

RULES AND REGULATIONS
PINE RIDGE HOMEOWNERS ASSOCIATION

Adopted by the Board of Directors
Pine Ridge Property Owners Association, Inc.
August 4, 2006

Amended by the Board of Directors
Pine Ridge Property Owners Association, Inc.
September 4, 2008
June 22, 2012
March 2018

The following Rules and Regulations have been created pursuant to Article 4 at page 5 and Article 4 at page 7 of the Declaration of Covenants, Restrictions and Easements for Pine Ridge at Buckwalter so as to insure the proper and safe use of these common areas and to protect these valuable assets. They are no substitute for common sense and common courtesy. Violations of these Rules and Regulations will be enforced pursuant to Article 13 at page 27 of the Pine Ridge CR&E's.

If a violation of these Rules and Regulations is witnessed by, but not limited to a property owner, a committee member, a Board member or management, a written complaint must be filled with management or a Board member. In some cases it will be necessary for the person or persons witnessing the violation to contact the Bluffton Police directly and immediately. Without written notification of a violation, action by your Board and/or management cannot take place. The written complaint must be specific regarding the day, time and address of the person involved in the violation. This complaint can be mailed to Bundy Appraisal & Management, PO Box 1225, Beaufort, SC 29901, faxed to 843-521-0743 or emailed to PineRidgePOA@gmail.com.

These Rules and Regulations may be revised, from time to time, as deemed necessary by the Board of Directors. Constructive comments are always appreciated may be submitted to the Board of Directors or your management company. These Rules and Regulations were adopted by the Pine Ridge Property Owners' Association Board of Directors on August 4, 2006.

Common Area:

The use of the common areas within Pine Ridge is a privilege afforded each property owner pursuant to Article 4, at page 5 of the Declaration of Covenants, Restrictions and Easements for Pine Ridge at Buckwalter (hereinafter, Pine Ridge CR&E's). The use of these common areas is specifically limited to, and these Rules and Regulations binding upon, all Pine Ridge property owners, tenants, occupants, invitees, and licensees.

VANDALISM TO ANY PART OF THE COMMON AREAS WILL BE PROSECUTED BY THE PROPERTY OWNERS' ASSOCIATION TO THE FULL EXTENT OF THE LAW.

These Rules and Regulations are applicable to the Pine Ridge roadways, common land adjacent to the roadways, the lakes, and any common land adjacent to the lake.

Roadways

- Even though the roadways within the Pine Ridge residential area are private, the association has granted permission to the Bluffton Police Department to enforce traffic laws on our roadways, see S.C. Code Title 56, Article 45.
- The speed limit on our roadways is 20 mph.
- Violation of any part of the Roadways section may result in a \$25.00 fine for the first occurrence with a \$50 fine for all subsequent occurrences in addition to any fines imposed by local law enforcement.

Access & Entry

- Trespassing is prohibited; see S.C. Code Title 16, Article 11.
- Access to the Pine Ridge residential community is available to property owners, occupants, invitees, and guests only.
- The Pine Ridge Property Owners' Association reserves the right to deny admission to any person or conveyance when it considers it to be in the best interest of the residents.
- Residents and their dependents are responsible for guests/visitors to their home and must assure that their guests/visitors conduct themselves in an orderly and lawful manner.

Lease / Rental of Pine Ridge Houses

- No portion of an owner's house, other than the entire living unit, shall be rented.
- The term of any lease or rental agreement shall not be for less than 6 months.
- All leases must be in writing and shall provide that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of the Covenants, Bylaws, Rules and Regulations of the Association.
- A copy of signed lease must be delivered to the Association's property manager (Bundy Property Management) prior to occupancy by the tenant.
- The Residential Owner of the leased unit shall be responsible to the Association to pay any claim for injury or damage to property caused by the negligence of the tenant and shall be responsible for any fine levied on the tenant for failure to comply with the Covenants, Bylaws, Rules and Regulations of the Association.
- Every lease shall be subordinated to any lien filed by the Association whether before or after such lease was entered into.

Parking/Vehicles

The covenants state: *Vehicles may be parked or stored only on portions of a Lot improved for that purpose, i.e. garage, driveway, carport or parking pad. No unenclosed parking shall be constructed or maintained on any Lot except a paved driveway and an attached paved parking pad, which pad shall be designed for the parking of not more than 2 vehicles. Any driveway or parking pad constructed upon any Lot shall have either an asphalt concrete surface, a cement concrete surface, or brick pavers.*

*****THE PURPOSE OF THESE RESTRICTIONS IS TO INSURE SAFE PASSAGE FOR EMERGENCY VEHICLES AND THE SAFETY OF OUR RESIDENTS*****

On street parking will be allowed for registered guests/marked Emergency Vehicles ONLY.

- **Hangtags are no longer valid for any on street parking in Pine Ridge.**
- All vehicles of owners and/or tenants in Pine Ridge must be registered with management.

Pine Ridge Parking Decal

- All residents must register; email PineRidgePOA@gmail.com, to receive decal.
- Pine Ridge POA Parking decals are required, renewed annually.
- Decals must be displayed on the lower driver's side windshield.
- All vehicles shall be legally registered and insured.
- The number of decals allowed will be determined by available spaces at each lot.
- Work vehicles* require special decal to prevent being towed.

*Any truck/van/car visibly carrying equipment/supplies.

Absence of displayed name does not prevent it from being considered a "work" vehicle.

REMINDER: A homeowner may expand their driveway subject to ACC approval.

All Guests must be registered to park on the street 24 hours / day, 7 days / week.

If a visitor/guest must park on the street (4 days max); they are required to be registered.

Email: PineRidgeParking@bundyinc.com, include year, make, model, color, tag number, state, guest of and address, prior to 10pm.

- Homeowners / non-registered guests must park vehicles in the garage / on the driveway.
- No vehicle or attachment to vehicle shall be hanging out in the street past driveway slab.
- No vehicle shall be allowed to park on grassy areas on a lot or within common areas. All four (4) tires must be on the driveway.
- Disabled or unlicensed vehicles shall not be parked within the community, except in garages, and shall be subject to towing, at the expense of the owner.
- No parking on the street is allowed in Pine Ridge ***at any time***.
Towing will take place 24 hours a day of unauthorized vehicles parked on the street. Owners will have to pay the towing company in order to retrieve their vehicles from the towing company. **WARNING LETTERS WILL NOT BE SENT.**

Parking/Vehicles (Continued)

- The following vehicles are not allowed on pathways, driveways or open spaces. These items are to be parked/stored in the garage. Including but not limited to:
 - Boats.
 - Trailers.
 - Golf carts, dirt bikes and four-wheelers.
 - Watercrafts.
 - Motor homes, RVs and campers.
- When allowed to park on the street; do not park in the opposite direction of traffic or across from a vehicle already parking on the street, see additional parking rules below.

Pine Ridge Parking Rules; see S.C. Code 56-5-2530

Except when necessary to avoid conflict with other traffic, no person shall:

Stop, stand or park a vehicle:

- On a sidewalk.
- Within an intersection.
- On a crosswalk.

Stand or park a vehicle, whether occupied or not.

Except momentarily to pick up or discharge passengers:

- In front of a public or private driveway.
- Within fifteen feet (15') of a fire hydrant.
- Within twenty feet (20') of a crosswalk / intersection.
- Within thirty feet (30') of a stop sign at the side of a roadway.

Exterior Appearance

- Firewood shall be stored in the rear yard away from the street and in a manner which insures that it is not a danger to others or any structure.
- Trash shall be placed on the curb in county-approved containers no sooner than 5:00 pm the day before pickup and must be removed on the day of pickup.
- Playground equipment shall be permitted with prior ACC written approval.
- Grass shall not be allowed to grow over curbs or onto sidewalks and shall be maintained at a height of less than four inches (4"). Each homeowner is required to provide maintenance all the way to the back of the curbing or pavement on all sides of their lot.
- All landscaping shall be maintained by the resident in good condition and appearance and, as reasonably required, mowing, watering, trimming, fertilizing, and weed, insect and disease control shall be performed.

Exterior Appearance (Continued)

- Each residential owner/resident which has a rear or side lot line which abuts the portion of any lake which is immediately adjacent to the edge of the water line shall be required to maintain the adjoining area located between such resident's lot and the edge of the water line of the adjacent lake as if said area were a portion of the lot.
- The personal property of any residential owner/resident must be kept inside the Owner's living unit or a fenced-in yard, except for patio furniture and accessories and other personal property commonly kept outside which must be kept in the rear of the Lot and must be kept orderly, neat appearing and in good conditions. No personal property may be stored along the sides of the home.

Mailboxes

- Must be properly maintained and replaced as required with currently approved standard.
- No alterations shall be made to any portion of the box or post
- Reflectors added to the center of the post on either side shall be allowed.

Pets

- County ordinances require that no pet (cat, dog, etc.) is allowed to roam freely in the community and is not allowed to leave its owner's lot without being controlled by a leash.
- All residents and guests are responsible for cleaning up after their pet(s) (cat or dog) while walking in their own yard, in common areas and in other homeowner's property.
- All owners of Homesites, tenants and guests are required to insure that their pets do not become a nuisance or a danger to neighbors. (Excessive barking by dogs, allowing your pet to run freely onto other lots or common properties or throughout the community and allowing your pet to use common properties or the lot of another homeowner are all considered a nuisance.) The Board of Directors, or any aggrieved Homeowner, may resort to providing governmental authorities with notice of a nuisance to deal with such animals. Most governmental agencies are authorized to levy significant fines against property owners for violations of their ordinances.

Solicitation

- Door-to-door vendors, salespersons or solicitations of any kind are prohibited within Pine Ridge; see S.C. Code Title 16 Section 11.
- Exceptions to the door-to-door solicitations ban may be granted to charitable / non-profit organizations only with advance notice / permission by the POA Board of Directors.
- Mailboxes may not be used for any type of distribution other than the U.S. Mail.

Signage

- The only signs allowed on common property or within the street rights of way are those authorized by the Pine Ridge POA Board of Directors.

Lagoon

- The outer boundary of any lake which extends beyond the edge of the water line and the top of the bank to the rear or side lot lines of any adjacent lots. The Owner of a lot, who has a rear or side lot line which abuts the portion of any lake or is immediately adjacent to the edge of the water line, shall be required to maintain the adjoining area located between such Owner's lot and the edge of the water line of the adjacent lake as if this were a portion of the lot owned by such Owner. This area shall be seeded for grass and/or landscaped by the Owner and any embankment shall be maintained by the Owner so that grass, plantings or other lateral support to prevent erosion of the embankment. This area shall not be changed without prior written consent of the ACC committee.
- If not properly kept, at the request of the POA Board, the area shall be maintained by a landscaper at the cost of the Owner to which the area abuts.
- The landscaped area between the water line of a lake and an adjoining Waterfront lot shall be reserved hereby for the use and enjoyment of the Owner of the subject lot and all other Owners shall be restricted from entering upon such area, except as a guest or invitee of such Owner.
- The dumping of liquid or solid waste into or near the lakes is prohibited.
- Swimming or wading in the lake is prohibited.
- It is unlawful to feed or entice alligators. Such activity is dangerous.
- Trespassing on private property is prohibited; see S.C. Code Title 16, Section 11.

Children's Playground

- The Children's Playground is available only to Pine Ridge property owners, their immediate family, their guests, and their tenants.
- Those using the playground equipment do so at their own risk.
- Children five years old and under must be accompanied by an adult (18 years or older).
- Wrapping the swings and climbing on the top cross bar is prohibited.
- All trash shall be removed from the area – receptacles have been provided.

NOTICE OF FINES:

The Declaration also authorizes the Board of Directors to levy fines to correct infractions of these Rules and Regulations. The cost of any actions by the Association to ensure compliance with the Declaration or these Rules and Regulations as well as any fines levied or actions shall at the option of the Association become the cost of that non-compliant owner and, if so determined by the Association, a part of the Association's lien on that owners lot.

Attached is a Schedule of Fines which has been adopted by your Board of Directors.

Please observe these rules to avoid unpleasant actions by your Board of Directors.

Procedures:

- Specific Notice of noncompliance shall be served on the Owner by either hand delivery, posting, U.S. Mail, facsimile or any other delivery method recognized under South Carolina law.
- After written notice is provided, any non-compliant Owner shall be afforded an opportunity to comply as contained in the Specific Notice.
- The Board of Directors may cure any issue of non-compliance, should that issue not be cured within 15 days of the issuance of the Specific Notice. However, if the maintenance and/or repairs are necessitated due to any emergency, the Association shall have the right to perform the maintenance and/or repairs upon 24 hours advance written notice. The cost of performing such maintenance and/or repairs and the expense of collection (including, but not limited to, Legal Fees) shall be assessed by the Association against the Owner as an individual expense assessment.
- After the required notice of non-compliance has been provided to a non-compliant Owner and if that Owner fails to comply by the deadline set out in that notice, should the Association incur expense in correcting a violation of the Declaration, the Architectural Standards or the Rules and Regulations or should the Association levy a fine for non-compliance against that lot, the Association shall notify that Owner of the cost levied against the lot of that Owner and such Owner shall have a period of ten (10) days within which to pay the applicable fine or to reimburse the Association for such costs. Should any Owner fail to pay an assessment levied for non-compliance or fail to reimburse the Association for its cost in curing a violation, the fine or cost shall be added to the Association's lien on that Owner's lot.
- If any fine is levied against a tenant and is not paid within ten (10) days after same is due, the Association shall have the right to evict tenant as hereinafter provided; Ref: Covenants, Article 13, Section C & F.

SCHEDULE OF FINES

Noncompliance with the Declaration, Rules and Regulations, and Design Standards of The Pine Ridge Homeowners Association shall be subject to the following:

STANDARD FINE PROCEDURE:

1. Failure to undertake compliance in accordance with the Specific Notice shall result in a minimum fine of \$25 per day or occurrence.
2. Recurring noncompliance incidents by the same Owner shall result in an additional fine of \$50 per day or occurrence.
3. The Board of Directors cures any noncompliance issued, but not cured within fifteen (15) days of the issuance of the Specific Notice.
4. The Board of Directors shall notify the Owner, whom has incurred expense to correct the noncompliance issue, and such Owner shall have a period of ten (10) days within which to reimburse the Association for such costs.
5. Failure to comply, with the payment of a fine or expenses incurred by the Association to cure such offense within the time frame of the Specific Notice, shall result in notice of lien for such expenses being recorded in the public records of Beaufort County and shall continue until paid in full by the Owner of the Homesite.

PARKING FINES:

Towing fines shall be paid directly to the towing company at the then current rate.

When a vehicle is not subject to the standard towing regulations;

All parking infractions shall be fined at:

\$75 for the first offense

INCREASING

\$75 each additional occurrence for **repeat offenders**.

BE ADVISED: WARNING LETTERS WILL NOT BE SENT.

REMINDER: A homeowner may expand their driveway subject to ACC approval.

Per the covenants, Article 11, Section E; it shall be designed for the parking of not more than 2 vehicles and shall have asphalt / cement concrete surface, or brick pavers.