

Palmetto Harbor Property Owners' Association

Rules, Regulations and Fines

Amended (10/7/21 and 1/6/22)

Per Article III, Section 2 of the Declaration Covenants, Conditions, Restrictions, Easements, Charges and Liens (CCRs) for Palmetto Harbor :

***Rules and Regulations.** The Association, by and through its Board of Directors, may adopt from time to time additional reasonable rules and regulations governing the use of Common Properties and Lots within the Subdivision. This right may be limited by applicable law in the event areas of the Subdivision are dedicated to governmental authorities and the rules conflict with applicable laws. Such rules may not conflict with the provisions of this Declaration and, in the event of any such conflict, this Declaration shall prevail.*

It is the responsibility of all Owners to familiarize themselves with the requirements contained in the CCRS, the ARB Standards and the Rules and Regulations. These Rules and Regulations have been filed with the Register of Deeds in the County of Horry, South Carolina. All owners must make any guest, contractor, etc. aware of these rules, when appropriate. This document has been developed for ease of reference. In addition to the rules and regulations set forth herein, please refer to the CCRs and/or ARB Standards for additional guidance.

Fines: Noncompliance with the following rules and regulations will precipitate a fine or fines. An owner's failure to promptly pay fines imposed within 30 days from receipt of the request may result in a lien being filed against the property: Unless otherwise stated herein, or as part of the CCRs and/or ARB Standards, fines are as follows:

\$0 – first warning in writing

\$100– second warning

Failure by Owner(s) to resolve issues within a timely manner, or as set forth in the notice of fine, will result in additional fines of \$100/day and may result in a lien against the property and other remedies as outlined in the CCRs.

Alterations/Additions: See ARB Standards for requirements.

Animals/Pets.

- No exotic animals, livestock or poultry of any kind shall be kept or maintained on any Lot or in any dwelling.
- No vicious or nuisance animal shall be kept or maintained on any Lot or in any dwelling.
- No more than two (2) household pets (including no more than two (2) dogs or two (2) cats or a combination, not to exceed two (2) in total may be kept or maintained, provided they shall not constitute a nuisance or cause unsanitary conditions.
- No pet will be allowed to run at large unleashed beyond the limits of the Owner's fenced area.

- Excessive barking by an animal is considered a nuisance and Owners MUST adhere to the rule regarding nuisance animals.
- Pet Owners MUST pickup and properly dispose of waste deposited by Owners' pet(s) whether on Owners' Lot, yard, sidewalk, street, and/or common areas within the Subdivision.

Antennae. No outside antennae is allowed unless approved, in writing, by the ARB. Satellite dishes are allowed, however, siting must be approved by the ARB.

Building Type/Lot Use. No Lot shall be used except for private single-family residential purposes.

Construction and Contractor Work Hours. M-F 7 a.m. -7 p.m.; Sat. 8 a.m.- 4 p.m.; Sun.- No construction work is to be conducted by any contractor or subcontractor or homeowner on a Sunday. unless it is the result of an owner/resident emergency. Holidays – No construction work is to be carried out by any contractor, subcontractor or homeowner on the following holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving and Christmas.

Clothes Drying. No drying or airing of any clothing, bedding, rugs, etc. is permitted on houses or over the deck railings of any dwelling.

Discharge of Firearms. No one shall discharge any firearm within the subdivision in adherence to the rules and regulations established for Palmetto Harbor and by ordinance of the City of North Myrtle Beach.

Easements. No structures, plantings or other materials shall be placed or permitted to remain which may damage or interfere with the installation or maintenance of utilities or which may change the direction or flow of drainage channels. Any infringement on easements must comply with and be approved, in writing, by the relevant jurisdiction or authority (city, county, and/or utility).

Fencing/Retaining Walls. All fencing and retaining walls must be approved by the ARB in accordance with the requirements thereof. No retaining wall can be installed closer than three (3) feet from any adjacent lot.

Flags – The following flags are considered “Permitted Flags” and are the only flags that may be displayed on an owner's property:

1. the flag of the United States;
2. the flag of the State of South Carolina; and
3. the official flag of any branch of the United States armed forces.

Permitted Flags must be:

1. displayed in a respectful manner, in accordance with the current relevant federal, state or military code.
2. displayed from a pole attached to a structure or to a free-standing pole and not draped over or directly attached to fencing or structures.
3. no larger than 3' by 5' in size.

Only one permitted flag may be displayed on a flagpole attached to a structure. Two permitted flags may be displayed on an approved free-standing flagpole.

Flag/Flag Poles – See ARB Standards for requirements.

Fireplaces/Firepits: See ARB Standards for requirements.

Garbage/Trash/Hazardous Materials/Unsightly Conditions.

- No garbage or trash incinerator shall be permitted upon the premises. No burying or other disposal of garbage or trash on any Lot or common area is permitted.
- No litter, trash, rubbish or any unclean, unsightly or unkempt condition of buildings or grounds during or after construction is allowed.
- No one shall release, discharge, dispose of or allow to escape onto lots, common areas, waterway, lake(s), pond(s) or other nearby wetlands, any litter, trash, hazardous substance and/or materials.

Gutters:

All homes within Palmetto Harbor are required to have guttering. See ARB Standards for additional requirements.

Lakes/Ponds/Wetlands.

- No Owner of any Lot shall dredge or otherwise alter the wetlands without written permission of the Association.
- The lakes and ponds are the property of the Association for use by Owners Only and in accordance with the rules established for their use. No owner may grant permission to any non-owner to use the lakes/ponds located on the common areas.
- Fishing in the common areas lakes and ponds is catch and release only. Proper license is required.
- No boating, swimming, or wading is allowed in lakes and/or ponds.
- The areas surrounding the lakes/ponds are for owner pedestrian use. No motorized vehicles are allowed.
- No Owner shall pump water or add water to drains or interfere in any way with the water in the lakes, ponds and/or drainage areas.
- No docks may be built on, above, or adjacent to any lake, pond or drainage area.
- Owners of lots adjacent to the lake(s) and/or ponds shall...maintain the lake or pond front on his/her Lot to the waterline including, but not limited to, keeping underbrush, grass and other plants cut and neat. In the event any such Owner fails to comply with this requirement, the Association may perform the Owner's duties, and the Owner shall be responsible to the Association for all associated costs plus fees.

Landscaping: See ARB Standards for requirements.

Lighting.

- Lighting mounted on independent poles greater than five feet in height and/or strung mini-lights placed in shrubber or trees, except as allowed seasonally and limited to numbers are prohibited
- No mercury vapor or similar lights which are situated upon poles similar to street lights shall be permitted on any Lot.

Mowing. Lots must be mowed at a minimum of once a month during the growing season (April to November) or when vegetation reaches no more than 12” in height. The Association retains the right to have an Owners lot mowed and to assess the Owner up to \$100 per mowing.

Nuisance/Hazard. No loud, noxious, unsafe or offensive activity shall be carried on upon any Lot or Common Area, nor shall anything be done thereon which may be or become a hazard, annoyance or nuisance to the neighborhood, such as loud or offensive music, fireworks, commercial activities, etc.

Parking.

- No vehicle may remain parked on the street overnight.
- No vehicle may obstruct USPO access to any mailbox.
- No vehicle may obstruct lot owner(s) access or egress from their driveway.

Pet Areas: See ARB Standards for requirements.

Pools/Showers/Spas. No above ground pools are allowed within the Subdivision. See ARB Standards for additioanl requirements.

Repairs to Homes. Each Owner shall, at his sole cost and expense, repair his residence, keeping the same in a good condition comparable to the condition of such residence at the time of the its initial construction excepting normal wear and tear. See ARB Standards for additional requirements,

Retaining Walls: See ARB Standards for requirements.

Screening. All garbage receptacles, HVAC units, generators, propane tanks, and pool pumps and equipment must be screened. See ARB Standards for requirements.

Sheds/Storage Units/Outside Permanent/Temporary Structures. No sheds,outbuildings or other structure of a permanent or temporary nature, including screening, of any type, or outdoor kitchens, etc. are permitted within the curtilage of any dwelling. See ARB Standards for requirements.

Signage. No signage will be placed on any property by any owner, agent, or contractor that does not comply with the standards established for Palmetto Harbor.

Political Signage--No political signage, in any form, shall be allowed on any lot at any time that does not conform to the time period and related Code of the State of South Carolina (see attached). Political signage shall be limited to no more than one standard size sign,

Prohibited Signage--Signage prohibited by the regulations established for the County of Horry, South Carolina are also not allowed (see attached).

Solar Panels: Solar panels are permitted, however, the placement of solar panels must be approved, in writing, by the ARB.

Speed Limit/Safe Vehicle Operation.

- No vehicle operator shall exceed the posted speed limit of 20 MPH on any street, court, and/or cul-de-sac within the Subdivision.
- Stop signs are to be obeyed at all times.
- No vehicle shall be operated in any manner as to jeopardize the safety of any resident or property within the Subdivision.

Trampolines. No large trampolines may be erected or maintained on any lot.

Unsightly Conditions: It is the responsibility of each Owner to prevent the accumulation of litter, trash, or rubbish or the development of any unclean, unsightly or unkempt condition of buildings or grounds on his/her Lot either before, during or after construction, nor to permit the accumulation of excessive plant growth which shall tend to substantially decrease the beauty of the community as a whole or any specific area. Owners may be fined \$100/day for allowing unsightly conditions on their lots.

Vehicle Storage.

- No inoperative or unlicensed vehicle or vehicle in a state of noticeable disrepair shall be kept or stored upon any Lot, nor may any repair work be done to any motor vehicle on any Lot except for minor repairs requiring less than one day.
- No auto or other vehicle shall be parked in the yards or other non-driveway portions of a Lot. Autos or other vehicles shall not be parked on the street except when temporary visitors require such parking and at no time shall remain on the street overnight.
- No tractor trailers, mobile homes, motorcycles, campers, or other habitable motor vehicles of any kind, whether self-propelled or not, school buses, large commercial vehicles, boat trailers, or boats shall be kept, stored, or parked overnight on any Lot or street within the Subdivision.

Water and Sewer Systems. No individual water or sewer system shall be installed on any Lot... except a “shallow well” for lawn irrigation purposes.

Palmetto Harbor Subdivision is located at the intersection of Cenith Drive and Tom E. Chestnut Road in the City of North Myrtle Beach, SC 29582

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