

**GREEN SPRINGS PROPERTY OWNER'S ASSOCIATION
HOMEOWNERS GUIDE
&
RULES & REGULATIONS**



Revised 2022

Whether you are new to our community or have lived here since inception we are glad you are here.

We take pride in our neighborhood and welcome families of all ages. This handbook has been established to provide information contacts and regulations so that we may enjoy the benefits of living together in our community. The handbook does not replace the Declaration of Conditions, Reservations, Covenants & Restrictions, Resolutions, Bylaws or any other governing documents but is simply a condensed version which flows from those legal documents.

The Board of Directors, Architectural Review Board, (ARB) and Property Manager work hard, as many of you do also to maintain our neighborhood and keep it a desirable place to live and assure that our properties maintain their value.

Our Association includes homes in Island Green on Sunnehanna Drive, Prestwick Road, Troon Lane, Muirfield Road, St. Andrews Road {North of Sunnehanna} and the west side of St. Andrews Road {South of Sunnehanna}, and a home on Turnberry Court.

Our POA belongs to and is represented at the Island Green Security Council which meets monthly at the Amenity Center. The Council website is: www.islandgreensecurity.com.

The governing documents can be found on our website at:
www.greenspringspoa.com

The Board prepares an annual budget to meet the expenses of the Association. Dues include Cable, Internet, Road Maintenance, Common Area Maintenance, Audit, Common Area Liability Insurance, D&O Insurance, Management fees, Security & Trash removal. Other expense items may be added as needed or required.

Our Annual Meeting is held in June and each household represents one membership. A quorum of homeowners is required to conduct business at the Annual Meeting. We encourage your attendance, opinions, and suggestions. Proxies are mailed 30 days in advance.

All dues are \$250.00 per quarter. The payment is due on the first day of each quarter (January, April, July & October) and must be received by the last day of the quarter.

A coupon book will be mailed in December of each year. Checks should be made payable to Green Springs POA and should be mailed to the address listed on your coupon book.

DELINQUENT ACCOUNTS

Quarterly Dues not received by the last day of the month of the quarter due, will be assessed a late fee of \$25.00. A late fee of \$25.00 is assessed for each month the account is delinquent.

Please call our Property Manager if you are having trouble making your payments to make arrangements. We are all neighbors, and the Board would rather work with you than take legal action if possible.

FINE STRUCTURE

At the Property Manager's discretion, you may receive a courtesy phone call.

A Warning Letter that you are in violation will be mailed giving you 7 days to correct the situation.

A homeowner may request a hearing with the Board of Directors within the 7-day timeframe.

If not in compliance after 7 days, a Violation Letter will be mailed listing the violation(s) and the amount of the fine.

Fines are assessed at:

Up to 1 week - \$50.00

After 7 days, the monthly violation fee of \$250.00 will be imposed.

Continued violations may be subject to legal action against the homeowner.

****Please note that if you have received a warning letter and correct the situation and then are in violation again for the same action, you will not receive another warning, fines will be imposed.****

RULES AND REGULATIONS

1. General

Pursuant to the Declaration of Covenants, Conditions, and Restrictions; Master Deed and By-Laws, the following rules and regulations are promulgated for the residents of Green Springs POA. Resident shall mean the owner of a lot, tenants and their invited guests. Each lot is hereby restricted to residential use only, and residents are expected to comply with all local zoning ordinances, as well as POA rules and regulations. The Association shall mean the Green Springs POA.

2. Renting

Homes may be rented if they are rented for a period of one year or longer. A copy of the rental agreement (lease) must be provided to the Board within ten (10) day of occupancy or fines may be imposed. Short term rentals are not permitted.

When an owner rents his/her home to a tenant, the owner assigns all his/her rights to the amenities of the community.

Owners are responsible for their tenant's compliance with the rules and regulations and must provide their tenant with a copy of the Green Springs POA Rules and Regulations.

Any violation of the rules and regulations by the tenant will be the responsibility of the homeowner. All fines will be levied against the homeowner.

3. Annoyances

Please be thoughtful of your neighbors. No resident shall create or permit excessive noise. Please be respectful of early mornings and late evenings when people may be resting. Excessive disturbing noises which interfere with the rights and comforts of your neighbors are not allowed. No offensive activity shall be permitted that may cause embarrassment, discomfort, annoyance, or nuisance to the neighborhood.

4. Motor Vehicles, Boats, Trailers, Commercial and Recreational Vehicles

*No tractor, trailer, boat, motor home, commercial vehicle or other vehicle except a personally owned automobile or pickup truck used for principal transportation by the owner or someone within the immediate family may be stored on any lot, unless the same is within a garage. You are permitted however to bring home a recreational vehicle to do repairs, clean, and other preparatory work provided it does not exceed 7 days. Removing such vehicle and bringing it back does not trigger another 7 days. Guests are not permitted to reside in recreational vehicles. Boats must be parked in a garage or behind a fence, not viewable from any street or from any neighbor's yard.

*No stripped, partially wrecked, unregistered or junk motor vehicle or any part thereof, shall be permitted to be parked or kept on any street or lot.

*No vehicles are permitted to be parked in the grass.

Commercial Vehicles are being defined as any vehicles with a gross vehicle weight rating (GVWR) of 10, 000 lbs+, vehicles used to transport persons or property for hire. Vehicles with signage that advertise products or services or company names.

5. Pets

*No animals or livestock of any description, except the usual household pets, shall be kept on any lot.

No pets shall be allowed which produce any noise or odor objectionable to any other property owner.

Pets must remain on a leash or within a fenced area. All pet droppings must be picked up. Excessive dog barking is not permitted.

6. Property Maintenance and Renovations

*No sign boards are allowed except "for sale or rent" signs, and they must be placed back 10 feet from the property line.

Only security company signs no larger than 12x12 inches are permitted.

*Flags are permitted at the Boards discretion.

*Christmas lights on exterior of home must be removed by January 31st. All other Holiday decorations/lights must be removed within 30 days.

- *No ATV's or Dirt Bikes are allowed.
 - *Each homeowner shall place all garbage in a receptacle or a roll-out provided by the Waste Company and it shall be visible on the street on garbage pick-up day. All other times it must be stored out of sight at the side or rear of the house with the top in place.
 - *Grills may not be stored in front of homes or in driveways.
 - *Clotheslines are not permitted.
 - *Satellite dishes shall be placed in the most unobtrusive location and must be approved by the Architectural Review Board.
 - *Yards shall be maintained and free of clutter and debris.
- Yard maintenance issues not corrected, including overgrown shrubs and weeds, will result in the Board notifying you that that you are in violation and fines will be assessed.
- *All fences must be approved by the Architectural Review Board prior to installation.
 - *All sheds must be approved by the Architectural Review Board prior to installation. Sheds must be 10 feet from the back property line and 6 feet from the side property line and must aesthetically match the house. Only one shed is permitted, and no temporary sheds are permitted.
 - *All new roofs, exterior paint and exterior structural changes must be approved by the Architectural Review Board. The ARB form may be downloaded at www.greenspringspoa.com.
 - *Each homeowner is responsible for maintaining their ditches and drainage pipes so that water flows freely and does not become stagnant.

EMERGENCY NUMBERS

Police, Fire, Ambulance, Emergency	911
(All numbers are Area Code 843)	
Island Green Security Guard Shack	843-650-6297
Tidelands Waccamaw Community Hospital	843-652-1000
VA Medical Center	843-477-0177
Horry County Police (Non- emergency)	843-915-7953
Horry County Fire Rescue (Non-emergency)	843-915-5190
Horry County Clerk of Courts	843-915-5082
Animal Control	843-248-1520

UTILITIES

Horry Electric	843-369-2211
Spectrum Cable-Bulk Account	(800)892-4357
Grand Strand Water and Sewage	843-443-8200
HTC	843-365-2154
Waste Management	843-397-7670
Horry County Recycling and Solid Waste	843-347-1651
Burn Permit	(800) 986-5404

HORRY COUNTY SCHOOL DISTRICT

St. James Elementary	843-650-8220
St. James Middle School	843-650-5543
St. James Intermediate School	843-903-6005
St. James High School	843-650-5600
School Buses	843-293-1804
South Strand Recreation Center	843-915-5333

BOARD OF DIRECTORS

Chris Helms:	President	843-458-9028
Karen Juskowich:	V. President	724-825-1332
Brent Moore:	Secretary	843-360-0912
Cherie Mestas:	Treasurer	303-521-4571
Kevin Montiegel:	Director at Large	843-450-3318

PROPERTY MANAGER

Sweetgrass Association & Property
Management, LLC
843-282-2072

*Please contact the Association office at 843-282-2072 if
you need a Vehicle Windshield Decal to enter through
Security.*

Mail POA Payments to:

TRUIST
PO BOX 628207
ORLANDO, FL 32862-8207

Send all other Correspondence/Office Address:

GREEN SPRINGS POA
1700 N. Oak St., Suite C
Myrtle Beach, SC 29577

WEBSITE:
www.greenspringspoa.com