

RULES AND REGULATIONS
OF
SIX FIFTY SIX OWNERS ASSOCIATION, INC.

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**RULES AND REGULATIONS
OF
SIX FIFTY SIX OWNERS ASSOCIATION, INC.**

The following rules and regulations (the "Rules and Regulations") have been adopted by the Board of Directors of Six Fifty Six Owners Association, Inc. (the "Association") pursuant to the Master Deed of Six Fifty Six Horizontal Property Regime recorded in Charleston County, South Carolina (the "Master Deed").

- I. **GENERAL POLICY.** These Rules and Regulations are established by the Board of Directors (the "Board") pursuant to the Master Deed in order to promote enjoyment of the Six Fifty Six Horizontal Property Regime (the "community") by the residents and to promote the value of homes in the Community. The quality of the lifestyle in our Community depends on group effort and cooperation. Courtesy and an awareness of the sensibilities of others are of paramount importance.

As Owners or residents you are expected to exercise appropriate restraint, moderation, tolerance and consideration in your conduct and living habits since they may affect your neighbors. Likewise, you should expect reciprocal consideration from your neighbors. Therefore, please observe the well-known Golden Rule; that is, be as considerate of your neighbors as you would like them to be considerate of you.

The Master Deed and the By-Laws of Six Fifty Six Owners Association, Inc. (the "By-Laws") contain restrictions relating to ownership and occupancy. The following Rules and Regulations serve to supplement those restrictions and are not intended to modify or limit them. It is suggested that you keep the Master Deed, By-Laws, these Rules and Regulations, as well as other communications from the Association in a convenient location for future reference. For purposes of these Rules and Regulations, any capitalized terms not defined herein shall have the meaning ascribed to such terms in the Master Deed.

- II. **ENFORCEMENT.** Except as set forth in Section IX, if any violation has not been remedied ten (10) days after written notice to the Owner requesting that a violation cease and desist, the Association may suspend temporarily the use of the Common Elements and/or levy a fine of up to fifty dollars (\$50.00) per day for a continuing violation or fifty dollars (\$50.00) per violation for any one (1) violation. Only one written notice need be provided to any Owner for any particular type of violation; if the same violation occurs after an Owner's receipt of written notice, even if the previous violation was remedied, the Owner will be immediately subject to suspension and/or fine. If a fine or punishment is listed herein for any specific violation or act or omission that differs from the fines or punishment provided in this Section II, that differing fine or punishment shall govern and apply. Additionally, without any additional notice, any vehicles found to be in violation of Section VII of these Rules and Regulations shall be subject to immediate removal from the Community at the owner's expense. Additional legal action may be brought against the violator of any rule at the discretion of the Board.

ENFORCEMENT OF THESE RULES AND REGULATIONS IS UNDER THE DIRECT SUPERVISION OF THE BOARD IN ACCORDANCE WITH POLICIES ADOPTED BY THE BOARD AND WITH THE MASTER DEED AND BY-LAWS.

III. **LANDSCAPING AND AESTHETICS.**

- A. **Alteration of Common Elements, Limited Common Elements and Landscaping.** Improvements and alterations of the Common Elements or Limited Common Elements of any kind or nature by an Owner or resident are governed by the Master Deed and are strictly prohibited without proper Board or Association approval.

- B. **Damage to Common Elements, Limited Common Elements or Landscaping.** Any damage to the Common Elements or Limited Common Elements, including but not limited to, Unit exteriors, sidewalks, curbs, shrubs and grass, caused by Owners or others hired or invited by Owners are the sole responsibility of the Owner.
- C. **Plants Flowers, Exterior Decorative Objects, Etc.** No plants, flowers, decorative materials, furniture or other items may be placed on or about the Common Elements or Limited Common Elements without the prior written approval of the Board or Association; provided, however, that a reasonable amount and reasonable types of such items which are moveable and in good condition may be placed on porches, patios, entranceways and surrounding environs, and doorways of Units without Board or Association approval.

IV. SAFETY AND SANITATION.

- A. **Grills.** No open-flame gas and no charcoal grills are allowed to be used or stored on the porch/patio or balcony of any Unit. Only electric grills and true infrared grills with no open flame are allowed to be used or stored on patios/porches and balconies. Any violation of the prohibition of using an open-flame gas or charcoal grill on the patio/porch or balcony of a Unit will subject the Owner of the Unit to a fine of One Hundred Dollars (\$100.00) per day from the date of notice from the Board.
- B. **Firearms and Fireworks.** The use of firearms, including "BB" guns, pellet guns, slingshots, paintball guns, bows and arrows, and other firearms of all types, regardless of size, within the Community is strictly prohibited.
- C. **Trash.** No trash containers, recycling bins or rubbish/garbage for pick up may be stored outside of any Unit except that from 6:00pm on the day before a scheduled collection day until 10:00pm on the scheduled collection day such may be placed outside of the garage of an Owner's Unit. Only trash containers and recycling bins provided by the Town of Mount Pleasant or Charleston County are permitted for trash disposal or recycling pick up.
- D. **Speed Limit and Traffic.** The speed limit throughout the Community is ten miles per hour (10 m.p.h.). Drivers must come to a complete stop at all posted stop signs and utilize the traffic circle as required by law. Drivers should yield to pedestrians and pets.
- E. **Garage Sales or Yard Sales.** No garage or yard sales are permitted within the Community without the prior written approval of the Board or Association as a planned Community event.

- V. **COMMON AREAS AND GREEN SPACES.** The common areas and green spaces in the Community including, but not limited to, the area located outside of Building 1200, are exclusively for the casual and regular use and enjoyment of the Owners and their accompanied guests. No planned event or gathering is allowed on such areas without the prior written approval of the Board or Association and must not unreasonably disturb the Owners or residents of any Units.

VI. PETS.

- A. **Owners' Responsibility.** The owner of a pet shall be directly responsible for any damage or inconvenience caused within the Community by the pet and for controlling the behavior of the pet.
- B. **Leashes/Supervision/Confinement.**

1. No pet shall be permitted on the Common Elements unless it is on a leash and under direct supervision at all times.
2. Owners of pets shall be responsible for immediately removing the droppings of said animals from the Common Elements and Limited Common Elements, including the common areas and green spaces. A fine of fifty dollars (\$50.00) per occurrence will be assessed by the Board, in addition to and not as a replacement of the Town of Mt. Pleasant fine for the same offense.
3. Pets shall not be permitted to roam freely outside.

C. Nuisance.

1. All barking, noise and odors shall be kept under control by the Owner so as not to disturb other Owners and so as not to be a nuisance to the Community.
2. An Owner shall remove or control, as required by the Board, any pet judged to be a nuisance by the Board or Association.

VII. PARKING/TOWING.

A. Parking.

1. Parking of vehicles within the Community is allowed only in marked parking spaces and garages; parking anywhere else, including behind garages and on thruways, is strictly prohibited except for the purpose of temporary loading and unloading. Parking on unpaved areas for any reason, including for temporary loading and unloading, is strictly prohibited. Any exceptions to this rule must be submitted to the Board for its prior written approval. Any violation of this section shall be subject to a fine of \$50.00 per day.
2. Inoperable or unsightly vehicles and vehicles not belonging to an Owner, resident or a house guest of an Owner or resident that are parked in marked parking spaces within the Community for more than forty-eight (48) consecutive hours may be towed at the owner's expense. All vehicles parked in open view and not in a garage must be operable and may not be unsightly.
3. Campers, RVs, boats, trailers, commercial vehicles and over-sized vehicles (defined as a vehicle that does not fit fully within a marked parking space) are prohibited from being parked overnight in the marked parking spaces or on the Common Elements within the Community. Any exceptions to this rule must be submitted to the Board for its prior written approval and the Board shall designate where any excepted vehicles may be parked in order to alleviate them from impeding traffic, creating a hazard, or causing an unsightly image within the Community. Any violation of this section shall be subject to a fine of \$50.00 per day.
4. Other than for emergencies, no vehicle repair work is permitted on the Common Elements of the Community.

- B. Towing.** The Association is expressly authorized to remove, by immediately towing, without any notice, at the expense of the vehicle owner, any vehicle in violation of the Master Deed, By-Laws or these Rules and Regulations.

VIII. NUISANCES/DISTURBANCES/SOLICITATION.

- A. **Nuisances.** No Owner, resident or their guests may act or use any portion of the Common Elements or Limited Common Elements in such a way as to unreasonably annoy, harass, embarrass or discomfort other Owners or residents or as to constitute, in the sole discretion of the Board or its designee, a nuisance. All Owners, residents and their guests shall refrain from any act or use of the Common Elements or Limited Common Elements which could result in the cancellation of insurance carried by the Association or which could be in violation of any law or governmental code or regulation. Nothing herein shall be construed to affect the rights of an aggrieved owner to proceed individually for relief from interference with his property or personal rights.
- B. **Noise Disturbances.** Noises and/or sounds resulting from activities, televisions, radios, stereos, musical instruments or pets within a Unit shall not disturb other residences. Volume on the above-mentioned items should be minimized each day after 10:00 p.m.
- C. **Solicitation.** Solicitation by commercial enterprises is not authorized within the Community; provided, however, that the Board may, upon request, permit certain organizations to conduct sales within the Community on a limited basis (i.e., the sale of Girl Scout cookies).

IX. SALES AND LEASING.

- A. **Documents.** Any sale or lease of a Unit within the Community must comply with the Master Deed, By-Laws, and these Rules and Regulations. Leases of less than one (1) year are strictly prohibited. Each Owner who sells or leases his/her Unit shall provide a copy of the Master Deed, By-Laws, and these Rules and Regulations to each purchaser or tenant prior to the closing of the sale or the commencement of a lease. The operation of any business or renting of a Unit through Air B and B, VRBO or any similar operation for short term rentals is strictly prohibited. The advertising of a Unit for rent for a term of less than twelve (12) consecutive months on Air B and B, VRBO, or through any other media is strictly prohibited. The violation of this rule will result in IMMEDIATE fines being imposed against the violating owner as follows: (i) if an owner has advertised his or her Unit for rent for a term of less than twelve (12) consecutive months, a fine of Three Hundred Dollars (\$300.00) per day for each day that the advertisement is published or remains online; (ii) for all other violations of this Section IX.A., the greater of: (A) Three Hundred Dollars (\$300.00) per day for each day that the Unit is leased in violation of this rule or (B) the total amount of money received by the violating owner for such rental(s). Such fines shall be implemented immediately, without notice to any party (including the Unit owner).
- B. **Filing of a Lease.** The Owner is responsible for providing the Board with a copy of the lease prior to the commencement of the lease as required by the Master Deed and the Owner is responsible for assuring that the tenants comply with the Master Deed and these Rules and Regulations. Tenants may be denied use of the Common Elements if an approved lease is not on file.
- C. **Suspension of Use of Common Elements.** In the event that the Association suspends the rights of an Owner to use the Common Elements, such suspension shall also apply to all tenants of the Owner.