

AVALON POA

RULES AND REGULATIONS

1. GENERAL MAINTENANCE AND USE

Each Property Owner is responsible for the proper conduct of their family and/or guests (including tenants) while on POA (Property Owner Association) property. Copies of our Rules and Regulations should be provided to all guests and/or tenants. Any violation of the Rules and Regulations will be the responsibility of the homeowner.

Each Property Owner/guest shall maintain and use the POA property in such a manner so as to:

- a) insure the safety and comfort of everyone using the facilities,
- b) promote maximum enjoyment of the facilities.

2. CONDUCT OF CHILDREN

Parents are responsible for the general conduct of their children at all times. Damage to any of the POA's property or personal property of the other owners or guests by children will be the responsibility of the parent and homeowner. An adult must accompany all children under fourteen (14) years of age in the pool areas and playground per South Carolina Law.

3. SECURITY

Security is the responsibility of each and every owner/guest. Depending upon the nature of the situation, owners/guests are requested to notify Phoenix Security Solutions, Inc. directly at:

Security Patrol (843) 251-5015
Security Dispatch (843) 839-2223
Horry County Police (843) 248-6241 (Non-Emergency)
Horry County Police 911 (Emergency)

4. NOISE

No noxious or offensive activities shall be carried on or permitted or exist on any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance. It is essential to be thoughtful of one's neighbors in a single-family community. Noise becomes an annoyance during certain hours of the day, such as early morning or late evening, when most people are resting. Therefore, excessively disturbing noises, which interfere with the rights and comforts or other conveniences of neighbors, will not be tolerated at any time, day or night. Noise from stereos, musical instruments, motor vehicles, barking dogs, etc. as well as people should be kept at a minimum at all times and especially during the hours of 10:00 PM through 8:00 AM. A warning will be given on the first occasion and fines imposed for subsequent violations.

5. POOL AND AMENITY CENTER

ALL PROPERTY OWNERS AND GUESTS ARE CAUTIONED THAT THEY SHOULD USE THE SWIMMING POOL, AT THEIR OWN RISK.

- A. Everyone has to share the fields and courts. You cannot take the entire field or court at one time.
- B. The covered picnic area can be reserved through Wright Management for a specific date and time for a refundable deposit of \$75.00 for a party, etc. If not reserved through the POA then anyone can utilize the covered picnic area even if your group is using it.
- C. All owners and guests must display current pool passes. If you do not have your pool pass with you, then you are considered trespassing and arrest will be warranted. Each household will be given 2 pool passes. If you have to purchase another pool pass due to loss the cost for a replacement pass is \$50.00
- D. Bottles or glass objects will NOT be permitted at any time in the swimming pool area.
- E. While in the pool area and playground area an adult (18 years of age or older) must accompany all children under fourteen (14) years of age. Any child that is not potty trained MUST wear a "swim" diaper any time they are in the pool.
- F. No smoking will be allowed in the pool area except in designated smoking areas.
- G. Furniture shall NOT be removed from the pool area.
- H. No pets are allowed on the fields or in the pool area.
- I. Radios, CD/Cassette players, or television sets can be annoying to others. Therefore they may only be played softly as to not disturb others using the facility. If requested by ANY other person, the volume MUST be lowered to a point that it does not disturb others.
- J. Pool will be open seasonally from 9:00 AM -10:00 PM daily. Anyone caught in the pool area after hours will be considered trespassing and arrests will be warranted.
- K. No scooters, skateboards, roller blades or bicycles, etc. are to be used inside the pool area.
- L. All golf carts must be registered with the county and/or the city and no one without a driver's license is allowed to operate a golf cart (SC Law)
- M. During in inclement (especially when lightning is seen or forecast), the pool may be closed by the board, management company, or security for safety.

6. PETS

No animals shall be kept or maintained on any lot except domestic, household pets traditionally kept in individual residences throughout the state of South Carolina. All such pets shall be kept reasonably confined so as not to become a nuisance. Excessive barking of dogs or vicious animals shall constitute a nuisance and may be ordered by the Association to be removed upon the property. In no event shall pets be permitted in any of the common areas of the property unless carried or on a leash or under the direct supervision of the owner. PET OWNERS ARE RESPONSIBLE FOR CLEANING UP AFTER THEIR PETS ANYWHERE. FINES WILL BE ASSESSED TO ANY OFFENDING HOMEOWNER HOUSING THE VIOLATION.

7. PARKING AND MOTOR VEHICLES

- A. PARKING IN THE STREET OR IN THE GRASS OF THE LOT IS NOT PERMITTED AT ANY TIME, DAY OR NIGHT. PARKING OF VEHICLES BY OWNERS, GUESTS AND/OR TENANTS SHALL BE PERMITTED ONLY UPON THE PAVED AREAS LOCATED UPON LOTS OR AT THE AVALON AMENITIES CENTER.
- B. All campers, trailers, boats or boat trailers are STRICTLY PROHIBITED from parking on any lot or any portion of the association property unless wholly enclosed in a garage.
- C. No vehicle repairs may be made unless in an emergency situation, such as a dead battery, fiat tire, etc.

8. ARCHITECTURAL CONTROL

- A. Alterations or additions to any portion of a residential property shall not be made by any resident without prior written approved of the POA
Procedures for obtaining approval are outlined in Ae POA's Covenants and Restrictions.
- B. Satellite dish and/or TV antennas must have prior POA approval.

9. SIGNS

No sign of any kind, other than those installed by the Association may be displayed to public view on any Lot, except the approved design by the POA mat be displayed with the purpose of advertising the home for sale or for rent.

10. REFUSE

Waste Industries trash pickup is Friday morning and containers may be placed by the street no earlier than Thursday night for the pick up on Friday. ALL OTHER TIMES, containers must be stored out of sight of the neighborhood

11. RULES CHANGE

The POA reserves the right to change, revoke or add to existing Rules and Regulations from time to time as, in their opinion, shall be necessary or desirable for the safety and protection of the POA's property and it's owners/guest and to promote cleanliness and good order of the property and to assure the comfort and convenience of owners/guests.

12. VIOLATIONS

- A. Violation of the Rules and Relations is subject to fines, which shall be a special assessment and a lien upon the property of the homeowner housing the violator in addition to all other legal remedies.
- B. Said fine may be assessed repeatedly upon the failure of a homeowner or guest to correct the infraction after notice by the POA to obey these Rules and Regulations as well as other obligations imposed by the POA documents. It is the responsibility of the homeowner to recover the amount of the fines and any expenses from their guests if the guest is causing the infraction. Any fine or expenses levied shall be collected in the same manner as common assessments.
- C. Fine Schedule
 - I) 1st Offense - Warning
 - II) 2nd Offense - \$55.00 Fine
 - III) 3rd Offense - \$85.00 Fine
 - IV) 4th Offense - \$105.00 Fine
 - V) \$105.00 each violation of the same offense thereafter

13. CONCLUSION

Property Owners of Avalon are required to cooperate by adhering to the Rules and Relations. The Regulations were not set up in an arbitrary fashion nor were they created to work a hardship on anyone. Their purpose is to insure the safety and comfort of everyone using the facilities so that all owners and their guests will enjoy the maximum amount of pleasure.