

Treeloft Owner's Association Rules and Regulations

All Treeloft property owners and their guests must observe the following rules of Seabrook Island Property Owner's Association (SIPOA) and Treeloft Villas Owners Association. It is the owner's responsibility to ensure their guests are aware of these rules and their rental company provides each renter with a copy. The Treeloft Board of Directors and Reliable Home Management will work closely with SIPOA to ensure compliance.

Property Exteriors

The exterior of each villa must comply with the Treeloft Owner's Association Standards dated August 2020.

Exterior Lights and Noise

SIPOA strongly recommends that all exterior lights be turned off no later than midnight. The Treeloft Board endorses this recommendation. The objective is to avoid improper or excessive exterior lighting which results in impact glare, urban sky glow and light intrusion on neighboring properties. SIPOA regulations require that external noise be low to avoid disturbing neighbors. All lighting must be LED and follow Treeloft Standards for type and color.

Vehicle Parking

Vehicle parking is permitted only under villas, and on paved driveways. Parking along Treeloft Trace up to the first traffic circle is not allowed under SIPOA regulations. There is no parking on the pipestem street or around the second cul-de-sac as it would obstruct emergency vehicles and traffic flow. Blocking fire hydrants is not allowed. Failure to comply with any of these parking regulations will result in ticketing or towing. No parking is allowed on common property around any villa. Any damage caused by improper parking of a renter or owner will be billed to the corresponding villa owner.

Campers, trailers or commercial vehicles

Campers, trailers and commercial vehicles are not allowed to park anywhere in Treeloft Trace, since they must be parked inside a garage.

Damage

Homeowners will be responsible for reimbursing the Association for any damages to the irrigation heads or lighting fixtures whether caused by the owner, renter or contractor.

Recovery of Waste Containers from Streets

Garbage and recycled materials are collected by SIPOA on Mondays. SIPOA requires all empty containers be pulled back from the street by Monday night and returned to a location that is not visible from the road. SIPOA may pick up and remove to its maintenance area any containers that are not recovered on time. Owners or their agents are responsible for returning recycle containers to the villa.

Towels and Clothing

NO clothing or towels are allowed to be hung from the porch, handrails or steps.

Grilling

Gas and charcoal grills are allowed, but all grilling must be done in the driveway. Please remember to clean grills after use and to turn them off after you have finished cooking.

Signage

Signage not provided by Treeloft Owner's Association or Seabrook Island POA is not allowed.

Rental Units

All rentals are limited to six (6) unless an exception is provided by the Town of Seabrook. All owners and guests must follow proposed Town of Seabrook Island Ordinance 2020-11 in addition to TLOA Rules and Standards. Owners are required to post the TLOA Rules and Regulations, as well as Ordinance 2020-11 in all rental units. Rentals are limited to 1 rental per 7 day period.

Any owner who observes repeated violations may notify the SIPOA security gate at (843) 768-6641, SIPOA Administration at (843) 768-0061 or Reliable Property Managers at (843) 768-7185.

The TLOA Board of Directors shall have the power to impose sanctions, including monetary sanctions, for violations of the Master Deed or the Rules and Regulations. Provisions contained in the Master Deed and By-Laws govern the enforcement of violations of the Rules and Regulations and those provisions will supersede anything contained herein to the contrary. Owners are responsible for the conduct of their families, guests, tenants and/or invitees (including Contractors). Any violation of the Rules and Regulations by an owner's family, guest, tenant and or invitee or contractor that results in an assessment, the owner will ultimately be responsible for the payment of the assessment within the time period stipulated herein. Failure to pay the assessment may result in a lien being placed against the owner's Apartment/ Unit and/or other legal action as specified in the Master Deed.

The following schedule and table are used to calculate warning notices and monetary assessments for initial and repeated violations of the Rules and Regulations.

VIOLATION ASSESSMENT SCHEDULE

- A. Warning
- B. \$50.00
- C. \$100.00
- D. \$250.00
- E. \$500.00
- F. \$1,000.00
- G. Board of Directors to consider on a case by case basis.

All first violations of these Rules and Regulations will result in a warning notice. Subsequent violations of the same section of the Rules and Regulations within a rolling twelve month period will trigger escalating assessments in accordance with the Violation Assessment Schedule above, each subsequent violation stepping up one level. Violation Assessments must be paid within 30 days of the notification in writing either via email or USPS and will be subject to late fees according to the TLOA late and lien policy. Violation Assessments left unpaid for periods exceeding sixty (60) days or more may result in a lien on the property which could result in foreclosure action being taken by the TLOA Board of Directors

Other SIPOA Rules that All Owners, Guests and Visitors Should Know

Everyone should observe these Rules for public areas on Seabrook Island

Speed Limit is 25 mph on Island roads unless posted otherwise. For example, roads around the Gate House, Beach Club and Island House are **15mph** . Do not pass other vehicles unless waved by. Golf carts are not permitted to drive on Island roads; licensed Neighborhood Electric Vehicles driven by licensed drivers are permitted. Only licensed drivers allowed to operate motorized vehicles. Vehicle drivers must not pass bicycles beside any of the landscaped traffic islands in roads.

Bicycles should ride single file on the right side of the road and must have lights on after dark. Motorcycles and motorized bicycles are not permitted on the island.

Stop signs mean “STOP” – not “Slow!” At 3-way or 4-way stops, proceed in the order of arrival.

Pedestrians, joggers and skaters must walk single file on the left side of the road facing traffic. The right-of-way extends several feet beyond the curb and it is courteous to step off of the road when a vehicle approaches.

Walking, jogging and biking on golf courses or cart paths are not permitted. This is a SI Club rule and the golf courses are Club property.

Pets must be leashed when outside and their feces must be picked up and placed in containers. Pet owners must ensure their pets do not cause a nuisance. Dogs may be off leash year around in a designated area on the ocean beach to the northeast of Boardwalk #1 if they are under voice control and do not enter bird and turtle nesting areas above the high tide line. Dogs may be off leash on other beaches only in certain months between certain hours as posted. Otherwise, all dogs must be on a leash when on the beach.

Fireworks, firearms, pellet guns, bows and arrows, slingshots may not be used on the island.

Feeding of wild animals (except birds) is prohibited. Enjoy our wildlife but remember: they have adapted to our presence but they are still wild animals and should be left alone – especially alligators, bobcats and coyotes. For a nuisance animal inside the house, contact a commercial pest control company.

The Boat Ramp on Cap'n Sams Creek may only be used by Property Owners and accompanied guests. This is a stipulation of the easement. The Crab Dock and attached kayak/canoe float may be used by Owners and/or Guests.

Beach parking is not permitted on Seabrook Island roads or in Villa parking areas. Use designated beach access parking areas and Boardwalks. Parking in the SIPOA Community Center parking lot adjacent to Boardwalk #1 is limited to Property Owners and Family Members with those vehicle passes.

All persons and pets must stay off of sand dunes. No chairs, tents, umbrellas or kayaks may be left on beaches overnight. Any holes dug in the beach must be filled before leaving to avoid a danger to others who may come on the beach after dark. Wood fires on the beach require prior SIPOA permission.

Alligator Safety

During the spring and early summer alligators are most active because it is their breeding season. Residents should take extra care to be aware of alligators and should follow some simple rules to remain safe around them.

- **Do not feed alligators.** Feeding alligators is punishable by law with fines up to \$150 and up to 30 days in jail.
- **Keep your distance.** A safe distance from an adult alligator should be maintained at about 60 feet. If the alligator hisses or lunges at you, you are too close.
- **Do not attempt to move alligators out of the road.** If you see an alligator on the move, leave it alone and let it pass on through. Alligators move the most in spring and summer when they are breeding.
- **Never disturb nests or small alligators.** Some female alligators protect their young and may become aggressive if provoked. Mother alligators will sometime react by hissing, lunging, or swimming toward you but are just signaling you to go away.
- **Keep your pets and children away from alligators.** Large alligators do not recognize the difference between domestic pets and wild food sources. When they are hungry, alligators act on their hunting instinct and might attempt to feed on your house pet if given the opportunity. Keep your dogs on leashes around alligators. Do not allow your dogs or children to swim in waters inhabited by alligators, or to drink or play at the water's edge. To an alligator, a splash potentially means a food source is in the water.

If residents follow these rules, alligators and residents should be able to safely cohabitate on Seabrook. Occasionally alligators may exhibit aggressive behavior and must be removed. SIPOA removed an aggressive alligator from Palmetto Lake earlier this week. If you see an alligator showing signs of aggressive behavior please contact security at [843-768-6641](tel:843-768-6641).