

Palmetto Harbor Rules, Regulations and Fines

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 following rules, regulations and fines established by the Association and to 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 Guidelines for additional guidance, as necessary.

Fines: Failure to comply with the following rules and regulations will precipitate a fine or fines as follows (unless otherwise stated herein or as part of the CCRs and/or ARB Guidelines).

\$0 – first warning in writing

\$100– second warning

If not resolved in a timely manner, additional fines of up to \$100/day may be incurred.

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 Owners' 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' Lots, yards, sidewalks, streets, and/or common areas within the Subdivision.

Antennae. No outside antennae is allowed unless approved, in writing, 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: Memorial Day, Fourth of July, Labor Day, Thanksgiving or Christmas.

Clothes Drying. No drying or airing of any clothing, bedding, rugs, etc. is permitted on the lots or 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.

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.

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.
- 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.

Lighting.

- No mercury vapor or similar lights which are situated upon poles similar to street lights shall b

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.

Noise/Nuisance. No loud, noxious, or offensive activity shall be carried on upon any Lot or Common Area nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

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.

Pools. No above ground pools are allowed within the Subdivision.

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.

Screening. All garbage receptacles and HVAC units must be screened (see ARB Guidelines).

Sheds/Storage Units/Temporary Structures. No sheds, storage units or structures of a temporary nature shall be erected or allowed to remain on any Lot.

Signage. No signage shall be placed or displayed on any Lot by any resident, agent or contractor that has not been approved, as outlined in the ARB Guidelines. No political signage of any type may be displayed on any lot.

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.

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.