

PAWLEYS PLACE HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS/LANDSCAPE GUIDELINES/ARCHITECTURAL GUIDELINES AND POLICY RESOLUTIONS

WHEREAS, ARTICLE VII SECTION 1(A) OF THE ASSOCIATIONS BY-LAWS GRANTS THE BOARD OF DIRECTORS THE POWER TO ADOPT AND PUBLISH RULES AND REGULATIONS GOVERNING THE USE OF THE COMMON AREAS AND FACILITIES, THE PERSONAL CONDUCT OF THE MEMBERS AND THEIR GUESTS THEREON AND TO ESTABLISH PENALTIES FOR THE INFRACTIONS THEREOF:

AND WHEREAS, THERE IS A NEED TO ADOPT REVISED RULES AND REGULATIONS, LANDSCAPE GUIDELINES, ARCHITECTURAL GUIDELINES AND POLICY RESOLUTION:

AND WHEREAS, IT IS INTENDED THAT THIS RESOLUTION WILL ASSIST THE BOARD OF DIRECTORS TO EFFECTIVELY ENFORCE THE RULES AND REGULATIONS OF THE ASSOCIATION:

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF DIRECTORS HEREBY ADOPTS THE FOLLOWING REVISED GUIDELINES.

RULES AND REGULATIONS

Commonly owned community living is a new experience for many of us and requires an understanding of its operations. With everyone's cooperation, all may enjoy the advantages of this type of living.

To create a congenial and dignified residential atmosphere, the Board of Directors of Pawleys Place Homeowners Association has adopted Rules and Regulations for the guidance of all residents (owners & lessees) their families and guests. In general, the rules are not original with us, but are the result of our experience, the experience of other communities and the experience of our Managing Agent. These rules and regulations may not please everyone entirely, nor were they designed to satisfy individual personal desires. This would be an impossible task. From our experience, they will meet the approval of a large majority of owners and this is the only means of achieving success in community living. This version of the Rules and Regulations document is inclusive of all existing rules and regulations, and supersedes all prior versions.

Any questions, suggestions or complaints should be made to the Managing Agent in writing. if the Managing Agent cannot resolve them for you, they will be referred to the appropriate committee or Board of Directors. It is asked that everyone follow this procedure so that all requests may be handled in an orderly manner.

These rules and regulations are comprehensive, but it is hoped that they will answer as many questions as possible at the outset. They will be revised periodically by each Board of Directors and any necessary amendments will be made.

It is hoped that we may have the understanding and cooperation of all owners, lessees and guests in order that we may all enjoy the benefit of community living to the fullest.

Sincerely,

The Board of Directors of Pawleys Place Homeowners Association, Inc.(HOA)

1. LEASING / RENTALS:
All rules and regulations are binding upon lessee. Flagrant and/or continued violations of the rules and regulations by lessee will constitute grounds for expulsion.

The responsibility for damage by lessee to common properties and facilities of either the HOA or dwellings rests with the unit owner, as do any and all of the fines levied for non-compliance. It is the unit Owner's responsibility to see that his/her lessee adheres to the rules and regulations. The HOA recommends the owner include a copy of the Rules & Regulations as an addendum to the lease.
All leases/rental may not be for a period of less than twelve (12) months. All leases/rentals must be recorded with the current Pawleys Place management company.

2. FACILITIES:
The facilities are for the exclusive use of the owners, lessees and guests.

3. MAINTENANCE AND USE:
Each owner shall maintain and use his/her unit in such a manner that will preclude the creation of a safety hazard or cause damage to other units or persons and in a manner that will preserve the existing appearance of the unit.

Homeowners are required to be in compliance with the Georgetown Fire and Local ordinances regarding the storage of flammables and use of open flame.

No unsightly outdoor storage of personal property (including toys, motorcycles or other motor vehicles, tricycles, bicycles, wood piles or other miscellaneous items) on porches, patios, terraces or yards, or similar unsightly activity in not keeping with the aesthetic character and high-level appearance of the property. No personal property of any sort is to be on the lawns so to impede the landscape maintenance.

No fuel tanks or similar storage receptacles permitted (with the exception of small portable tanks for supplying fuel to gas grills.)

Garage doors should be closed for aesthetic reasons as well as to prevent rodents, stray animals. etc. from entering

the garage.

Driveways and sidewalk surfaces may not be coated.

When an Owner or resident plans to be absent from the unit for an extended period of time, all exterior furniture, plants and other objects should be removed and property be stored inside the unit prior to departure. This action is especially important during hurricane season.

Feeding ducks, geese, turtles or alligators is prohibited. No fishing, swimming or boating is allowed in any of the ponds.

No private independent garage sales are allowed. Residents are encouraged to participate in the spring/fall Community sales hosted by the HOA.

Christmas lights and decorations may be put up after Thanksgiving and remain up until January 15th.

No clothes lines or drying yards shall be located upon the premises.

Pools or swimming pools of any kind are prohibited on any homeowner or common area property. Please use the Pawleys Place Community swimming pool.

4. SECURITY:
Security is the responsibility of each and every one of us. Owners and lessees are requested to notify the police and then the Managing Agent of any suspicious people, trespassing and/or unusual activities, See the EMERGENCY NUMBERS listed HERE. Neighborhood watch program has been implemented.

5. NUISANCES:
Being thoughtful of one's neighbor can be another answer to good living and is essential in a HOA community. Noise follows the everyday course of living. Hanging pictures, moving automobiles and children playing, creates noise we all become accustomed to as a person. Noise becomes an annoyance during the odd hours of the day; such as early morning or late evening when most people are resting. Therefore, excessively disturbing noises in the units or common areas can interfere with the rights, comforts and conveniences of neighbors which cannot be allowed. Noise from television, stereo equipment, musical instruments and people should be kept to a minimum at all times especially between 11:00 pm and 8:00 am per Georgetown County ordinances.

Drunk and disorderly conduct will not be tolerated at any time. This shall include foul or inappropriate language. The local law enforcement agency should be called to remove the offending party from the property.

Should you be disturbed by excessive noise, please contact the local police department.

6. CONDUCT OF CHILDREN:
Parents or guardians are responsible for the conduct of their children at all times. Any damage to the common property or personal property of other residents will be the responsibility of the parent or guardian.

Special care should be taken by parents when allowing their children to play in the common grounds, especially parking areas and roadways. These areas are thoroughfares and parents must be responsible for teaching safety to their children.

Bicycles are not to be ridden on or within landscaped areas.

Riding bicycles or skateboards on paved walkways is prohibited.

No bicycles, tricycles or other toys are to be left on the common grounds, pool area or in the parking spaces temporarily or overni

7. PETS:
Pawleys Place HOA adheres to the South Carolina and Georgetown County Code of Laws. The owner or keeper must ensure that pets are under physical restraint by means of a leash or other similar physical restraining device at all times. The Owner shall indemnify the HOA and holds it harmless against any loss or liability of any kind or character, what-so-ever, arising from or growing out of having any animal in the unit or on HOA property. If a dog, cat or other animal becomes obnoxious to other Owners, the Owner must cause the problem to be corrected; or the Owner, upon notice by the HOA, will be required to remove the animal from the premises. In no event, shall pets be tethered in any manner on the exterior of the HOA property including the buildings. Dog and cat owners are responsible for cleaning up after their pet no matter what the weather conditions are. Pooper scoopers and/or shovels are available at your local pet or hardware store. Please keep dogs out of flower beds. Walk them only in grass areas.

No exterior dog houses, kennels, fenced runs, electrical fencing or pens for housing of any pet shall be allowed.

8. LIVESTOCK AND POULTRY:
No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot: However, dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for commercial purposes, and provided facilities for such pets and pets themselves do not create a nuisance as determined by the Board of Directors or its designated committee in which case the nuisance shall immediately be abated upon request of said Board of Directors or designated committee.

9. VEHICLES / PARKING:
The following described vehicles shall be prohibited from parking at any time within Pawleys Place Community except when picking up or delivering passengers or merchandise or during the performance of work or services at the location:

A. **Commercial Vehicles.** Any commercial vehicle including the following:

1. Any vehicle in which the driver is ordinarily hired for transport, including, but not limited to, taxis limousines, or buses; or any vehicle used for business purpose and displaying company signage.

2. Any unmarked vehicle with commercial paraphernalia or equipment attached, strapped, or affixed to the exterior of the vehicle, including, but not limited to, storage containers racks, ladders, pipes; or

3. Police cars or other cars which are owned by or contain the logo of a County emergency service provider shall not be considered a commercial vehicle under this definition.

B. **Recreational Vehicles.**
No house trailer, boat, boat trailer, camper, tent, shed, golf cart, or any other such vehicle, trailer, vessel or temporary structure shall be permitted to be parked or placed within the Properties except

within homeowner garage or area(s) which may be specifically designated for such purposes by the Association.

C. **Moving Vans, Moving Trucks, Moving Trailers and Pods.** Shall be allowed for a period of 5 days.

D. **Inoperative Vehicles.** Any vehicles with a malfunction of an essential part required for the legal operation of the vehicle, owner will have five (5) days for repairs

E. **Abandoned Vehicles.** Any vehicle left in an unassigned parking space for more than fourteen (14) consecutive days is prohibited, unless the owner provides written notice to the Board in advance that he or she will be away and unable to move t for a period greater than 14 days. In case of violation, a notice will ber placed on the vehicle to have it moved in seven days. If not moved, it will be towed at owners expense. A second notice within six months for the same vehicle will have a fine added notice as per our fine policy.

Vehicles shall be kept in operating condition with a valid license plate while parked in the community. Vehicles not in compliance may, at the HOA's discretion, be removed from the property at the expense of the vehicle owner.

Vehicles can not block fire hydrants or mail boxes and may not be parked diagonally.

Residents should direct their guests to park in the unassigned parking area.

Please abide by all posted signs. Street parking is strictly prohibited.

Parking on any grass areas within the community is prohibited.

10. SWIMMING POOL:

The swimming pool is subject to the following regulations. The pool area has appropriate signage indicating houses of operation and any special regulations relative to the pool operation. Please refer to the signs at the pool.

The swimming pool facility is limited to residents and resident guests staying at Pawleys Place only. Any visiting "day" guest using the pool must be accompanied by the resident at all times. Owners are reminded that they are responsible for the actions of their guests, lessees and assigns. The pool opens on April 1st and closes on November 1st, The pool hours are 8:00 am until 11:00 pm.

Bottles and glass objects are not permitted in the swimming pool area at any time. Broken glass can cause serious injury. If glass should fall into the swimming pool, the result will be the closing of the pool for an extended period of time for draining and cleaning. Repeat offenders will have their pool privileges revoked.

For everyone's safety, it is requested that the Managing Agent be notified at once should any glass object be seen in the pool area. No food or beverages of any kind are allowed in the confines of the water areas. Food and Beverages are permitted on the deck of the pool only.

All children under 16 years of age must be accompanied by an adult 18 years or older during the child's entire stay in the pool area.

Diapered children are not allowed in the swimming pool at any time.

Portable music devices, record players or television sets may be played in the pool deck area provided they are played at a low volume as not to disturb others.

Running and excessive noise in the pool deck area will not be permitted at any time. This conduct is dangerous and annoying to other residents. This rule will be strictly enforced by the Management.

At no time are pets allowed in the pool or pool area.

All bathers are requested to be dressed in proper swim attire. Cut-off jeans are not allowed as unraveling fringe can damage filtration equipment.

Diving is not allowed in any portion of the swimming pool.

All Owners, Lessees, guests and assigns are cautioned that they use the swimming pool, its equipment and facilities at their OWN RISK. The Pawleys Place HOA is not responsible for the loss of personal property of Owners, residents and/or guests.

11. EXTERIOR MAINTENANCE DWELLINGS AND LOTS:
It shall be the responsibility of each owner to prevent the development of any unclean, unsightly, or unkempt conditions of buildings or grounds on any Dwelling which shall tend to substantially decrease the beauty of the neighborhood or the specific area.

12. REFUSE:
Each Owner is responsible for keeping his/her unit and surrounding area clear of rubbish, debris and other unsightly material. All garbage must be placed in a trash container (no bags) on curb. Trash/ recyclable containers should be placed curbside after dusk the evening before or on the morning of pick-up, Containers should not obstruct walkways, driveways, mailboxes, sprinkler heads etc. Trash containers should be removed from the curb by dusk the same day. No containers are allowed be stored in front of buildings.

13. BANNERS AND SIGNS:
No signs or notices of any kind including political or advertising shall be permitted or displayed on any unit or building, nor shall signs be posted or displayed in any such matter so they are visible from the exterior of any unit. The only exceptions are a Security Warning System sign, building permit signs, and the approved Pawleys Place HOA "For Sale" or "For Rent" which may be placed in the front of the unit. Signs are available from (Sign Studio & Graphics) telephone number 843-851-3560.

American flags are welcome and are to be flown from the porch or garage area. Small sport team and decorative banners are approved but shall be no larger than 24" in size.

14. COMMON AREAS:
Everyone utilizing any of the common areas for recreational purposes are requested to ensure that these areas are left in the same condition as they were before use.

All use of any of the common areas shall be in such a manner as to respect the rights of others. These areas are outside of your deeded property. Owners are not allowed to plant anything in the common areas without approval. See Landscape Guidelines. Common areas are not to be used for storage of wheelbarrows, bikes, garden tools, etc.

Storage of approved trash receptacles are permitted in the common area to the rear of the owners property.
See Covenants, Code and Restrictions - ARTICLE IX "Use Restrictions" - Section Ten.

15. D00RS, LOCKS AND WINDOWS:
Peepholes or door knockers are permitted. The unit owner is responsible for maintenance and installation of locks and peepholes.

No window air conditioning units are allowed.

Hurricane shutters may be put up no more than 5 days prior to a predicted storm and must be removed no later than 5 days after emergency officials issue a reopening of the area to local residents. The Board may legally hire people to remove storm shutters at the homeowner's expense if the shutters remain up for a period of 14 days after re-entry is permitted.

16.VANDALISM:
Vandalism of any sort will not be tolerated. The Board of Directors will take the necessary legal action to prohibit any vandalism or related activity. Persons being observed or caught vandalizing any property will be subject to legal proceedings as well as being required to fund the repairs to the vandalized property.

17. RESALE/LEASING UNITS:
In the event of any resale of a Unit, the following procedures should be followed:

1. A written notification must be sent to the managing agent when the unit is available for resale or lease.

2. If you are no longer residing in the unit, an alternate address and phone number must be provided to the managing agent.

3. After the unit is sold, a copy of the closing statement must be sent to the managing agent.

4. Unit owners intending to lease their unit must provide the managing agent with an alternate address and phone number for the unit owner. The name and phone number of the lessee residing in the unit and the length of the lease must be provided to the managing agent.

17. EMERGENCY CONTACT:
If you plan to be out of town for an extended period of time, please provide the management company with a contact person that has a key to your home in case of emergency.

18. RULES AND REGULATION AMENDMENTS:
The Board of Directors reserve the right to amend or revoke any of these existing rules and regulations and to make such additional rules and regulations from time to time as, in their opinion, shall be necessary or desirable for the safety and protection of the respective common properties and its occupants, and to promote the cleanliness and good order of the properties and to assure the comfort and convenience of their owners.

19. CONCLUSION:
Owners and residents are requested to cooperate by adhering to the rules and regulations. The rules and regulations were not set up in an arbitrary fashion nor were they created to cause hardship to anyone. Their purpose is to insure the safety and comfort of everyone using the facilities so that the maximum amount of pleasure will be enjoyed by all residents and their guests.

LANDSCAPE GUIDELINES AND RECOMMENDATIONS

1. LANDSCAPING GUIDELINES:
Only flowers may be planted in exiting front and rear unit beds without permission.
All other changes or additions to the landscaping require the submission of a ACC Request Form** and approval by the Architectural Control Committee and the Board before commencement of the project.
Owners or lesses are not permitted to plant in or on common areas without ACC and Board approval.
**ACC Request Forms are on our website (Pawleysplace.org) or can be obtained by contacting the Management Company.
All approved landscaping projects must be completed within 30 days of approval.

Once the homeowner has obtained permission to plant in the common area, it is up to the homeowner to maintain the area. When the homeowner no longer wants to maintain the area, they must give it back to the HOA in the condition it was found before the homeowner took control. These areas are to be marked by a 2" yellow stake so the landscaper recognizes that they are not to do work in that area. Flower pots are to be removed when they no longer contain live flowers. Yellow stakes are available from the Landscape Committee.

All beds along the sides and rear of units which were homeowner planted and maintenance of these beds is the responsibility of the current homeowner. The HOA landscaper does not maintain these beds. Also front and side beds on end units are the responsibility of the current homeowner, except for developer planted bushes.

a. Containers/Pots/Ornamental Figurines which may impede any emergency service or maintenance employee coming onto property to complete their work, is prohibited.

b. Recycled containers Are not permitted.
Ex. 5-gallon buckets or any nursery containers.

c. There is a limit of container sizes and quantity of pots, five (5) being the most in the front yards.

d. Vegetables and fruits may only be planted in pots in the rear of the unit.

e. Shepherds Hooks and small pots with live plants are permitted in front and rear common areas of homeowners property, in mulch beds only.

Any mulch this is homeowner added must be brown to match what is used by the HOA.

All additions of arbors and trellises require Landscape Committee and Board approval.
Arbors and trellises next to walls are a gateway for plant growth into siding. Exception: a small trellis may be

used as a support to a plant in a pot. The pot must be kept away from the building.

All edging requires ACC and Board approval prior to installing.

All areas have irrigation and any damage caused to said equipment by owner, contractor or guest are the responsibility of the Owner,

All garden hoses must be neatly rolled and placed near the water spigot when not in use. Storage of garden hoses must not interfere with the regular landscape maintenance. Lawn and garden implements must be stored in the garage, if applicable, or inside or off sight when not in use (i.e. wheelbarrows, rakes, shovels, etc.)

2. EROSION AND TERMITE CONTROL:
We have looked at both Penn State and Clemson Universities for guidelines for our landscaping issues. If you walk around the neighborhood you will find that most of the suggestions/recommendations below have been incorporated by your neighbors to solve our existing problems.

This area of the country has sandy soil, termites and very fast plant growth. We have all three to contend with, Where grass will grow, we have reasonable control. In other areas, we need help.

The suggested solution to our problems is mulch. Organic mulch (pine straw, wood chips); a layer of no greater than two inches (2") is to be used at the base of plants to preserve moisture and to control weeds. They suggest that no organic mulch be used within six inches (6") of the house wood frame. inorganic mulch (lava rock, river stone, Mexican: beach pebbles, Imperial Beach river rock: 1-3" stone) is recommended for the first six to twelve inches (6" to 12") from any wall of the building to keep moisture away. They further recommend, due to our sandy soil, that in any roof runoff areas, splash plates of stone or cement can be used that includes the use of inorganic mulch. Areas where inorganic mulch is used should be edged to keep material contained. Further recommendations are to make sure that drainage is away from the building. Moisture control is a real problem with mildew, rot and insects (mosquitoes). Pea gravel and small aggregate stone are NOT recommended. When using wood chips as mulch, only brown colored mulch is approved.
Pine-straw shall not be used as ground next to any building.

i. Suggested Flowers for zone 8 coastal south.
   1. Annuals Summer - Sun: Vinca, Begonia, Marigold, Zinnia
   2. Annuals Summer - Shade: Impatience, Coleus, Caladium, Dragon Wing Begonia
   3. Annuals Winter - Pansy, Snapdragon, Dusty Miller

   4. Perennials - Sun: Black-eye Susan, Coneflower, Shasta Daisy, Daylilies, Iris, Blanket Flower
   5. Perennials - Shade: Hosta, Hellebore

Henceforth, planting of Mexican Petunias and other invasive species are prohibited.

* **All annual or perennial flowers, decorative grasses, leafy plants, etc. that grow taller than 30 inches are prohibited.**

ii. **Shrubs & Woody Ornamentals.** Shrubs over six (6) feet at maturity should be at least five feet (5) from any walls. Shrubs shorter than five (5) feet at maturity should be three (3) feet from any wall. In either case the shrubs must be trimmed at least two (2) feet from the wall. Plan choices should take into consideration as to the year around look. They should be selected to have low to moderate growth rate. Foundation plants require approval so that we have "the right type of plant in the right place".

Shrubs at front of buildings two (2) feet or less from wall, are to be trimmed to a height no greater than five (5) feet.

iii. **Suggested Shrubs for zone 8 coastal south.**
   1. Sun - Woody Ornamentals: Japanses Ligustrum, Podocarpus “Maki” all green variegated, Tea Olive, Mahonia, Spirea, Pittosporum, Yaupon Holly Dwarf.
   2. Deep Shade - Woody Ornamentals: Hydrangea, Azalea.

iv. **Trees & Palms.** The HOA is over planted with trees; therefore, we discourage any additional trees.
   * Henceforth, planting of Sago Palms is prohibited as thy are poisonous to animals, including humans.

PAWLEYS PLACE HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW GUIDELINES
FOR MODIFICATIONS AND ALTERATIONS TO EXISTING RESIDENCES

The Architectural Review Guidelines were created to 1) ensure, preserve and enhance the natural design objectives of the community, 2) to establish and maintain a harmonious design for the community, and 3) to promote and protect the value of property within the Pawleys Place community.

in order to accomplish its purposes, per the Covenants, Conditions and Restrictions, no building, fence, sign, wall, antenna or other structure shall be commenced, erected, or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein (including but not limited to, color or painting of the exterior and type of exterior finish and any existing or builder-installed construction material, plant material or ground cover) be made, except in exceptional cases, when in such case, a copy of the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association. Absent such approval, the proposed improvement may not be commenced. No fence, deck, or patio may be erected or constructed so as to extend more than eleven (11) feet, including any overhang, from the predominant rear building line of the dwelling located on the Lot. "Predominant Rear Building Line" shall be defined as the original ground floor rear building line (excluding storage rooms). If more than one Rear Building Line exists (due to building offset), the line with the maximum lineal footage will be considered the "Predominant Rear Building Line." No fence, deck or patio may be constructed or erected in the side yard of Lots located at the ends of buildings.

Notwithstanding the above, the Board of Directors of the Association shall have the authority to waive this restriction in exceptional cases where the construction of fences, decks or patios more than eleven (11) feet from the Predominant Rear Building Line, but still within the Lot lines, does not adversely affect any of the conditions or restrictions contained in this Declaration.

The Board of Directors in its sole and absolute discretion has the right to approve or refuse plans, location or specifications based upon aesthetic considerations.

The Board of Directors shall have the authority to waive requirements set forth in these Architectural standards in the Declaration of Covenants and Restrictions and these guidelines on a case by case basis. The granting of such waiver will not impair of otherwise affect the right of the Board of Directors to continue to require strict compliance with the stated requirements.

These guidelines are not all inclusive. They are intended to provide guidance to homeowners regarding the most common improvements and decorative changes to homes. Since there may be requests for other changes than those covered in these guidelines, homeowners are advised to contact any member of the Board of Directors before undertaking any change which represents a difference in the appearance of one's home. The Board member will advise whether a formal application for the proposed change is necessary.

REVIEW AND APPROVAL PROCESS

Submit application, copy of plat drawings and letter describing revisions and improvements to the ACC Committee or Board of Directors for review. Submitted documents must comply with Architectural Review Checklist. Also, submit exterior materials and color samples if warranted. No revisions or improvements shall be implemented without Board approval.

ARCHITECTURAL GUIDELINES

1. EXTERIOR ALTERATIONS:
No owner or resident shall undertake to make any alteration, modification or addition to as unit which changes the building exterior without prior written recommendation from the ACC Committee and approval from the Pawleys Place Board of Directors. The procedure for obtaining this approval requires that any alteration, modification or addition request must be submitted in writing to the Managing Agent. Each request should include details plans, material lists, rendering, property plat, etc. The Managing Agent will in turn, submit the request to the Board of Directors for their review and consideration. The proposed alterations must be completed within 6 months of approval. Construction hours for modification, additions and alterations are: Weekday 8:00 am - 5:00 pm. Saturdays 9:00 am 4:00 pm and no work on Sunday.

Owners and residents shall not undertake to do any painting, repairs, landscaping or other maintenance normally provided by the HOA unless written approval of the Board of Directors is first obtained.

Changes to exterior lighting must be approved by the Board. Low voltage light, such as landscape lighting, does not require preapproval. All sensor lighting must not infringe upon neighbor's privacy. Exterior lights and bug zappers must not be a nuisance to adjoining properties.

Colored lamps will not be permitted. Lampposts must be approved by the Board.

The owners and the contractor are responsible for any damage caused to underground wiring (cable TV, phone, etc.) as a result of any digging.

Permanent vertical flag poles on homeowner property or common ground are not allowed.

2. ANTENNAS:
No outside radio transmission tower or receiving antenna shall be erected by the Owner within the restricted property without prior written approval of the Board of Directors and/ or the Architectural Review Committee. If an approved satellite dish is no longer in use, it should be removed. The owner assumes any and all responsibility for any damage created as a result of the installation of same.

3. DOORS AND WINDOWS:
Storm doors are permitted with the ACC and Board approval stipulating the following guidelines:
* Storm door must be full view glass. Beveled glass or perimeter etched glass storm doors are acceptable.
* Storm door must be trimmed in white or in same color as the entry door.
* Once storm door is approved and installed, the upkeep and maintenance of the door will be the sole responsibility
* of the unit owner.
* If owner is replacing unit windows, windows must meet the current hurricane ratings.
* Windows and frames, including muntins, must be white. Window muntins must consist of a 3 by 2 grid.

4. JACUZZIS:
Hot tubs and jacuzzies require approval form the Board. Hot tubs and jacuzzies must be screened and locked. Ali such improvement shall be subject to approval of and compliance with all governmental laws and regulations, both State of South Carolina and Georgetown County.

5. ARBORS, TRELLISES, ETC.:
Structures such as arbors, awnings, free standing trellises and the like are not permitted without first receiving written approval by the Board.

6. FENCES:
Installing a fence at the rear of your patio and property line requires approval. The following guidelines have been established:

* Size: Only six (6) feet tall and extended out eleven (11) feet in length from the predominant rear building line. (See Declaration of Covenants, Conditions and Restrictions: Article VII for clarification.)
* The recommended material is PVC, white in color.
* The homeowner will contact all local utility companies to verify the location of underground utility lines. If fences are installed over any underground utilities, the homeowner should understand that the utility companies have the right to remove or damage your fence in the event repairs on the line are necessary. The utility companies will not be responsible for reinstalling or repairing your fence.
* Your fence will not restrict the neighbor or utility company's reasonable access path (5'0" wide or more of level
* After installing your fence, the homeowner is then responsible for maintaining the inside of the fence including the lawn areas.
* The fence is only allowed within your deeded property. A copy of your plat must be included,
* The fence location shall not impede storm water flow, especially storm water in swales. If it does, the homeowners

will be responsible for all costs to correct.
* Your fence cannot block any existing drain pattern, interfere with the irrigation system.
* The homeowner must obtain any and all necessary permits and governmental approvals.

7. ROOF AND GUTTERS:
Roofing material must match the existing material: siding material and color must match existing material. Gutter and downspout water must be controlled to not cause erosion. Gutters and downspouts must be white in color. Unit owner is responsible for runoff of water so that it does not wash away topsoil or flood other property with the use of pop-up valves away from the unit.

9. SCREENED AND UNSCREENED PORCHES:
Screened and unscreened porches should match as closely possible the house facade and trim, including but not limited to the roof line.

10. SCREENED TO WINDOW PORCHES:
If you plan to put windows in your screened-in porch, windows must meet the current hurricane ratings.
You must submit an ACC request with a drawing and have a building permit from Georgetown County.
Please note, if your porch wall is an outside wall of your neighbor's house, your contractor must take the siding off and make that wall a two-hour rated wall.

11. SOLAR DEVICES:
Panels are not allowed.

12. DRIVEWAYS:
The addition of red brick or concrete color patio pavers are allowed alongside of owners driveway.
The widening of driveway using red brick or concrete color patio pavers can only be used the owners side of driveway and can not be greater than two (2) feet in width.
Any irrigation within this area must be relocated before pavers or bricks are installed.

13. SHUTTERS:
Shutters may be added to the side lower windows of homeowners unit. Shutters must be of same style and color as existing shutters. If no existing are present, then shutters must be of same style as neighboring shutters and be same color as homeowners front door.

14. FRONT DOORS:
Homeowners steel front doors may be painted white with ACC and Board approval.
Shutters must be as to original color of front door.

REPORTING VIOLATIONS AND POLICY RESOLUTIONS

1. HOMEOWNERS PROCESS TO REPORT VIOLATIONS:
Reporting violations is a community responsibility. Any concerns or questions should be addressed to the Management Company via company website, email or telephone. You may attach any relevant pictures or supporting documentation.

2. REMEDY FOR VIOLATIONS:
The forgoing rules and regulations are designed to make living for you and your neighbors pleasant and comfortable. The restrictions that we impose upon ourselves are for the mutual benefit of all. Violations of these rules and regulations are to be reported to the managing agent, who will call the matter to the attention of the violating owner, resident or guest for corrective action. Any disagreement over the violation will be reported to the appropriate committee for subsequent judgment by the Board of Directors.

Repeated violations of the rules and regulation will result in a fine, levied by the Board of Directors against the Owner of the unit in which the violator resides, in addition to all other legal remedies. The amount of the fine will be established by the Board of Directors on a case by case basis, depending upon the severity of the violation. The fines may be assessed repeatedly upon failure of a resident to correct the infraction after prior notice is given by the Managing Agent, any fine levied shall be collected in the same manner as regular assessments.

Any resident accused of a violation and assessed a fine, may ask to be heard by the Board of Directors or their appointed committee. The Board or the appointed committee shall hear the accused violator and those making the accusation and if the Board or committee finds the violation did occur, the violator's assessment shall stand: otherwise, the fine shall be abated by the Board and the committee.

For further Policy Resolutions see the Declaration of Covenants, Conditions and Restrictions, Article Xii, Dispute Resolutions and Limitations on Litigation.

Approved and adopted by the Pawleys Place Homeowners Association Board of Directors February, 2004 - Revised May, 2011 - Revised August, 2017 - Revised and Adopted January, 2018 - Revised and Adopted May, 2021 - Revised and Adopted October, 2021. Revised and adopted January, 2024.

IN WITNESS WHEREOF, THE UNDERSIGNED DIRECTORS OF THE ASSOCIATION, BY AFFIXING THEIR RESPECTIVE SIGNATURES HEREIN BELOW, ADOPT, RATIFY AND APPROVE THE AFORESAID RESOLUTION AND CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE RESOLUTION DULY ADOPTED ON THE DATE HEREIN INDICATED. January 30th, 2024.
THESE REVISED AND ADOPTED RULES AND REGULATIONS SUPERSEDE ALL PREVIOUS VERSIONS.

Dean Richey
January 30, 2024

Merrill Foster
January 30, 2024

Tom Luc
January 30, 2024

Gale Johnson
January 30, 2024

John Blackwell
January 30, 2024

Amendments to the Pawleys Place Rules and Regulations

ITEM 3. MAINTENANCE AND USE:

Feeding stray animals of any kind, including but not limited to (Cats, dogs, deer, fox, coyo
Placement of food platters or bowls outside of units are subject to fines

Seeded or hard food bird feeders of any kind are hereby not allowed within the community.
Liquid hummingbird feeders are permitted and must be maintained by homeowner

Dean Richey	3/24/26	Merrill Foster	3/24/26
President	Date	Vice President	Date
Mike Smith	3/24/26	John Blackwell	3/24/26
Secretary	Date	Treasury	Date
Danny Oneale	3/24/26		
Member	Date		

Regular Assessments: Monthly HOA fees/assessments are due on the first of each month.
Regular Assessments are considered late if not received and processed by the 15th of the month.

Effect of Nonpayment of Assessments:
Remedies of the Association.

1. The payment of any assessment or installment thereof due to the Association shall be in default if such assessment, or any installment thereof, is not paid to the Association on the due date for such payment. A late charge of Fifteen dollars ($15.00) may be added to any assessment not paid within fifteen (15) days after the due date, together with interest from the due date of six percent (6%) per annum. The late charge penalty will be added to the month the payment is delinquent. Any charges levied by the property management company in pursuit of collecting assessments shall be added to homeowners account.
2. In the event of non-payment by an Owner of assessments, the Association is granted a lien upon the Lot, which shall secure all monies due for all assessments now or hereafter levied and which shall also secure interest payments, late penalties and costs and expenses, including a reasonable attorney's fee, which may be incurred by the Association enforcing the lien.
3. The Association, in the event of any default hereunder by an Owner, may proceed to enforce and collect the assessment against the Owner in any manner provided herein, including the right of foreclosure and sale.
4. The Association also reserves the right to suspend community amenities to any homeowner and or lot that is in default of assessments. Amenities provided by the Association such as but not limited to access to the community pool, internet service, cable television and common areas may be suspended, until all assessments have been paid in full.

Dean Richey	10/9/2024	Merrill Foster	10/9/2024
Gale Johnson	10/9/2024	John Blackwell	10/8/2024
Tom Luc	10/9/2024		