

## **Overview**

The Woodlands at Crow Creek, a condominium association, is a community of private living spaces with joint ownership of common areas and amenities. Rules and regulations reflect the accumulated wisdom of other similar communities, relevant Federal and State laws, and the particular needs identified within the community of Crow Creek by its owners and Directors.

As joint owners of the common areas of our community, we share an interest in maintaining our property to the best of our ability, which means committing ourselves to be good citizens and neighbors, and communicating those expectations to everyone that we personally welcome to the community (family members, guests, tenants).

The Rules and Regulations are intended to promote the general common good of all property owners to (1) preserve the appearance and integrity of our property, (2) insure safety, comfort, and enjoyment at our facilities (3) minimize our joint exposure to liability. In choosing to live in a condominium community, we all agree to abide by its rules and regulations as communicated in all of its governing documents and to ensure all guests and tenants comply.

Failure to observe Rules and Regulations may result in fines and/or suspension of privileges.

## **Rental Requirements**

- A copy of these rules and regulations **must** be part of a tenant's lease and posted in each rented unit.
- Also to be included in lease and posted are emergency contact information for:
  - local police and fire departments
  - the property manager to report water leaks and other urgent matters that can result in serious property damage.
- **All long-term tenant leases must be filed with the Property Management Company (hereinafter "the Management Company") with a signed agreement that tenants have reviewed and agree to honor the rules fully. Lessor Owners will be responsible for damages to common elements, violations and penalties incurred by Lessees.**
- **Owners whose units are participating in vacation and golf agency rentals must ensure their units are identified as such with name of rental agent to the Management Company.**

## **General Rules**

### *G1. Permitted Vehicles & Behaviors*

- Passenger vehicles, vans and trucks used for noncommercial purposes are allowed provided they are fully parked within a single, lined parking space.
- Motorcycles and motor scooters designated for street use and equipped with well-maintained mufflers are allowed.
- Residents and visitors must honor a 15 mph speed limit in condo parking lots.
- The handicap spaces are designated for each building and can be expanded upon request to the Management Company.

### *G2. Unpermitted Vehicles & Behaviors*

- No boat, watercraft, trailer, bus, camper, motorhome or recreational vehicle shall be parked within the boundaries of the Condominium for more than forty eight (48) hours.
- Except for deliveries and authorized construction, no commercial vehicle, truck or construction equipment shall be parked within the boundaries of the Condominium property.
- A Commercial Vehicle is any vehicle used in the conduct of a business, service, or trade which has (a) either removable or permanent visible signage and/or advertising for a business, service or trade or (b) visible tools, equipment or machinery used in the conduct of a business, service or trade. The foregoing shall not apply to a vehicle which is required to be available for emergency response for a federal, state, county or municipal public safety agency. The Board may designate special spaces for temporary commercial parking should a problem arise.
- No inoperative or unlicensed vehicle or vehicle with an expired registration or inspection sticker shall be parked within the boundaries of the Condominium property.
- No maintenance (car washing, changing fluids) or repair work to any type of motor vehicle shall be conducted within the boundaries of the Condominium property.

### *G3. Unobstructed Ingress & Egress*

- The sidewalks, entrances, passages and stairways must not be obstructed or used for any purpose other than ingress and egress to and from the premises;
- No carriages, bicycles, motorbikes, mopeds, wagons, shopping carts, chairs, benches, tables or any other object of similar type and nature may be stored thereon or therein.

### *G4. Personal Property*

- The personal property of any Owner shall be stored within the Owners Unit and within any storage space that is appurtenant to such Owner's Unit.

### *G5. Unauthorized Materials*

- No trash bags, supplies, or other articles shall be placed in any portion of the Common, or shall any rugs, mops, laundry or other articles be shaken or hung on or from any deck, balcony or terrace, or from any of the windows or doors, or exposed on any part of the Common Elements.

*G6. Trash & Garbage--Dumping Prohibited Outside of Receptacles*

- Trash and bagged garbage ONLY shall be deposited in designated receptacles.
- Anything other than trash and garbage (e. g., mattress, furniture, electronics, etc.) MUST be discarded elsewhere such as:
  - Brunswick County Solid Waste & Recycling Center
  - 910-579-9932
  - <http://www.brunswickcountync.gov/solidwaste/location/>.
- NOTHING MAY BE LEFT ALONGSIDE THE DUMPSTERS as the hauler will not take it. Violators will be fined for the cost of removal and disposal.
- No trash is to be deposited into Pet Waste containers or cigarette butt receptacles at building entrances.

*G7. Falling Objects*

- No Owner or occupant of a Unit shall allow anything whatsoever including cigarette butts to fall from a window, or sweep, throw, or power wash any dirt or other substance from a Unit.

*G8. Flammables and Chemicals*

- No flammable, combustible or explosive fluid, chemical or substance shall be kept or used in any Unit or on the Common Elements, except for normal household use and in accordance with all applicable laws and label provisions.

*G9. Grills & Picnic Tables*

- No grills of any type and no outdoor cooking shall be permitted on any deck, porch, terrace or balcony of the Condominium property.
- Grilling is permitted only in the designated grills located behind each condo building.
- Picnic tables are not to be moved from their designated locations.

*G10. Inconsiderate Behavior*

- No Owner or occupant of a Unit shall make or permit any disturbing noises, or do or permit anything to be done that interferes with the rights, comforts or convenience of the other Owners and occupants including the consideration of residents in units surrounding them. Smokers should be considerate of residents around them.

*G11. Pet Policy:*

- No animals other than common household pets weighing no more than forty (40) pounds at full growth shall be kept or maintained in any Unit.
- Common household pets shall not be kept, bred or maintained for commercial purposes.
- Pets shall be permitted on the Common Elements only if on a leash and in compliance with all applicable laws and ordinances.
- All pet waste shall be picked up and disposed of in a proper manner.
- Pet Waste Stations are located conveniently throughout the property for resident use.

*G12. Building Alterations Require Approval*

- No Owner shall cause any improvements or alterations to be made to the exterior of any building (including painting or other decoration, the installation of electrical wiring, antennae or satellite dishes, or any other objects or devices), or in any manner alter the appearance of the exterior of any building without proper written approval of the Association, as provided in the Declaration of Condominium.

*G13. Common Elements Landscaping Alterations Require Approval*

- No Owner shall cause any object to be affixed to the Common Elements (including fences, planters, shepherd's hooks, solar lights, bird feeders, trees, shrubs, flowers or other vegetation) or in any manner change the appearance of the Common Elements landscaping without proper written approval of the Association, as provided in the Declaration of Condominium.
- Potted plants are permitted on common element porches.

*G14. Signs*

- No advertisements, fliers or signs of any kind shall be posted or displayed in or on the Common Elements, except as maintained by the Association for directional, informational or safety purposes.
- One "For Sale" sign shall be allowed per Unit; the design, colors, location, and other details of which must be approved by the Association and by the Architectural Design Committee of the Master Association

*G15 Management Company Access.*

- The Owner must provide the Management Company with the Unit key or combination for emergency access and for repairs to the Common Elements.
- An Owner found to be liable for damages caused by negligence and/or inability to access the unit for repairs will be assessed the cost of repairs.

*G16. Skateboards & Similar Devices*

- No skateboards, rollerblades, scooters, hoverboards or "segue" vehicles are permitted in the Common Areas.

*G17. Wildlife Restrictions*

- No one may feed or harass alligators and other wildlife on the property. Not only is it dangerous to do so, but this behavior violates NC State Wildlife statutes.
- Any attempt to interfere with the welfare of an alligator is a Class 1 Misdemeanor punishable by a fine of \$5000 per alligator and occurrence.
- Feeding alligators is a Class 3 Misdemeanor punishable by a fine of \$100 per occurrence.
- Anyone witnessing any of the above behaviors is asked to call 911 to report the incident to authorities as well as notifying the Management Company of violation. Please provide as much information as possible about the identity of the offender(s).

G18. Rules Violations, Reporting & Questions

- Residents and guests of the Woodlands at Crow Creek are not responsible for direct intervention in response to perceived rules violations.
- Instead, observers should report rules violations to the Management Company, which works closely with the HOA Board to enforce the rules.
- **Residents who witness illegal activity, violations of sound ordinances, or who feel threatened should immediately dial 911.**
- Any questions regarding the above policies may be directed to the Woodlands HOA Property Manager at Benchmark/CAMS.
- Benchmark/CAMS Woodlands contact information:
  - Property Manager: Theron Miller
  - Card Requests: Erica Durocher
  - Office: 2423 Hwy 17 S, N Myrtle Beach SC 29582
  - Hours: M – F, 9 am – 5 pm [closed from 12:00 pm – 1:00 pm]
  - Phone: 843-249-1779
  - Email: cs@CAMSmgmt.com
  - Customer Service: 910-256-2021
- Owners are encouraged to access the CAMS web portal at **CAMSmgmt.com** to submit non-emergency work order requests online. A ticket tracking number will be created and online progress status provided.
- Owners may find a copy of these rules and regulations including the Management Company contact information on the Crow Creek Community website at **ccccommunity.org**.

G19. Fines & Remedies

- The Association has authority to assess fines against an Owner for violations of the Declaration of Condominium or any rule or regulation of the Association, by Owner or lessee, in addition to all other remedies available to the Association. Such remedies may include suspension of Amenity privileges.
- **As of July 1, violations will be addressed with an email to the property owner and paper notice. Corrective response is required within 3 days. If not corrected within this period, a hearing will be scheduled and a fine may be assessed.**

### **Rules for the Woodlands Amenity and Wellness Centers**

#### A1. Respect for Rules & Authorities

- Property owners, renters and guests are expected to follow all rules posted on signs on entry doors and elsewhere throughout the facilities and cooperate with Board Members or Designees.
- Users must present a valid access card and/or legal photo id if requested by an official of the Condominium or Security agent.
- **Video and electronic access surveillance are in effect 24 x 7.**

#### A2. Age Restrictions & Supervision

- Anyone under the age of 18 must be supervised by an adult over the age of 18 with a valid access card while using these facilities.

#### A3. Availability

- The Amenity and Wellness Center buildings are open from 5:00 am - 11:00 pm daily. The outdoor pools & hot tubs will be available from sunrise to sundown daily. **NO EXCEPTIONS.**
- The Amenity Centers, including the outdoor pool/hot tub, are NON SMOKING facilities.

#### A4. Access

- Access to the Amenity and Wellness Centers outdoor facilities is restricted to Woodlands property owners, their guests and renters.
- Use of the Amenity Center building is restricted to use by owners, their guests and long-term renters (3 months or longer lease).
- Access will be granted only via an access ID card.
- Under no circumstances may the card access system be bypassed.
- Property owners will be held responsible for the actions of persons using their access cards or those of their units including violations of access rules.
- If an access card is not operating as expected, contact the Management Company.
- The Management Company and the Board retain the right to deactivate the card(s) of any Owner or resident violating these rules and regulations.

#### A5. Pools & Hot Tubs

- No persons under the age of 10 are permitted in the hot tubs. Anyone over the age of 10 and under 18 is permitted in the hot tubs with adult supervision. NO EXCEPTIONS.
- Users should limit each use to one 15-minute session.
- Persons under the age of 18 are permitted in the indoor and/or outdoor pools with direct adult supervision.
- Infants and toddlers not potty trained must wear approved swim pant products such as “Huggies Little Swimmer” or “Pampers Swim Pants”. Accidents must be reported immediately to the Management Company so that sanitation may be completed.

A6. Proper Attire & Equipment Care

- Wet bathing suits or other bathing attire are NOT allowed inside the Woodlands Amenity Center and the Cardio—Fitness Rooms of the Wellness Center.
- Users of the weight and cardio facilities are expected to use a clean, dry towel to wipe down equipment after each use. Please use any cleaners that are provided for the equipment.

A7. The following are PROHIBITED in all indoor and outdoor amenity areas:

- glass containers
- pets
- loud music
- firearms
- fireworks
- illegal activities

A8. Kitchen & Food

- Kitchen facilities may be used for storage of food/drinks for the day only.
- Please remove all food and drinks and clean area used prior to leaving.
- Any food/drinks left behind will be removed at the end of the day.

A9. Computer Room

- The Computer Room is available during regular hours.
- Please limit your use to not more than 45 minutes per visit.
- Please do not store files, data, or software programs on the computers and be sure to turn off the monitor before leaving.
- It is not permitted to remove any parts or supplies from the Computer Room.
- Please report any equipment malfunction or supplies needs to the Management Company.

A10. Community Room Reservation

- From time to time the Community Room in the Woodlands Amenity Center may be reserved by Owners only for a registered private event or a community-wide activity.
- Notices are posted on the Center doors and on the Calendar on the HOA website (cccommunity.org).
- The Woodlands HOA keeps a Reservation Calendar for the large Community Room. To reserve the Community Room for a private event, please contact Benchmark Management Group/CAMS, 843- 249-1779 to submit your request.
- Reservations require a \$50 non-refundable fee to cover the cost of after-hours inspection. Any damages/cleaning that is required to restore the facility to its original state after use of the facility exceeding \$50 will be assessed to the reserving party.

These Rules and Regulations may be modified or amended by the Board of Directors from time to time, at its discretion, and any modifications or amendments shall be effective from the time of posting at a location on the Common Elements or notice thereof to Owners.

**UPDATED AND ADOPTED 6/30/2017**