it is the responsibility of everyone to be vigilant. If you become aware of any suspicious activity or person in or around the property, notify the manager. Do not put yourself at risk. If there is an immediate threat, dial 911.

FIREWORKS/FIREARMS Discharging fireworks or firearms on the property is not allowed.

SCOOTERS/SKATEBOARDS Scooters and skateboards are not allowed on Colonial Greens property.

GRILLS Gas, propane and charcoal grills are prohibited on Colonial Greens property and may not be used or stored on the property.

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

am.Noise from repairs and maintenance is allowed between the hours of 8 am and 5 pm Monday through Saturday except during emergencies. Noise complaints between 11pm to 7am should be made to the Horry County Police non-emergency number.

PETS All pets must be on a leash and under owner control when outside a unit in compliance with the laws of Horry County. All owners must pick up their pets' waste as required by law. Residents may have up to three pets that are no larger than 35 pounds each. Pets more than 35 pounds require conditional approval of the BOD. Owners that lease their property may prohibit their tenants from owning pets. Liability for damages or harm caused by any pet will be solely the responsibility of the pet owner.

VEHICLES/PARKING Vehicles parked on HOA property must display a current valid registration.

Each unit in Colonial Greens is provided with one reserved parking spot with their unit number printed thereon. Additionally, each building has an overflow parking space that is unnumbered and is available on a first-come, first-serve basis. Commercial vehicles, RVs, boats, trailers, golf-carts and motorcycles are not allowed to park overnight on the property.

Vehicles shall be parked in a manner as to not impede the use of sidewalks by pedestrians. Do not allow your trailer hitches and/or bumpersto overhang the sidewalks.

Company vehicles or other such vehicles that display advertising shall have the company information and advertising covered while parked onsite between 5 pm and 8 am unless they are performing maintenance for an owner or the HOA.

No vehicle parked on the premises can be used as living/sleeping quarters.

All vehicles parked on the premises shall be in good repair and not leaking fluids onto the pavement. Any damage caused to the parking lot by a vehicle leaking any type of fluid will be repaired by the HOA and charged to the owner. No major mechanical maintenance or repairs of vehicles are allowed on HOA property. Minor repairs may be made of owner-owned vehicles only.

Parking violations can lead to the vehicle being towed at the owner's expense.

TRASH All household waste should be bagged and placed in the dumpster at the 3-way stop sign. Do not leave trash on the ground as the trash company will not get out of the truck to pick it up. Take all large items and hazardous materials to the Horry County Recycling center. Take things you want to donate to the appropriate drop-off locations. Violations of the dumpster rules can result in a fine from the HOA and a charge of illegal dumping from Horry County.

FRONT DECKS/RAILINGS Clothing and other items shall not be left on the front decks and railings. Areas under stairways shall be kept clear. Keep the front lawn areas free of debris, cigarette butts, etc.

ACCESS TO UNITS The property manager will retain a key for each unit. Owners desiring to alter or install a new or additional lock must inform the property manager and provide a key for such lock should the necessity arise for the property manager or BOD to enter a unit in the case of emergency or routine maintenance (e.g. pest control). Every effort will be made to notify the owner/resident in advance. If the owner/resident cannot be reached, the property manager and/or BOD member reserve the right to enter the unit at their discretion.

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

- a) Immediately leave your unit and leave your unit unlocked.
- b) Call 911 and tell the dispatcher the floor, unit number and address.
- c) Pull the fire alarm for your building.
- d) If safe to do so, notify your neighbors of the fire.
- e) Use the nearest stairway to leave your building.
- f) Do not attempt to re-enter the building until it is cleared by the fire department.

RULE CHANGES The BOD reserves the right to add, modify or revoke rules and regulations as in their opinion shall be necessary or desirable for the safety, protection and appearance of the property and its residents.

VIOLATIONS These rules and regulations are for the mutual benefit of all. Violations should be reported to the Property Manager who will call the matter to the attention of the Owner, Lessee, or Guest for corrective action in accordance with the following:

1. First Violation Notice. A written notification will be issued to the owner detailing the violation and giving the owner seven (7) days to correct the violation.
2. Second Violation Notice. A written notification will be issued to the owner stating that the violation has not been corrected. A fine of \$50.00 will be imposed and the owner will be given an additional five (5) days to correct the violation.
3. Third Violation Notice. A written notification will be issued to the owner stating that the violation has not been corrected. A fine of \$100.00 will be imposed and the owner will be fined an additional \$50.00 for each subsequent day that the violation continues.
4. Repeat Violations. A recurring violation will be treated as a continuing violation. (e.g. If a first violation notice was given for a specific cause and corrected and owner commits the same violation at a subsequent time, that violation will be a Second Violation notice).

Assessment payments due and not received by the 20th of the month will result in an assessment of a \$35.00 late fee.

PROPERTY MANAGEMENT

Property & Association Management Co, Inc843-399-6116
 After hours emergency number843-488-7302
 2126 Hwy 9E, Suite G4
 Longs, SC 29568

Pam Bane, President.....pam@scpaminc.com