

Guidelines for Residents and Guests

Pawleys Plantation Property Owners Association (POA)

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(Note: These Guidelines are provided in summary only. For detailed information on the above subjects, please refer to the POA Covenants and Restrictions, the POA By-Laws and the HOA Master Deeds.)

INTRODUCTION

Welcome to Pawleys Plantation. The Property Owners Association (POA) is your association and its business is conducted solely for the benefit of the owners and residents of our community. Our goal is to preserve and enhance the safety, security, natural beauty and property values within Pawleys Plantation.

I. Classifications

These classifications apply to all persons having access to Pawleys Plantation:

- Property Owners: those who own property (e.g., homes, villas, condos or vacant lots) in Pawleys Plantation.
- Personal Guests: persons invited by property owners.
- Rental Guests: persons renting or leasing dwellings on a temporary basis.
- Business Guests: persons attending planned functions or other business activities.
- Visitors: persons using the Golf Course, Conference Center or Dining Facilities.

- Employees: persons employed by Pawleys Plantation and their respective entities.
- General Contractors and Sub-Contractors: persons performing construction and general work for property owners or Pawleys Plantation, LLC.
- Business and Service Vendors: persons hired by homeowners or Pawleys Plantation, LLC, including sales personnel; utility personnel; package, paper and mail deliveries; etc.

II. Access to Pawleys Plantation

Owners: All property owners must register each owned vehicle with the POA to receive a vehicle barcode decal, which is required for admission to Pawleys Plantation. A Pawleys Plantation Barcode Registration Form must be completed and submitted to the Property Manager's office along with the fee of \$10. You may obtain a Barcode Registration Form from the Property Manager's office, or you may print one on the POA Website at www.PawleysPlantationPOA.com.

Guests: Guests will be issued a distinctive hangtag pass that must be displayed at all times on the vehicle dashboard or rear view mirror. Property owners must provide the Security Gate (237-6300 or 237-4062) with the names of their guests prior to arrival.

Contractors: Homeowner contractors, sub-contractors and their workers will be issued a distinctive Contractor Permit to be displayed at all times on the vehicle dashboard or rear view mirror. Homeowners must provide the Security Gate (237-6300 or 237-4062) with the names of their contractors prior to their arrival.

III. Amenities

The use of the Club swimming pool and tennis courts is restricted to Club members and their guests.

Contract workers are not permitted to use any Club amenities, including the swimming pool, tennis courts, or the lakes and ponds for fishing.

Fishing immediately in the front or rear of personal residences is not permitted, except with the permission of the property owner.

IV. Roadways

Pawleys Plantation roads are classified as secondary highways in South Carolina and all state and local traffic laws must be observed. Speed limits and other traffic control signs are posted throughout Pawleys Plantation. Anyone operating a vehicle within Pawleys Plantation should be aware of pedestrians walking, jogging, bicycling, or driving golf carts on the roadways.

V. Golf Carts and Use of Golf Cart Paths

Property owners and their guests may drive golf carts on roads within Pawleys Plantation during daylight hours only, provided that the golf cart owners and operators abide by South Carolina state laws, which require:

- A valid driver's license;
- Proof of insurance; and
- Compliance with all state and local traffic laws and regulations.

Golf cart owners are required to submit a Golf Cart Registration Form to the Property Manager's Office (357-9888) to obtain a golf cart decal. Forms are also available on the POA website.

Personal golf carts may not be driven on the golf course or on cart paths during normal playing hours. When not in use, golf carts must be stored in a garage.

Golf cart paths may not be used for jogging, walking, bicycling, rollerblading, or dog walking during normal playing hours.

VI. Parking

Parking on the grass shoulders along the roads is prohibited, with the exception of social events that include multiple guests. Overnight parking on roadways is prohibited.

Contractor parking will be permitted on grass shoulders near Lots that are under construction. Any damage to the grass at such sites must be repaired as part of the site landscaping, which is further governed by the Pawleys Plantation Architectural Review Board (ARB) Manual.

VII. Contractor Rules

See the Pawleys Plantation Architectural Review Board (ARB) Manual for guidelines and procedures for contractors.

VIII. Recreational Vehicles, Motor Homes, Campers, Trailers, Boats, Jet Skis, Motorcycles, Motorbikes/Motor scooters, Large Commercial Vehicles, and Portable Storage and Moving Containers:

Such vehicles and equipment (except portable storage and moving containers) may not be kept within Pawleys Plantation unless parked within an enclosed garage.

Recreational Vehicles, motor homes and camping trailers may be brought into Pawleys Plantation for the purpose of cleaning and trip preparation. However, they may not remain longer than 24 hours and must be parked in the homeowner's driveway or garage.

Motorcycles, mopeds, go-carts, ATV's, dirt bikes and motorbikes/motor scooters are not permitted within Pawleys Plantation.

Motorcycles may not be driven beyond the Security Gate at the Main Entrance, where a parking area is provided. They can be trailored to a residence and parked in a garage.

Jet skis may be launched at a homeowner's residence with creek access.

Portable storage and moving containers may be parked in an Owner's driveway temporarily in order to facilitate loading and packing of items to be stored or moved. However, these containers may not remain in a driveway for more than one week.

IX. Use of Salt Marshes, Creeks and Canals

All persons using the creeks and marshes must comply with applicable state and federal laws.

X. Pets

Only household pets of property owners and their guests are permitted in Pawleys Plantation. Owners are responsible to ensure that pets do not constitute a nuisance or disturb wildlife. Rental/leasing guests are allowed pets with owner permission only.

Pets are required to have owner identification on their collar and must have current vaccinations against rabies, as required under Georgetown County ordinances.

Pets must be leashed when they are not on their owner's property. Under Georgetown County's animal leash ordinance, pets found in violation may be impounded by the county's Animal Control Services.

Pet solid waste must be disposed of immediately by the pet owner.

The walking of pets is not allowed on the golf course.

XI. Wildlife

Motorists are cautioned to be alert for the crossing of deer and other animals, particularly at night. Be cautious of any animal that may have rabies.

Wildlife such as alligators, birds, raccoons, and otters should not be harassed.

Alligators should not be approached or fed. South Carolina law prohibits the feeding or harassing of alligators (up to \$440 fine).

Property owners and guests should be aware of the potential danger posed by wildlife and shall take proper precautions with children and pets. The Pawleys Plantation POA is not responsible for any harm to persons or pets as a result of aggressive wildlife.

Hunting or the discharge of firearms, including BB and pellet guns, is not allowed within Pawleys Plantation.

Assistance to the property owner by Security Guards or a POA representative in reporting aggressive alligators or other wildlife to local wildlife authorities shall not shift liability to Security or the POA.

XII. Property Maintenance

Property owners are responsible for maintaining their lots and/or dwellings in a neat, clean and sanitary condition. This includes the maintenance and repair of all exterior surfaces of all dwellings, buildings and other structures, including mailboxes and driveways, and all lawns, trees, shrubs, hedges, grass and other landscaping. All landscaped areas and lawn areas must be maintained.

Bedded areas that have been previously mulched with pine straw, bark, etc., should be kept free of weeds and debris. Mulch should be applied periodically to maintain a neat, clean appearance.

Dead plants and bushes should be removed and replaced with comparable-sized plants. Bushes should be trimmed as necessary to avoid being overgrown.

Flowerbed borders made of wood, brick, stone, plastic or other materials should be kept in good repair and/or replaced as necessary.

Dead and diseased trees must be removed upon request and stumps should be removed to at least ground level. Tree circles should be kept free of weeds. Mulch or other ground cover should be used as needed to control weeds and retain ground moisture. Tree circle borders made of wood, brick, stone, plastic or other materials should be kept in good repair and/or replaced as necessary. Trees should be pruned as necessary.

Driveways and walkways should be kept free of debris.

Lawn areas should be mowed and edged regularly. Grass should also be trimmed along any fence line, and around any flowerbeds, trees or posts contained within the yard. Lawns should be kept free of excessive weeds, kept in good condition and re-sodded as necessary to restore bare patches.

All outdoor furnishings should be kept in good repair and clean condition.

XIII. Vacant Lots

Vacant lots may not be used for dumping yard debris and other trash. The property owner is required upon request to remove any deadfall, dead trees and plants and trim and/or remove trees and plants that are overgrown and spreading into adjacent lots and eliminate any unsightly vegetation.

XIV. Mailboxes

Mailboxes should be well maintained. Mailboxes that are damaged, discolored, badly rusted and/or have faded or missing street numbers must be replaced, repainted or repaired. Similarly, mailbox posts should be kept straight and in good condition.

Mailboxes and posts should not normally be decorated except with limited holiday decorations for significant holidays such as Christmas, Halloween, Fourth of July, etc. These decorations should be removed promptly after the holiday/event has passed.

When replacing a mailbox, posts should be 4" X 4" plain wood, metal, or vinyl-clad. Metal or vinyl posts must be white, black or painted a color that matches the home and may be no higher than five (5) feet in height. Attempts to create a visual impact are to be avoided.

When mailboxes are placed side-by-side, the design of the mailboxes and posts should be consistent. Contrasting designs should be avoided.

Plantings around mailboxes should not interfere with postal delivery or the visibility of street numbers posted on the box.

Newspaper boxes, if used, are to be affixed to the mailbox post and should be plain—without advertising the name of the newspaper company.

XV. Garbage and Yard Waste

All property owners are required to have garbage pick-up service as arranged through the POA contract. Normal collection schedules are as follows:

- Private homes: Garbage—Tuesday
- Private homes: Yard debris—Friday
- HOA Villas and condos: Garbage—Tuesday and Friday.

Private home household garbage roll carts must be placed at the curbside in the evening prior to the scheduled collection day, and must be returned to garages within 24 hours of the time of collection.

Household garbage must be kept in the 96-gallon roll cart provided by Waste Industries. (Owners of new homes should contact Property Management at 357-9888 to obtain a roll cart.)

Yard debris may not be placed at curbside prior to the evening before the scheduled collection day (Friday). Debris gathered prior to that time must be stored on the homeowner's property out of view from the street, golf course, and neighboring properties, or it must be removed to an appropriate waste collection facility off of the Pawleys Plantation properties.

Yard debris must be containerized, bagged (in bags no larger than the 30-gallon size, and with an 8-bag limit) or bundled (with limbs securely tied and not more than 4' in length and 4" in diameter). Yard debris is not to be placed in roll carts.

Dumping of any garbage, trash or yard debris within Pawleys Plantation is prohibited.

Burning of trash or other debris is not permitted at any time on residential property or vacant lots.

Materials that residents or guests may wish to re-cycle can be taken to the Georgetown County Recycle Center at 596 Grate Avenue (237-1154). Hours of operation are: Monday – Saturday, 7 a.m. to 7 p.m. and Sunday, 10 a.m. to 3 p.m.

XVI. 911 Service.

Dial 911 for any medical or fire department emergency. The 911 system is programmed for the street address of the caller. If you are calling from a cell phone, please give the correct address. If you call 911 directly, notify the Security Gate as quickly as possible so that the Security Guard can give directions to emergency vehicles.

Each residence is required to have minimum of 4-inch house numbers placed on the front of the house and its mailbox so that emergency vehicles may locate the home quickly. This requirement is mandated by Georgetown County. Reflective numbers are desirable.

XVII. Miscellaneous

Local fire codes prohibit the use of gas and charcoal grills within the screened porches of HOA villas and condos.

No inoperable vehicle or vehicle in a state of noticeable disrepair may be kept or stored upon any lot or common area, nor may any repair work be performed on any lot or common area, except for minor maintenance. Antique vehicle restoration work may be performed by a homeowner in the owner's garage.

Air conditioning units and aboveground propane tanks must be located so as not to be visible from other dwellings, the road or the golf course.

Owners and guests may not hang beach towels, bathing suits, etc., on the decks and railings of homes, villas or condos. Outside clotheslines are not permitted.

Any loud or disturbing noise such as high-volume operation of radios and other audio equipment is not permitted.

No obnoxious, illegal or offensive activity shall be conducted in any dwelling, nor shall anything be done thereon or therein which may be or may become an annoyance or nuisance to the neighborhood.

XVIII. Enforcement

The foregoing guidelines are in addition to and not by way of limitation of those restrictions that may be contained in the deeds of each property owner, or the Covenants and Restriction for the Pawleys Plantation POA.