

**ROBBERS ROOST VILLAS REGIME #2 HOMEOWNERS  
ASSOCIATION, INC.**

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Legal Description: Robbers Roost Villas Regime #2 Homeowners Association, Inc. located on Villa Drive, which is located off Golf View Drive and 11<sup>th</sup> Ave N. North Myrtle Beach, South Carolina 29582.

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The revised rules, regulations and policies for Robbers Roost Villas Regime #2 Homeowners Association, Inc were approved for filing on July 20, 2026



Brian Wilson, President

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

ROBBERS ROOST VILLAS REGIME II  
RULES AND REGULATIONS

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### INTENT OF HANDBOOK

The Handbook of Rules and Regulations is adopted pursuant to the Robbers Roost Villas Master Deed dated September 13, 1973, and filed with Horry County, September 25, 1973, and is designed to provide an overall framework and comprehensive set of standards, procedures and rules for the development and value of the community in an orderly and cohesive manner.

Compliance with the standards, procedures and rules of this Handbook is required, but does not constitute the sole basis for review or application of requests or determinations of the treatment of the rules and guidelines.

This document is not intended to replace the Master Deed or Bylaws but rather to clarify and to simplify the process by which owners use the property and to remain in compliance with all laws, zoning ordinances, and regulations of all governmental authorities having jurisdiction of RRV as stated in the RRV Master Deed.

**Common Area:** Refers to the shared or commonly owned elements within a condominium complex that are jointly maintained by all unit owners. These shared properties are governed by the Homeowners Association and funded through homeowner dues or special assessments.

The Board appreciates your cooperation and observance of these rules and regulations to make Robbers Roost Villas an enjoyable place to live.

## **RULES AND REGULATIONS**

### **Parking**

- Parking spaces are not to be used to store vehicles, for oversized vehicles, inoperable vehicles, or vehicles without a current registration/tag. No repair work shall be conducted in the parking spaces.

### **Trailers, Moving Vans, Boats, Campers**

- The use and storage of trailers, moving vans, and trucks, box trucks, boats or other watercraft, or oversized vehicles and campers are prohibited within RRV. Owners are permitted the use and storage of trailers used to transport golf carts or delivery of repair/renovation materials and moving vans for moving into and out of a unit for a period of seven (7) days/nights.

### **Motorcycles**

- Motorcycles not owned by a unit owner, or a owner's immediate family are prohibited on the premises. Permitted motorcycles must minimize their exhaust noise.

### **Contractor Vehicles**

- Contractor commercial vehicles are not permitted to be parked overnight or long term and shall be allowed only for the use of contractors actively performing work for owners or the association.

### **Golf Carts / Low Speed Vehicles**

- Only licensed drivers are permitted to drive golf carts/LSV on the premises.
- Owners are limited to one golf cart or LSV registered with the RRV Property Management Company.
- Rental carts are subject to all the above rules, but do not require registration with property management.
- All privately owned golf carts must be registered with the City of North Myrtle Beach and show stickers proving such.
- Disabled and/or non-licensed/registered golf carts/LSV are not allowed on the premises of RRV. If this occurs, the owner of the cart/LSV will be notified and given thirty (30) days to fix or remove the cart to avoid being towed at the owner's expense.
- Golf Cart/LSV use, and storage is permitted on only paved surfaces.
- Charging Electric Carts/LSV 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.



## Noise

- Loud parties will not be tolerated. TV's, stereos, and musical instruments should be used with consideration especially during the hours of 11:00pm and 7:00am.

## Obstructions

- Parking, sidewalks, and other communal areas shall not be obstructed in any manner with bicycles, mopeds, wagons, chairs, strollers, coolers, tables, toys, or other objects.

## Outdoor Open Flame/Grills/Recreational Devices/Fireworks

- Due to the wood construction of RRV, residents must comply with open flame rules established by the North Myrtle Beach Fire Marshalls office.
- Fireworks are prohibited per the City of North Myrtle Beach
- Devices that use an open flame for cooking food for human consumption must remain at least 10' away from a multi-family building such as apartment buildings and condominiums. This includes but not limited to grills using propane, wood pellets, charcoal, wood, or alternate fuels to create heat for cooking.
- Devices that use an open flame for recreational purposes must remain at least 20' away from multi-family buildings. This includes propane heaters, chimeras, fire pits, and the like. Due to the Fire Marshalls restrictions these devices cannot be accommodated.
- Attached to these rules and regulations are the City of North Myrtle Beach Fire Codes for your review. Non-compliance to these rules will result in a letter from the Board. Continued violations will be reported to the City of North Myrtle Beach Fire Marshall, and you will be subject to fines levied for violation of these rules.

## Hazards

- No flammable oils or fluids such as propane, gasoline, kerosene, or other explosives or articles deemed hazardous to life or property may be brought onto the premises. Exceptions are gas grill propane tanks. Gasoline may not be stored on or in the property for any reason.

## Pets

- Dogs must be on a leash and not left unattended in the communal areas.
- Owners are responsible for picking up after their pets.
- Each unit is limited to three (3) household pets (dogs, cats, or combination of both).
- Animal nuisances will not be tolerated. No excessive barking, growling, howling, etc. shall be allowed.

## Landscape (Front of Units)

- All trees and shrubs previously planted and approved by the Board shall remain.
- Solar lights are permitted if they are not offensive to other property owners within proximity to the dwelling.
- If landscape needs attention please contact the property manager for assistance.
- Benches shall be restricted to 4' in length and 20" in depth, and must be constructed of concrete, wood, or steel with enough weight to stay in place and withstand high winds. Arms and backs are permitted; and the bench can have pillows and seating pads, but they must be tied down and maintained.
- No attaching/hanging objects to the outside walls, upper decks, or railings per the Master Deed.
- Door wreaths or art in good condition are permitted to be used on the front door.
- Decorations for Holidays are permitted but should be limited in size and number. Such decorations must not impede the ground crew from performing maintenance work. Such decorations should be taken down within 15 days after the actual holiday.

## Trash

- Household trash should be bagged and placed in the compactor. The compactor should be cycled each time trash is deposited, which activates a deodorizer for odor control. The key and instructions for use is provided on the wall to the right of the compactor. All yard or bulk waste (construction debris, furniture, appliances, and large boxes must be taken to the North Myrtle Beach Solid Waste Authority on 2<sup>nd</sup> Avenue South., behind City Hall.

## Swimming Pool

- The pool is for owners and owners' guests only.
- Access permitted between the hours of 8:00am and 10:00pm.
- Persons using the pool facility do so at their own risk.
- Pool rules are posted inside the pool and must be obeyed.
  - Food is not permitted inside the pool area.
  - Drink is allowed but must be contained.
- No glass containers are permitted within the pool area.
- The pool has a locked gate entrance (access code is provided directly to owners).
- No Pets permitted inside the fenced area.

## **Structural Modifications to the Exterior of the Building**

- All structural modifications to the exterior of a unit including, but not limited to, screened porch enclosures, storm doors, front doors, rear patios, window replacements, and decks must be approved prior to the commencement of work. The City of North Myrtle Beach requires a HOA approval letter to be submitted with any permit requests.

### **Screened Porch Enclosures**

- All work must be permitted by the City of North Myrtle Beach, inspected and a final certificate of Completion achieved. Once the screen porch is enclosed, all repairs to the modified portion of the building become the responsibility of the owner.

### **Storm Doors**

- Storm Doors must be white aluminum, tempered full-view glass. Recommended door is Larson Tradewinds and can be purchased at Lowes or Home Depot.

### **Front Doors**

- There are three options for front doors: (1) Original 8-panel solid door. (2) Solid with top half-moon window (3) Solid with top 6-rectangular windows.

### **Rear Patios**

- Paver patios may be installed from the edge of the screen/enclosed porch to a maximum depth of twelve (12) feet and no wider than the width of the unit. Pavers must be used for ease of removal if required to access utilities. Removal and install are at the expense of the owner.

### **Decks**

- Decks on the second floor are an owner responsibility except for the waterproof bladder, which is the responsibility of the Association. If the bladder is leaking, please report it to the property manager. The wood or Trex decking is an owner responsibility, and the cost of maintenance, replacement, removal, and installation is an owner expense.



## Window Replacement

- All new windows for replacement of existing windows shall have white aluminum frames. It is the owner's responsibility to ensure the windows meet local guidelines as required by the City of North Myrtle Beach and an HOA approval letter is required and will be issued after the window replacement plans are submitted to the Board for review. An initial flashing inspection must be completed before the trim work is installed. A final inspection is required once the installation is fully completed.

## RULES OF CONDUCT

To maintain a warm and welcoming neighborhood, Owners, Families, Invitees, Guests, and Robber Roost Board Members shall extend courtesies and hospitality to all.

Per the Robbers Roost Master Deed, By-Laws, Article VII, Section 6, Rules of Conduct Subsection (b) "No residents of the Property shall: (5) "Act to interfere unreasonably with the peace and enjoyment of the residents of the other Villas in the property".

Based on the above Rules of Conduct section cited above, to ensure fairness to all Owners, Families, Invitees, Lessees, Guests, and Robbers Roost Board Members, the following RRV Code of Conduct is below:

- The verbal, non-verbal, and/or written communication containing vulgar language, threats, intimidation, of Owners, Invitees, Lessees, Guests, and Robbers Roost Board members is not allowed.
- Malicious, harassing, untruthful or frivolous remarks, or rumors against, or about, Owners, Invitees, Lessees, Guests, and Robber Roost Board members is not allowed.
- Ridicule, harassment, or retaliation in any form is not allowed.
- Disregard of RRV Master Deed, By-laws, and HOA Rules are not allowed.
- The use of abrasive, violent, profane, or insolent language or gestures, or showing intimidation is not allowed during Board Meetings.
- Side conversations during Board Meeting shall be taken outside/away from the meeting to allow other owners to have full time and attention from the Board.
- Any topic an Owner brings to a Board Meeting should be submitted prior to the meeting to allow the Board the opportunity to familiarize themselves with the issue(s) and to allow time allocation for the Owner to address the board.
- Owners, who have not requested time on the agenda, should raise their hand to allow the Board to recognize them and allocate time on the floor to speak.

When a violation of the RRV II Code of Conduct is observed, kindly remind the person of the rule in violation in a non-confrontational way or report the violation to the RRV Property Management Association and/or to a Board member.

The Board reserves the right to hold the Owner accountable and to implement corrective actions for any violations of the Code of Conduct committed by the Owners, their family members, their Invitees, Lessees, and their Guests.



Corrective action, if necessary and based on a majority vote of the Board, may include measures such as limiting communication to written correspondence, temporary restrictions of amenities, and/or the imposition of fines for repeat offenders.

#### RULES AND REGULATIONS VIOLATION POLICY

All continued violations or disregard of the Rules and Regulations will result in the following:

- First violation equals a written warning.
- Second Violation equals a \$50.00 fine.
- Third Violation and subsequent Violations equals a \$100.00 fine.