

CREEK WATCH VILLAS OWNERS ASSOCIATION (CWVOA) RULES AND REGULATIONS AND GENERAL INFORMATION

PURPOSE

The fundamental purposes of the CWVOA are to provide a basis for protecting members' equity in the development, to maximize enjoyment, to assure the continued aesthetic beauty of the community, and to provide a framework within which owners, guests, renters, and visitors can live a harmonious, courteous lifestyle.

AUTHORITY

The Covenants and Bylaws require the Board of Directors to publish Rules and Regulations for the general benefit of the Community [Covenants, Paragraph 3; Bylaws, Article IX (as amended)].

The Seabrook Island Property Owners Associations (SIPOA) has developed an exhaustive set of rules and regulations for Seabrook Island (<http://sipoa.org/rules/general-rules/>). A document titled "Creek Watch Villas Owners Association Rules and Regulations" follows. Some general information is also supplied for the benefit of the community.

HOMEOWNER RESPONSIBILITIES

Homeowners are responsible for the actions of their family members, guests, and renters. Homeowners are also responsible for providing a copy of the Rules and Regulations to their guests and renters.

Creek Watch property owners are expected to pay their dues and assessments on time and adhere to the Covenants and Bylaws.

GATE PASSES: Owners must make arrangements for guest passes by either going to the SIPOA website (<http://sipoa.org/owner-resident-information/>) or by contacting Security at 843-768-6641.

PROPERTY EXTERIOR

Property owners shall not modify the exterior of their villa without the approval of the Creek Watch Board of Directors. The Board must approve in advance requests for all projects on both the public and nonpublic sides of the villas. This is part of the approval procedure for obtaining a building permit. Requests can be made to the property manager or to the Board President. Permits from Seabrook Island and Charleston County may be required.

A standard for storm doors has been established and is available from the property manager. Lighting fixtures at the entryway should be night-sky compatible, if possible. The Board has previously approved changes for garage doors, windows, renovation or enclosure of upper decks, renovation or enclosure of lower decks, cable systems, and HVAC systems. A brief catalog of these changes will be available soon.

SCHEDULING OF MAJOR RENOVATIONS

If possible, property owners should not schedule major renovations requiring dumpsters, trash trailers, or so-called bagsters between Memorial Day and Labor Day. Dumpsters must be emptied when full; trash trailers must be removed at the end of the workday each Saturday; and bagsters can be stored in the garage of villas -- violators are subject to a fine by SIPOA (SIPOA Enforcement Schedule [Table 5] IV.A.3). The property manager should be informed, as a courtesy to fellow owners, about substantial internal renovations that require a dumpster, trash trailer, or bagster.

SATELLITE DISH POLICY

Satellite dishes must comply with the requirements in the ARC Policies and Procedures. Approval is required from the Board and the ARC to ensure all equipment is installed in the proper manner and in an unobtrusive way. The homeowner shall not abandon such dishes.

MAILBOXES

The Board of Directors has designated a unified type, size, and location for mailboxes. Names on the outside of mailboxes are not allowed to preclude publicly identifying names with a particular villa.

DETAILS OF GARBAGE HANDLING AND RECYCLING

Trash collection is on Mondays and Thursdays (Memorial Day through Labor Day). Waste management personnel collect materials from the refuse containers in the storage bins. Large metal items, paint cans, electronics, bikes, etc., for disposal must not be placed in the storage area. These items can be disposed of during the island quarterly Brown and White Days.

Recycling is collected only on Monday mornings. Each villa should have its own recycling container. Aluminum, metal, plastics, paper, and cardboard (flattened) are collected. If you need to dispose of these recyclable items at other times, please go to the SIPOA Maintenance Facility off Seabrook Island Road between Royal Pine and Old Drake.

PROPERTY MANAGEMENT

Reliable Property Managers, LLC, is currently the property management company responsible to the Creek Watch Villas Owners Association. Please contact the Creek Watch Board of Directors for questions and concerns regarding Reliable Property Managers.

Terminix is the pest control company used by the CWVOA. Please provide Reliable with a key for your locked storage area if you want pest control to have access to that area. Should you need assistance, please contact Reliable.

Reliable Property Managers
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Community Manager Revised 1/2/19

CREEK WATCH VILLAS OWNERS ASSOCIATION RULES AND REGULATIONS

- **SPEED LIMIT:** The speed limit on Seabrook Island is **25 mph** and will be strictly enforced. It is unlawful to pass bicycles at the traffic islands.
- **VILLA PARKING:** Owner parking is permitted in front of villas or in garages. Overflow guest parking is allowed in parking lot areas.
- **TRASH/GARBAGE:** Garbage shall be placed in refuse containers located in the wooden storage areas. Recycling materials including aluminum, metal, plastics, paper, and cardboard (flattened) are collected only on Monday mornings from recycling containers. These containers must be placed in front of the villas – **NOT IN THE STORAGE BINS** – and retrieved after collection.
- **POOL:** The pool is for the use of Creek Watch and Dune Loft's owners, guests, and renters. It is open from late March to October. Glass items are not allowed inside the pool area. Pets are not allowed in the pool area. If you want to listen to music or other programming, you must use headphones, earphones, or ear buds; music or other programs should not be audible to anyone else. A pool gate code is provided to owners by the property management. Additional pool rules are posted on the pool house.
- **PETS:** Please use common sense and respect when walking your pet in the Creek Watch neighborhood. Pets must be leashed at all times and their feces must be picked up; pet owners should carry appropriate doggie bags and dispose of them in the garbage bins. Pet owners are responsible to see that pets do not cause a nuisance.
- **STORAGE:** Bicycles, motorboats, kayaks, canoes, beach, and recreational equipment may not be left in the common areas. These items must be stored within the unit's storage area or garage. Such items may not be left at the boat ramp. Beach towels, bathing suits, etc., may not be hung on exterior railings.
- **GRILLS:** Use of gas or charcoal grills on decks, stairways, and porches is prohibited. Grills must be kept at least 15 feet from buildings and away from pine straw and planted areas. When not in use, the grill is to be stored in the villa storage area or garage, out of public sight. Gas grills shall be turned off at both the tank and grill.
- **FLAGS AND DECORATIONS:** One flag may be hung outside a villa. Flags allowed are official flags (national or state), theme flags, team flags, and seasonal or holiday flags. All flags must be flown from a bracket-mounted staff no longer than 6 feet. Flags are not to be left unattended for more than two weeks. Seasonal decorations are allowed on entryway porches for a reasonable time but must not be left unattended for more than two weeks.
- **BOAT RAMP:** The boat ramp is for use by property owners and accompanied guests. Motors are limited to 15hp. Trailers may not be parked in the Creek Watch parking lots. Do not block the handicap egress from Unit 1201.
- **MUSIC:** The volume should be low in villas, inaudible at the pool, and not disturb neighbors. (Loud noise that disturbs quiet enjoyment may be reported to Security at 843-768-6641).
- **BEACH AND SAND DUNES:** All persons and pets must stay off the dunes. Special seasonal zones for dogs have been posted at the beach and on available placards. No chairs, tents, umbrellas or kayaks should be left on beaches overnight.

- **GOLF COURSE:** No walking, jogging, and biking on the golf courses or cart paths; only golfers are permitted.
- **HAZARDS:** No use of fireworks, firearms, pellet guns, bows and arrows, or slingshots. Beach bonfires are allowed if a permit is procured from SIPOA.
- **WILDLIFE:** Feeding undomesticated animals (except birds) is prohibited.
- **BEACH PARKING:** There is no beach parking on Seabrook Island roads or in villa parking areas. Please use designated beach access parking areas and boardwalks. Parking at SIPOA Community Center is for property owners with decals only.
- **BICYCLES:** Bicycles must ride far-right single-file with traffic flow. Pedestrians, joggers, and skaters should face traffic on the roads.

Approved 8/18/2012

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Property Manager Revised 3/7/2016