

# Forest Beach Villas

Welcome to Forest Beach Villas. Each villa is individually & privately owned. We hope that you enjoy your stay. Thank you for your cooperation in keeping our property clean and safe by observing the following:

## SUMMARY OF RULES & REGULATIONS

*Fines will be assessed for rules violations*

1. **All vehicles must have a valid parking permit.** Without a permit, vehicles are subject to towing or lock-down at the vehicle owners' expense.
2. **Boats, trailers, all forms of watercraft, recreational vehicles, RVs and commercial vehicles are strictly prohibited** and subject to tow or lock-down at the vehicle owners' expense.
3. **Grills of any kind are strictly prohibited and illegal** at Forest Beach Villas.
4. **Clothing, towels or rugs are not to be hung over or from balcony railings.** The balconies are for outdoor furniture use only. Bicycles, sports equipment, etc. are not allowed on balconies.
5. **Musical instruments, radios, stereos, televisions, etc.** should be operated in a manner that is not disturbing or annoying to others.
6. **Throwing of any item from balconies, decks or walkways is prohibited including cigarette butts and/or litter of any kind.**
7. **Playing in the atrium, corridors, elevators and/or garage with sports or recreational equipment is prohibited.** This includes, but is not limited to, rollerblading, skateboarding, bicycling, or scooters.
8. **Bicycles must be placed in the racks provided in the garage area.** Bicycles may not be left at the entrance of the villa or on the balcony.
9. **The corridors and entrances to the villas must be kept clean.** Personal possessions, shoes, beach and sports equipment or any other articles may not be left in front of villa entrances.
10. **Only owners are allowed pets on or in the property.** All pet rules apply, i.e. leashing, curbing, removal of pet waste. Failure to comply will result in a \$50 clean up fee per incident plus applicable fine.
11. **Trash chutes are located at both ends of the building and are for household garbage only.** Garbage must be securely bagged, tied and disposed of directly into the trash chute. Trash chutes are not for boxes.
12. **A minimum clean up fee of \$50 per incident plus applicable fines will be charged to individuals not following the Rules & Regulations and for acts of mischief, vandalism or malicious intent in all common areas.**
13. In the event of lockouts, contact your rental agent, owner or locksmith.

*The on-site manager is responsible for the common areas only. For all interior needs, questions or service calls, contact your rental agent and/or owner. There is a \$50 per hour service call fee for non-regime related calls during regular business hours. To obtain car permits, lost & found, please contact the on-site property manager at the following:*

**Office:** Villa #109

**Office Hours:** 12:30 p.m. to 1:00 p.m.  
Tuesday, Thursday and Saturday ONLY

**Office Phone#:** 843-785-6376

## FINE SCHEDULE

### Rule Violations

Other than Pet or Parking  
Violations  
1<sup>st</sup> Offense - \$100.00  
Each Subsequent - \$300.00

### Pet Violations

1<sup>st</sup> Offense - \$100.00  
2<sup>nd</sup> Offense - \$200.00  
Each Subsequent - \$500.00

### Parking Violations

1<sup>st</sup> Offense – 24 hour tow notice  
After notice - \$100 plus cost of  
tow