



Indian Wells Golf Villas Horizontal Property Regime


Legal Description: Indian Wells Golf Villas Horizontal Property Regime, located on Indian Wells Drive, off of the Garden City Connector, Murrells Inlet, SC 29576

Contact Information: Surfside Realty Company
213 South Ocean Blvd.
Surfside Beach, SC 29575

Phone Number: 843-238-4900

The rules, regulations, and policies of the above-named Association were approved for filing on May 11, 2022 by the Board of Directors and Margaret Filand, President, signed the enclosed rules, regulations and policies, on behalf of the Board.

On Behalf of Indian Wells Golf Villas
Horizontal Property Regime,


(Signature)

Nancy Gardner, Community Manager

INDIAN WELLS GOLF VILLAS
RULES AND REGULATIONS
December 2018

Indian Wells Golf Villas is a complex of eleven buildings containing 83 units. It is governed by a Board of five persons elected by the owners who are subject to the Master Deed which conforms to South Carolina Condominium law. The following rules and regulations have been adopted to improve the enjoyment of condominium living for unit owners, residents and guests.

Owners should have a copy of the Master Deed that would have been given by the seller at the time of closing on your property. If you need a copy of the Master Deed and By-laws, please contact our management company, Surfside Realty Co., Inc. at 843-238-4900 x3. The governing documents are enforced so please review them and become aware of the restrictions.

All monthly assessments are due the first of the month. Failure to do so will result in a late fee. After 60 days delinquency basic cable TV will be turned off in your unit and after 90 days delinquency, your account will be sent to an attorney for collections and if not paid a lien will be placed against your property.

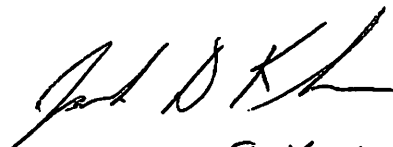
All units are provided basic cable TV and pest control services as part of the monthly assessment. Access to the units must be made available by supplying a key to the management office.

Indian Wells is a multi-family community and excessive noise in dwelling or common elements and noise from radios, boomboxes, TV's or car radios is prohibited.

The pool is open to residents and guests. Children under 15 years of age must be accompanied by an adult. All rules must be obeyed as posted. No late hours are permitted as two buildings adjoin the pool.

Window treatments must be white or neutral shades. No advertising may be displayed and no business may be operated from a unit.

No wiring or antenna may be installed on the exterior of the building



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No owner or tenant may adorn the building with any items. No plantings may be made on the common grounds without permission.

Trash must be placed in trash bags within one of the three bins. Trash left outside a bin will not be picked up by our carrier, and if the Association must dispose of the trash, an accompanying charge for expense will be made to the owner who left it there. On the rare occasion the bin you normally use is full, please use another bin. Any large items must be taken to a recycle facility.

Only owners are permitted to have pets. Renters must have written permission from the board and the owner of the unit to have pets. Limit is 2 pets per unit. Dogs that are over 25lbs are not permitted.

Pets must be leashed and accompanied by their owner when outside. Pets are not allowed in the pool area. Owners of pets must clean up waste from their pets. ANY OWNER OF A PET FOUND NOT CLEANING THEIR PET'S WASTE WILL BE FINED \$25.00 PER OCCURANCE.

Permanent parking spaces are limited to two per unit. Car maintenance and washing is limited to the designated area by the pool house.

Golf carts must be insured and registered with the state along with the Management Company and a fee will be assessed for use of the charging station.

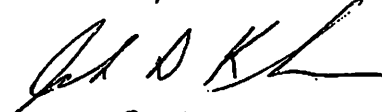
Motorcycles must be parked on the pad between the 900 and 1000 building.

The President of the Association should have a key to all units and may enter a unit when there is an emergency (water, damage, smoke, etc.). The management office also has a key for the exterminator services and for emergencies. The exterminator is provided with a key to access all units by Management under his contract for services. When leaving your unit for over 48 hours, turn off your water. There has been damage to downstairs units from upper units. Note: No matter whom the tenant is the owner is always responsible for the unit.

The Association meets annually in February to elect directors. Owners may vote by proxy if unable to attend.

The Board of Directors sets an annual budget and assessment charges to meet that budget. The budget is mailed to owners before January 1st for their information. Payment coupons for assessments are also mailed before January 1st. The budget may be discussed at the Annual meeting.

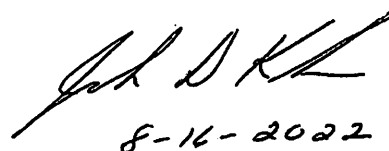
All questions about the operations of the Indian Wells Golf Villas may be directed to the management office or one of the Board members.


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Fines for Violations

The Board of Directors may levy fines against a member for any violation of the Master Deed, the By-Laws and the Rules and Regulations committed by such Member or any occupant of the property owned by the member.

In the event of a violation, as herein defined, the Association shall either, call the member, email the member, send a non-certified letter or personally notify the member of the violations. Notification by one of these means will be sufficient notice of the violation(s). The member shall be given one (1) week as of receipt of this letter to correct the violation or if a first time and unintentional offense, to assure the Board to the latter's satisfaction that the violation will not be repeated. For violations not corrected in one (1) week, a fine of \$100 will be imposed upon the member of the Association. After the second week, or the same issue reoccurs a fine of \$250 will be imposed upon the member of the Association. After the third week or same issue reoccurs within a year of the initial warning letter, a fine of \$500 will be imposed on the member of the Association. Persistent violators on the same violation will be fined immediately for each instance. A letter will be sent only once giving the homeowner seven (7) days to rectify the problem. After that it will be an automatic fine.


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