

MARSH WALK VILLAS RULES AND REGULATIONS
EFFECTIVE APRIL 2026
REGIME MANAGER: RAVENEL ASSOCIATES, (843)768-9480

MARSH WALK BYLAWS, SECTION 13. RULES OF CONDUCT. IN ORDER TO ASSURE THE PEACEFUL AND ORDERLY USE AND ENJOYMENT OF THE VILLA AND COMMON ELEMENTS OF THE REGIME, THE BOARD MAY FROM TIME TO TIME ADOPT, MODIFY, AND REVOKE IN WHOLE OR IN PART SUCH REASONABLE RULES AND REGULATIONS, TO BE CALLED RULES OF CONDUCT, GOVERNING THE CONDUCT OF PERSONS ON SAID PROPERTY OF THE REGIME AS IT MAY DEEM NECESSARY. SUCH RULES OF CONDUCT, UPON ADOPTION, AND EVERY AMENDMENT, MODIFICATION, AND REVOCATION THEREOF, SHALL BE DELIVERED PROMPTLY TO EACH OWNER AND SHALL BE BINDING UPON ALL VILLA OWNERS AND THE OCCUPANTS OF VILLAS IN THE REGIME.

- **PETS:** Pets must be kept leashed *and their waste picked up immediately, bagged, and disposed of in a non-recycling trash container.* Pets may not be left unattended on porches and are not allowed at the pool.
- **NOISE:** Residents should exercise extreme care to avoid unnecessary and loud noise, such as from music or televisions, or disruptive behavior, as it infringes on the rights of others. Owners are requested to advise renters accordingly. Wind chimes on porches are permitted as long as they do not disturb others.
- **LITTERING:** *Littering, including cigarette butts, is prohibited and subject to fines.*
- **OUTSIDE STORAGE:** The carports will not be used for the purpose of storing any items which would detract from the aesthetics of the property as a whole, or contribute to a safety or fire hazard. Such items shall include, but not be limited to: storage sheds, construction materials, automotive parts, furniture, household appliances, used carpeting, large quantities of boxes or any other items deemed by the Board of Directors to constitute an unsightly appearance or hazard. Bikes, strollers and other items for recreational use, as long as they are kept in good condition and neatly organized, are permitted. We suggest that you label all items with your unit number and name so you can be contacted if there is a problem with an item.
- **ITEMS OUTSIDE UNITS:** No furniture of any kind may be stored in the stairwells, breezeways and entrances to the units. Owners can hang wreaths and small personal items to decorate their immediate entryway. Items that may create a hazard or otherwise affect egress are prohibited.
- **PARKING:** Owners should park in the numbered spaces designated for their units. Unmarked/guest spots are first come, first served. Vehicles may not be parked or driven on lawn or mulched bed areas. Vehicles may not be stored (left unused for any significant periods of time) anywhere on the property. ***Boats, trailers, golf carts and RVs are prohibited.*** Street-legal Electric Vehicles (EV's) that also satisfy all SIPOA requirements are permitted as long as the owner provides, installs and

maintains to Code GFCI outlets under the building off of their own electrical meter. There must be a device installed that provides for automatic shut-off of power once the vehicle is charged (e.g., already designed into the EV or connected externally).

- **GRILLS:** No grills, including charcoal and gas, may be used on decks, balconies, and under the buildings. Owners will be held responsible for any damages associated with fire/smoke damage resulting from grill use.
- **GARBAGE:** All garbage must be put in bags and deposited in designated garbage cans in the slated trash disposal areas on either side of each building. Please make sure doors latch behind you to prevent animals from entering the enclosures.
- **RECYCLING:** Put accepted recycling items in designated bins under the buildings.
- **HANGING TOWELS OR CLOTHING OUTSIDE:** Do not hang towels, clothing or rugs from railings or anywhere on the buildings or property. The display of flags other than U.S. flags is prohibited.
- **POOL:** Please observe all rules posted at the pool. Do not leave trash at the pool. Note: Ravenel Associates does not manage the Heron Point Pool. Please contact our office so we can give you the contact information for the manager and/or information on how to obtain a replacement access fob.
- **MARSHES/WILDLIFE:** Do not dump food or any other items in the marshes or alter the marsh vegetation. Feeding of wildlife is prohibited.
- **LANDSCAPING:** Please refrain from walking through planted or mulched areas. Contact Regime Manager if vegetation needs trimming or with any other landscaping concerns.
- **EXTERIOR ALTERATIONS:** Approval is required first from the Marsh Walk Board of Directors and then from SIPOA ARC **for any changes to the exterior of buildings, including changes to unit doors etc.** The back porches may be screened at each owner's expense but not the porches on the side of the building where one enters the unit.
- **RENTERS:** *Owners are responsible* for ensuring anyone renting their villas complies with all Regime rules. Owners are requested to encourage proper recycling by renters.
- **STORAGE ROOM:** There is a storage room on the top floor of the elevator building that is available for all owners to use. Please contact Management to check out a key. Owners must clearly label items with name and unit number. Any items that are not labeled will be disposed of at the next monthly Brown and White Pick-Up provided by Seabrook Island.

- **HVAC RELOCATION:** When your condenser must be replaced, you are required to relocate it to your front (driveway side) porch. Please contact Management prior to scheduling installation to obtain specifications. Incorrectly installed equipment must be corrected at owner's expense.
- **SATELLITE DISHES:** Contact Management prior to any dish installation to ensure proper compliance. Dishes may not be installed on the roof or on the front side of the buildings where they are visible from the road. The regime is not responsible for any damage to personal or regime property as a result of an unsecured dish. Unit owners must remove the dish and all associated equipment at their expense if service is terminated, they move, sell etc. Wires may not create holes in the exterior of the building; they must be run through chases so as not to damage the property. Dish size must be the smallest available to provide adequate service.
- **HO6 INSURANCE:** Owners are responsible for insuring furniture, furnishings and any other personal property within their Villa, including any betterments or improvements made in their Villa since it was built. Owners are also responsible for the safety within their Villa. Please make sure your insurance is adequate to cover any losses that are not covered under the Association's insurance policies.
- **KEYS:** If you change the lock to your villa, please provide a new key to Management for pest control service and emergencies. Management does not have keys to the mailboxes. The post office or a locksmith can be contacted to change the lock if necessary.

**RECORDING OF RULES AND REGULATIONS PURSUANT TO THE SOUTH
CAROLINA HOMEOWNERS ASSOCIATION ACT, S.C. CODE §§ 27-30-110 et. seq.**

Tracer Cross-reference: Book V138, Page 510

The undersigned President of Marsh Walk Council of Co-Owners, Inc. (the "Association") hereby certifies that the attached Rules and Regulations, entitled "Marsh Walk Villas Rules and Regulations Effective April 2026" consisting of three (3) pages, were duly adopted by the Board of Directors of the Association, and that the same are being recorded in order to comply with the South Carolina Homeowners Association Act, Section 27-30-110, et. seq. S.C. Code of Laws.

Marsh Walk Council of Co-Owners, Inc.

By (sign name): 
Print name: David Illar
Title: President

Date: 4/20/2026

KAREN HOLLINGS
CHARLESTON COUNTY
REGISTER OF DEEDS

101 Meeting Street Ste 200 ~ Charleston, SC 29401 (843) 958-4800

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument#: 2026026174

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Filed By:
BARR UNGER AND MCINTOSH LLC (BOX)
PO BOX 1037
CHARLESTON, SC, 29402

Maker: MARSH WALK ETC

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*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$25.00
State Tax:	\$0.00
County Tax:	\$0.00
Postage:	\$0.00
Total:	\$25.00
Clerk:	BA



Karen Hollings
Karen Hollings-Register of Deeds