

Spinnaker Beach Houses Owners Association Rules and Regulations

The Amended and Restated Covenants and Restrictions of Spinnaker Beach Houses Owners Association (HOA) states one purpose of the HOA is to adopt, distribute, and enforce regulations for the common good of the Property Owners. The regulations pertain to the (1) maintenance of the Common Areas of the HOA, (2) maintenance of the Property Owner's property ("Villas"), (3) the use of the Common Areas and the Villas, and (4) the responsibility of the Property Owners and its guests, rental guests, and personal assignees to understand and comply with these regulations at all times (collectively "Residents"). Accordingly, the HOA has adopted the following Rules and Regulations to assure the peaceful and orderly use and enjoyment of the Common Areas of Spinnaker Beach Houses and the Villas by the Residents. These Rules and Regulations are intended to protect and enhance the value and the enjoyment of the Common Area and the Villas. They are not designed to unnecessarily interfere with, restrict, or burden the use of the Common Areas and the Villas or the maintenance and repair of the Villas. Spinnaker Beach Houses, the "Community", includes the 84 Villas and the Common Areas of the HOA.

The adoption of these Rules and Regulations and any subsequent changes shall be delivered promptly to all Property Owners and posted on the community portal. The Rules and Regulations shall be binding upon all Property Owners, its guests, rental guests, and personal assignees. The Property Owners are responsible for making its guests, rental guests and personal assignees understand and comply with the Rules and Regulations and are responsible for any obligations to the HOA that its guests, rental guests and personal assignees may create.

In addition to these Rules and Regulations, the Property Owners need to also understand the two main governing documents of the HOA: (1) "Amended and Restated Covenants and Restrictions of Spinnaker Beach Houses Owners Association" and (2) "By-Laws of Spinnaker Beach Houses Owners Association." These documents state the issues regarding authority, responsibility, and enforcement of rules and regulations.

The Board has the authority to enforce regulations. The Board adopted the "Rules Enforcement and Fine Policy" on March 28, 2013, and a subsequent resolution on December 11, 2018. These documents were recorded on January 3, 2019. The current Board is planning to update and modifying these documents before the end of 2026.

Additionally, both Seabrook Island Property Owners Association (SIPOA) and the Town of Seabrook Island (TOSI) have overarching authority regarding the physical aspects, the operation of, and the enjoyment of use of the Common Area and the Villas. . The use of, as well as the repairs and changes to, the Common Area typically require approval by SIPOA. SIPOA's current standards and regulations can be found on their web site. Typically, significant construction, repair, and site changes will require approval by TOSI. Further, depending on the type of work and the specific trade required, building permits may be required by TOSI. TOSI staff should be asked to provide advice in this regard.

1. MAINTENANCE OF PROPERTY

- A.** It shall be the responsibility of each Property Owner to prevent the development of any unclean, unsightly or unkept conditions to its Villa, including, where applicable, excessive undergrowth within the Villa's "Dripline", which shall tend to detract from the beauty of the community. If a Property Owner allows the development of any unclean, unsightly or unkept condition on his or her property, the unsatisfactory condition shall be corrected by the Property Owner at its expense upon written notice by the Board or its designee. Further, the Property Owner shall not cause the development of any unclean, unsightly or unkept conditions to the Common Area, which shall tend to detract from the beauty of the community.
- B.** Only gas grills and electric grills can be used on decks. Charcoal grills, smokers, and other outdoor cooking equipment may only be used on the Villa driveways or other paved surface which is located out and away from any overhead coverage. Firepits, solo stoves, and any other open flame equipment are prohibited.
- C.** All household waste must be placed in roll cart containers provided by SIPOA and the lids must be properly secured. If you participate in recycling, recyclables must be placed in separate recycling roll cart containers. Containers must be properly stored under the Villa. Property Owners are required, to the extent reasonably practical, to store containers so that they are not visible from the parking areas. At a minimum, the containers must be neatly placed in the carport. Typically, trash and recycling roll cart containers will be collected and returned by the service provider to the storage or screened areas under the Villa. However, Property Owners are ultimately responsible for ensuring the containers are restored to their designated area. Containers cannot be left in the parking areas or on the driveway. Property Owners must inform rental guests of policies regarding the disposal of waste and recyclables and the need to follow these Rules and Regulations.
- D.** Each Property Owner shall keep their Villa in a good state of preservation, repair and cleanliness, including the repair and replacement of any rotten wood and the removal of any mildew. All outside surfaces must be painted prior to the end of the life of the existing paint. All exterior surfaces must be covered in paint and cover any expression of wear. Gutters, downspouts, windows, and doors must be properly maintained and in good working order. Railings, louvers, HVAC doors, decks, stairs, etc. must be properly maintained and replaced before the end of their useful life.
- E.** Exterior furniture, fixtures, tables, small storage bins, and umbrellas may be placed on decks, provided such items do not detract from the aesthetics of the Community, as determined in the Board's sole discretion. The color must be complementary with the exterior paint of the Villa. Hammocks supported by a separate stand are permitted. The size of items placed on the deck must be appropriate to the size of the deck and the height of the railings. Interior furniture and beds are not permitted on decks. No clutter

is permitted on decks. Wind chimes are permitted on decks provided they do not disturb other Residents.

- F.** The Property Owner shall not place any items, such as furniture, lawn fixtures, lights, garden structures, pavers, signs, etc. in the Common Area or under the Villa except for the three-bedroom and two-bedroom deluxe Villa. For those Villas, appropriate outdoor furniture may be placed on the improved surface going from the carport to the stairs. Appropriate furniture would include two chairs or bench and small table or as approved by the Board.
- G.** The Property Owner must maintain and use the Villa in a safe manner and exercise safe practices. The Property Owner is responsible for making sure its guests, rental guests, and personal assignees understand these Rules and Regulations and exercise safe practices.

No illegal activity is permitted. Each Villa shall be used and maintained in accordance with all governing rules and regulations including the rules and regulations of SIPOA and TOSI. No business, commercial, religious, or educational activity shall be conducted in the Community in a manner that materially increases traffic, parking, noise, deliveries, or other burdens on the community beyond those ordinarily associated with single-family residential occupancy. This Section does not prohibit work-from-home activity, private social gatherings, or incidental personal study or worship that produce no observable external impact on the community.

2. NOXIOUS ACTIVITY

- A.** No noxious or offensive activity shall be caused by the Property Owner, its guests, rentals guests, and personal assignees, in or upon the Common Areas or the Villas, nor shall anything be done thereon or therein tending to cause embarrassment, discomfort, annoyance or nuisance to the Community. There shall not be maintained any plants or animals or devices or things of any sort whose normal activities or existence are in any way noxious, dangerous, unsightly, unpleasant or of such nature as may diminish or destroy the enjoyment of other Residents. There shall be no playing of radios, television sets, amplification equipment, or musical instruments so loudly as to be intrusive on the peace and quiet of the Community. Fireworks of any type are prohibited.
- B.** Large or loud parties on decks and other outside spaces, including the Common Areas, are not permitted. Quiet time within the Community is from 10 PM to 8 AM.
- C.** Littering within the Common Areas and the Villas is prohibited.

3. ANIMALS

- A.** No animals, livestock or poultry of any kind shall be raised, bred, or maintained on any Property, except household pets (in reasonable numbers) owned by the Residents. Such household pets must not constitute a nuisance or cause unsanitary conditions or any undesirable situation for the Residents.

- B.** Household pets must always be kept on a leash, and their waste picked up immediately, bagged and deposited in your non-recycling trash container or a SIPOA container located throughout the Island.
- C.** Animals may be left outside on decks only if the animal can enjoy the outside without barking and will not disturb the enjoyment of the Residents. The deck must be fully enclosed with railings and a secure gate.
- D.** Feeding or harassing wildlife within the Community is prohibited. Food shall not be left within or the Common Areas or in a lagoon.

4. ROADS IN THE COMMUNITY

- A.** Residents have the right to use the roads within the Community for ingress and egress to and from the Villas, to and for general passage. Use of roads shall be subject to the Covenants and the By-laws of the HOA, and any rules and regulations promulgated by the Board, as well as applicable rules and regulations of SIPOA and TOSI. The speed limit is six (6) miles per hour throughout the entire paved area.
- B.** Residents must park in carports, driveways or in the overflow parking spots throughout the parking area. Parking is prohibited on lawns, mulched/landscaped areas, in front of walkways, in front of driveways and any location that blocks vehicle traffic within the paved area. A parked vehicle must never restrict access to Emergency Vehicles.
- C.** Contractors should follow the same guidance as Residents; however, contractors may park along community roads, during working hours, to the extent they do not interfere with the flow of traffic. Contractors are prohibited from parking overnight and must follow all regulations set forth by SIPOA. Property Owners and contractors may park utility trailers in driveways and carports only while trailer is required for repairs, construction, or relocation. All trailers must be approved in writing by the Board or its designee prior to placement. Placement of the trailer is short-term, and the expected time limit is to be disclosed and approved in the application process. Contractors are not permitted to use overflow parking spots for the parking of trailers, portable restroom, dumpsters, or the storage of construction materials and equipment.
- D.** Moving vans, or tractor trailers may not park overnight within the Community.
- E.** LSV's must be parked in the Property Owner's carport or driveway.
- F.** Charging of vehicles, including LSV's, must be done within the Property Owner's carport.
- G.** Repairs and maintenance of vehicles are to be performed in the carport whenever practicable. If repairs and maintenance are performed outside the carport, the repair and maintenance must be completed within one day.

- H. Residents shall not park vehicles in overflow parking spaces for repeated occurrences or extended periods of time. In no case shall such extended periods of time exceed seven consecutive days in one month.

5. STORAGE AND PARKING

- A. No trailers, travel trailers or mobile homes, campers, or other habitable motor vehicles of any kind, whether self-propelled or not, school buses, trucks or commercial vehicles, or boat trailers, shall be kept, stored or parked overnight, within the Community except within enclosed garages or covered garage areas or within storage or parking areas approved by the Board or its designee for such purpose.
- B. Carports (the area under the villa paved and available for parking a vehicle) may not be used to store property and materials that would detract from the aesthetics of the Community or contribute to a safety or fire hazard risk. Such items include, but are not limited to storage sheds, construction materials, automotive parts, furniture, household appliances, used carpeting, boxes, building materials or any other items deemed by the Board to constitute an unsightly appearance or hazard. Storage of trash and recycling roll cart containers are permitted. Screening trash and recycling roll cart containers is required as provided in Section 1(c) hereof. Hanging of functioning bikes and beach equipment is permitted.
- C. Storage is permitted under the non-carport side of the villa, however, the area must be properly screened so there is no visibility from the parking area. Items stored must be useable, clean, and functional. Items stored must not be waste, hazardous, or not functioning. Common acceptable items would include bikes, beach equipment, grills, outdoor furniture, fishing gear, kayaks and cleaning and repair equipment. Acceptable screening includes installing lattice screens in accordance with the “Standards for Exterior Repairs and Modifications” or installing a vegetative barrier approved by the HOA.
- D. No property or material shall be stored on the Common Area without prior express approval of the Board or its designee.
- E. Property or material cannot be stored on decks, stairways, or walkways.

6. TREES AND NATURE GROWTH

- A. Trees and distinctive flora shall not be intentionally destroyed or removed except with the prior written approval of the Board or its designee, or as may otherwise be permissible under regulations and guidelines established by SIPOA. Removing such trees or flora without such approval may require the Property Owner to replace same at his or her expense.
- B. Property Owners must get approval from the HOA to alter, add, or remove any landscaping. Any approved changes are at the Property Owner’s expense.

7. EXTERIOR APPEARANCE OF DWELLINGS

- A.** No change shall be made to the exterior appearance of any Villa, which shall include the erection of any exterior window coverings, awnings, or shutters, which can be seen from the outside of the dwelling without the express approval of both the HOA and the Architectural Review Board of the SIPOA, in accordance with recorded Covenants of the Seabrook Island Development and the By-Laws, Rules and Regulations of the SIPOA. Without the permission of the HOA, no interior window dressing or window treatment (such as a shutter) may be installed, which is visible from the exterior, unless such window dressing has white or beige liner or the window treatment is white or beige. All window treatments must cover the entire window surface. The window dressing or treatment must be in good condition, functioning, properly sized and have a finished look. No window tint/film is allowed without the permission of the HOA.
- B.** Hanging towels, clothing, rugs or the like from railings, decks or anywhere else at the Villa or within the Common Area that make them visible to other Residents is not permitted. Exterior clothes lines are prohibited.
- C.** Property Owners may not place any signs, banners, or lights on the exterior of their Villas or in the interiors of the Villa that are visible to the outside. However, small tasteful signs that blend in with the exterior color of the Villa and have a non-political or non-religious message and do not cause discomfort or embarrassment to other Residents may be approved. Signs cannot be illuminated. US flags of appropriate size are permitted.
- D.** Property Owners may place planting containers on deck rails. The containers shall be a coordinated color, good quality and in good repair. The plantings must be healthy. All dead plantings must be immediately removed from the planting containers, and the planting containers must be either removed or clean of all visible debris. Planters shall be well cared for and utilized in a manner that is aesthetically pleasing to the Property Owners.
- E.** Tasteful Holiday decorations are permitted up to 30 days prior to a Holiday and must be removed no later than 14 days after the Holiday, except for Christmas. Christmas decorations may be displayed from the day after Thanksgiving until January 15. Please see SIPOA Rules & Regulations <https://sipoa.org/governing-documents/> for more information.
- F.** Any exterior changes to a Villa can only be executed with the approval of the HOA and the SIPOA Architectural Review Board. See Standards for Exterior Repairs & Improvements at <https://www.ravenelassociates.com/communities/view/4423/Documents/Governing Documents/Standards>.
- G.** Outdoor furniture and yard decorations are not permitted in the Common Areas.