

**VILLAGE AT THE GLENS
RULES AND REGULATIONS**

Revised December 2019

These Rules and Regulations adopted by the Board of Directors are a supplement to the Association's Governing Documents (Master Deed & By-laws). Article XX of the Master Deed specifically states that structural and/or external modifications are prohibited without prior written consent if the Board of Directors.

I. DEFINITIONS

Owner shall mean a person, persons, firm, corporation, partnership, association or trust, or other legal entity or any combination thereof, who owns a UNIT within a building. "Occupant" shall mean any owner, tenant, or guest.

II. USE OF COMMON ELEMENTS

All common elements (described in the Master Deed for Village at The Glens) including but not limited to the swimming pool, parking lot and landscaped areas shall be used only for the purpose or purposes intended. No inappropriate articles of personal property belonging to occupants shall be left in such areas temporarily or otherwise.

III. PORCHES, BALCONIES & PATIOS

The porches and patios shall be used only for the purposes intended and shall not be used for hanging or drying laundry or storage purposes and must be kept clean and tidy at all times.

IV. HALLWAYS, STAIRWAYS & COMMON AREAS

Personal items including but not limited to boxes, chairs, bicycles, trash, etc may not be stored or kept in the hallways or other common areas.

V. SWIMMING POOL

Pool rules are clearly posted in the pool area and will be enforced. Children under the age of 14 are not permitted in the pool areas unless accompanied by an adult. Glass objects are prohibited in the pool area. Proper pool attire is required. Swim diapers are required for infants. The pool phone is for EMERGENCY USE ONLY. ***ALL OWNERS, GUESTS, AND RENTERS ARE CAUTIONED THAT USE OF THE SWIMMING POOL, EQUIPMENT AND FACILITIES IS AT THEIR OWN RISK. THERE IS NO LIFEGUARD ON DUTY.***

VI. FIREWORKS

The discharging of fireworks is strictly forbidden on any area of the property.

VII. OUTDOOR COOKING

Gas grills are located in three centrally located areas on the common property for the use and enjoyment of all owners, tenants, and guests. ***OPEN FLAME COOKING DEVICES ARE PROHIBITED ON PATIOS, PORCHES, BALCONIES, OR SCREENED PORCHES.***

VIII. NOISE

Loud parties will not be tolerated. TV's, stereos, musical instruments, or any item which causes excessive noise should be used with consideration and discretion especially between the hours of 11:00PM through 8:00AM. This includes boisterous talking and rambunctious behavior.

IX. TRASH

All trash is to be properly disposed of IN the dumpsters provided by the Association. At no time is trash to be left in the common areas, stairways, porches, or parking lot. At no time should construction debris be placed in dumpsters.

X. PETS

OWNERS are permitted to have companion pets such as birds, domestic cats, fish, dogs, or other small mammals. Pets must be carried or leashed at all times and under their physical control when in the common areas. Owners are required to clean up their pet's waste and dispose of it properly. Pet owners are solely

responsible for damage and/or personal injury caused by their pet. The Association will be held harmless.
RENTERS AND GUESTS ARE NOT PERMITTED TO BRING PETS ON THE PROPERTY.

XI. TRAFFIC REGULATIONS, PARKING AND ENFORCEMENT

Section 1. Parking Areas. The parking areas within the Village at the Glens are privately owned by the Association, subject to an Owner's right of ingress and egress. The Association has the power to restrict and limit the types and sizes of vehicles, establish speed limits, traffic and parking regulations, and vehicle noise limitations.

Section 2. Traffic Regulations. Traffic regulations within the Village at the Glens will be enforced by the Association. All traffic control signs, including but not limited to speed limit, stop, directional and no parking signs will be enforced. In addition to all other remedies, violation of the traffic regulations may also result in a fine.

The volume of music from radios, etc. should be kept to a minimum within the Village at the Glens. Loud music is not allowed to be heard outside of a vehicle. Violators may be fined.

Section 3. Mopeds and Motorcycles. Mopeds, Motor Bikes and Motorcycles are not allowed on Association property.

Section 4. Parking. The designated parking spaces shall be used exclusively for parking of automobiles. No trailers, tractors, campers, wagons, or other similar vehicles shall be parked in designated parking spaces, unless approved by the Board of Directors for maintenance or construction. Handicap spaces are available for those individuals with visible state issued handicap tags and stickers. All vehicles must be kept in running condition with a current state issued license plate and registration. Any vehicle in violation of this rule for a period of more than forty-eight (48) hours may be subject to towing at the Owner's expense.

Section 5. Vehicle Maintenance. No repair work or routine maintenance on motor vehicles shall be carried out in the parking spaces except an emergency repair.

Section 6. Commercial Vehicles. Overnight parking of commercial vehicles is prohibited. Commercial vehicle shall mean any vehicle which displays the name of a business or other commercial enterprise or employer anywhere on the vehicle, has a chassis with a capacity of $\frac{3}{4}$ ton or larger, such as flatbed trucks, tow trucks, tractor trailer rigs or carries equipment, tools or materials related to a business which are visible from outside the vehicle (i.e. ladders, pool supplies, plumbing equipment or materials, construction materials, landscape equipment or materials, etc.) unless approved by the Board of Directors for maintenance or construction.

Section 7. Recreational Vehicles. Recreational vehicles are prohibited within the parking areas at the Village at the Glens. Recreational vehicle means any boat, watercraft, boat trailer, ATV, motor home, self-contained camper, mobile home, trailer, pop-up camper/tent trailer, horse trailer, fifth wheel trailer, camper slip on where the camper back is higher than the roof line of the cab of the truck or similarly oriented vehicle.

Section 8. Abandoned Vehicles. Any vehicle left unmoved in a parking space for more than fourteen (14) consecutive days, unless the owner provides written notice to the Board of Directors in advance that he or she will be away and unable to move the vehicle for a period greater than fourteen (14) days is subject to towing at the owner's expense. In cases where a violation is committed, a notice will be placed on the vehicle, and if no response is received within Three (3) days, it will be subject to the Association's towing policy.

Section 9. Towing. The Board of Directors shall have the authority to have any vehicle not in compliance with the provisions of the Village at the Glen's Master Deed, Bylaws, and Rules and Regulations removed from the Association property. This authority may be delegated to the Management Agent of the Association. All costs and risks of towing and impoundment shall be the sole responsibility of the vehicle's owner. Towing must comply with Horry County code and ordinances.

a. Violation Subject to Immediate Action. Any vehicle (1) parked in a designated fire lane, (2) sidewalk, (3) impeding access to sidewalk ramps (4) extending into street, (5) constituting a safety hazard, (6)

whose security system has been triggered and left unattended for more than fifteen (15) minutes, shall be subject to immediate removal without notification to the owner of the vehicle.

Section 10. Citation Notices. In the case of all other situations not addressed in this policy, the Board of Directors or its designated representative shall post a citation notice on any vehicle not in compliance with the rules and regulations of the Association. No other form of notice is required. If the owner of the vehicle does not bring the vehicle into compliance within seven (7) days of the date of the notice or contact by a member of the Board of Directors, the vehicle will be subject to removal by towing.

XII. OCCUPANCY

Two bedroom units are limited to a six-person occupancy. Three bedroom units are limited to an eight person occupancy.

XIII. SIGNS

No signs, advertisements, or notices of any kind or type shall be permitted to be displayed on the exterior of any unit, or anywhere they would be visible from the exterior of the building.

XIV. WINDOW TREATMENTS

All draperies, curtains, blinds, etc. shall have a white backing visible from the exterior of the building. Towels, sheets, or makeshift window coverings are prohibited.

XV. STORM DOORS

No storm door shall be installed without prior approval in writing by the Board of Directors. Storm doors must be a minimum of white aluminum, brass hardware, clear glass (no decorative glass allowed) similar or equal to Anderson 4000 or 3000, Full View or Self Storing Screen; Larson Tradewinds, Full View or Screen Away; Larson Tradewinds Classic, Pella Full View or "Rollscreen" Retractable Screen. Pella Select Low E, or Pella Montgomery. Purchase and installation of a storm door prior to receiving the Board of Directors written approval may be subject to penalties including fines and removal of the installation.

XVI. COPIES OF RULES AND REGULATIONS

The unit owner shall provide a copy of these rules and regulations to each tenant, renter or guest. If a Rental Agent is used, the owner shall provide the agency with a copy of the rules and regulations with instructions that a copy be provided to all rental guests.

XVII. VIOLATIONS AND FINES

Any violation of the rules and regulations may result in fines as follows:

1 st Offense	\$25.00, thirty days to remedy
2 nd Offense	\$50.00 thirty days to remedy
3 rd & Greater Offense	\$100.00 thirty days to remedy

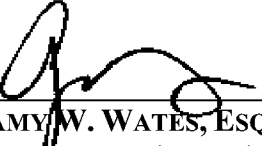
These fines shall be considered a Special Assessment to the Unit Owner, and shall be collected in the same manner as common expenses or maintenance charges, in addition to all other legal remedies as provided by the Master Deed for Village at the Glens (The Association), the By-Laws or the Laws of South Carolina. In the event repairs or clean-up is required all such costs shall be billed to the Unit Owner. **THE UNIT OWNER IS RESPONSIBLE FOR ALL FINES ASSOCIATED WITH VIOLATIONS OF THE RULES AND REGULATIONS COMMITTED BY FAMILY, TENANTS, RENTERS OR GUESTS.**

VILLAGE AT THE GLENS OWNERS' ASSOCIATION, INC.
(CROSS REFERENCE DEED BOOK 2189 AT PAGE 19)

Property Location: 101 Scotch Broom Drive, Little River, SC 29566

Recorded By:

MULLEN WYLIE, LLC



AMY W. WATES, ESQ
4717 Jenn Drive, Suite 200
Myrtle Beach, SC 29577
(843) 449-4800
Awates@mullenwylie.com

January 14, 2020

Horry REGISTER OF DEEDS

TRANSMITTAL SHEET

**TO BE FILED WITH EACH INSTRUMENT PRESENTED FOR RECORDING.
Horry REGISTER OF DEEDS,**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Restrictions

DATE OF INSTRUMENT: 01/14/2020

DOCUMENT SHALL BE RETURNED TO:

Name: Mullen Wylie, LLC,

Address: 4717 Jenn Drive Suite 200, Myrtle Beach, SC 29577

TELEPHONE NUMBER:

FAX NUMBER:

E_MAIL ADDRESS:

RELATED DOCUMENT(S): LIST THE PREVIOUS BOOK AND PAGE NUMBER(S) THIS DOCUMENT PERTAINS TO IF APPLICABLE:

THIS INFORMATION MUST ALSO APPEAR CONSPICUOUSLY ON THE FIRST PAGE OF ALL SUBSEQUENT DOCUMENTS.

Book: **2189**, Page: **19**,

BRIEF PROPERTY DESCRIPTION:

LIST ALL PARTIES TO BE INDEXED IN THIS TRANSACTION: ALL NAMES ARE TO BE BOLDDED, UNDERLINED, CAPITALIZED

GRANTOR / MORTGAGOR / OBLIGOR / MAKER(FROM WHO):

LAST NAME

FIRST NAME

MIDDLE NAME

FULL BUSINESS NAME

VILLAGE AT THE GLENS OWNERS ASSOCIATION INC

GRANTEE / MORTGAGEE / OBLIGEE / (FROM WHOM):

LAST NAME

FIRST NAME

MIDDLE NAME

FULL BUSINESS NAME

VILLAGE AT THE GLENS OWNERS ASSOCIATION INC