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GREEN SPRINGS PATIO HOMES HOA, INC

Legal Description: GREEN SPRINGS PATIO HOMES HOA, INC Association,  
located off of FREEWOODS Road in ISLAND GREEN in  
MYRTLE BEACH, SC.

Contact Information: GREEN SPRINGS PATIO HOMES HOA, INC  
455 SUNNEHANNA DR, # 216  
MYRTLE BEACH, SC 29588  
Contact: Mr. Carey Sharpe  
843-215-1667

*Color chart for homes -*

The rules, regulations, and policies of the above named Association were approved for filing on

*Jan 3, 2019*

*Carey Sharpe*  
(Signature)

CAREY SHARPE, SECRETARY/TREASURER

GREEN SPRINGS PATIO HOMES HOA COLORS

Your Board of Directors has the responsibility and authority to maintain the respectable and appropriate appearance of our community. We do want you to have the freedom to express individuality in your home and grounds, but by using HOA guidelines so that our homes blend well with one another.

Homeowners should submit a written request for approval to the Architectural Committee for the colors they wish to use when painting, vinyl siding their home, or replacing the roof. Trim colors also need approval. A color sample must be submitted to the committee with the request.

The Architectural committee chairperson can give immediate approval for repainting the original color, and often for other colors if appropriate. Approval could take longer if the chairperson needs to consult with other committee members.

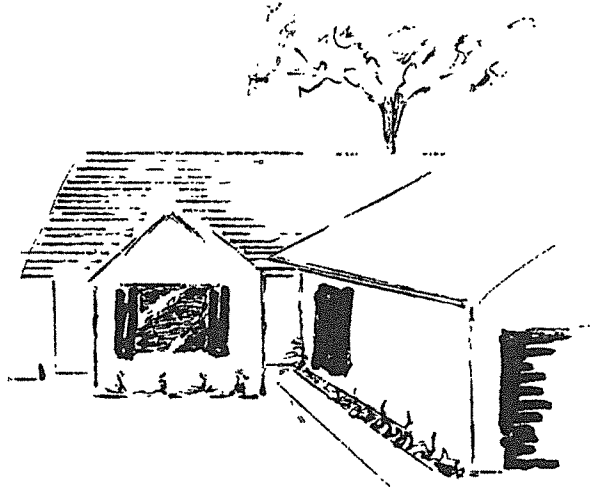
DO NOT BEGIN WORK ON THE HOME UNTIL APPROVAL IS OBTAINED, OR YOU COULD RISK HAVING TO REDO THE WORK TO CONFORM TO HOA STANDARDS.

The examples on the next page represent some generally acceptable color groups.

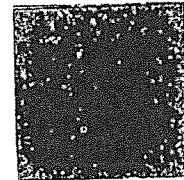
## PAINTING YOUR HOUSE

GREENSPRINGS has, since it's beginning, been somewhat strict and conservative about what colors are permitted. In recent years the policy has become more relaxed. Some current homes have brighter, more saturated colors.

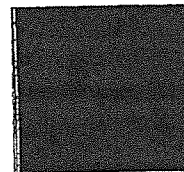
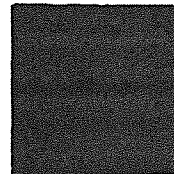
Your HOA Board encourages this trend. However we must continue to avoid dissonant or strident colors. If you do not have prior approval before you begin to paint your house, You could Be required to repaint it..



The color chips on this page represent a large Sample of the colors now seen in our community. If you plan to use a color similar to, or the same as one of these, you will receive immediate approval from your lot representative.

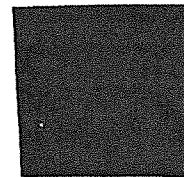


Other colors may be permitted but only by a vote of the HOA Board.



### STEPS:

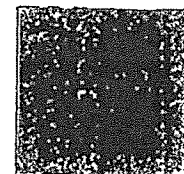
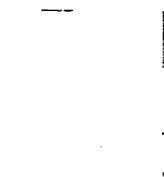
1. Get an ARCHITECTURAL REQUEST FORM from your lot representative or Carey Sharpe.
2. Attach a true color chip or sample to the form.
3. Complete the form and give it to the lot rep.
4. The lot rep will either approve and sign the form on the spot or tell you when it will go to the board.



### OTHER ARCHITECTURAL PROJECTS

They are numerous and varied, but are generally handled in the same way. Many will require a sketch or drawing and detailed description. Your project will be approved much more quickly if your drawings and description are complete and clear. Your professional (architect, engineer, contractor, etc.) can help..

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*Golf Cart Regulations*

*Jan 3, 2019*  
*Jan 3, 2019*  
*[Signature]*

The rules, regulations, and policies of the above named Association were approved for filing on

*Carey Sharpe*  
(Signature)

CAREY SHARPE, SECRETARY/TREASURER

Green Springs Patio Homes HOA  
Golf Cart Rules and Regulations

At the Annual meeting of the Association on November 2, 2013 the use of golf carts in this association was approved by a majority in attendance including proxies. The following are South Carolina requirements to own and use a golf cart in this state.

1. Complete Form GC-2 (Rev 11/12) Golf Cart Permit Registration
2. Provide proof of insurance for the golf cart.
3. Submit a fee of \$5.00.

There are also several South Carolina Golf Cart Regulations.

1. Golf cart drivers must be licensed, and the driver must carry their license and the golf cart registration at all times when operating the golf cart.
2. Failure to pay SC property taxes on the golf cart can result in registration refusal.
3. Owners without insurance can take advantage of SC's "uninsured Motorist" option for \$550 a year. Drivers must have no convictions or offenses recorded on their driving records. This option also does not release drivers from any legal or financial liabilities if they are found to be at fault in an accident.
4. Drivers can only use golf carts on SC secondary roads with speed limits no greater than 35 mph. Drivers can be no further than 4 miles from their residence.
5. Carts may only be driven during daylight hours.
6. DUI laws in SC also apply to golf cart drivers. Alcoholic beverages cannot be carried on golf carts.
7. Unlicensed minors are forbidden to drive golf carts on or off public roads in SC. The minor's parents or guardians will be cited and fined if their unlicensed child is apprehended driving a golf cart.

Green Springs Patio Homes HOA regulations include the following.

1. Golf cart owners must notify the Association when they register the cart with South Carolina, and provide proof of insurance to the Association yearly.
2. Golf carts must be battery powered. No gas carts allowed.
3. Golf carts drivers should adhere to rules which apply to driving a car which prohibit illegal parking, reckless driving, driving while drinking, and failing to yield right-of-way.
4. Owners who violate these rules and regulations will be subject to reporting to the Horry County Highway Patrol.

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*Storage Sheds Regulations  
Fence Regulations*

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*Carey Sharpe*  
(Signature)

CAREY SHARPE, SECRETARY/TREASURER

#### Storage Sheds

- Prior Approval by the Architectural Committee
- Siding same Material and Color as house.
- Roofing same Material and color as house roof.
- Trim to Match House Trim in color and style.
- Square footage limitation. (8' X 10' maximum-80 square feet)
- Secured per hurricane standards.
- Located behind the house.
- One Story Only
- Obtain building permit from county.

#### Fence Regulations

- Prior Approval by the Architectural Committee
- White Vinyl Picket Style Fence Only
- Maximum Height of Four (4) Feet
- Fence Confined Within the Homeowner's Lot.
- Cannot extend forward past rear wall of house except to patio.
- No chain link or split rail.

Homeowner: \_\_\_\_\_

Address: \_\_\_\_\_  
Myrtle Beach, SC 29588

Architectural Approval \_\_\_\_\_

Date \_\_\_\_\_