

The Anchorage at Shelter Cove Owners Association

Rules of Conduct

Introduction

(rev) July 13, 2008

The following is a summary of the Rules of Conduct contained in the Master Deed of the Association or as adopted by the Board of Directors at its regular or special meetings. These are designed to protect the interests of all Unit Owners. It is the intention of the Board to administer these Rules of Conduct in a consistent and fair manner for all Unit Owners. Owners are responsible for the unit at all times and are also liable for the actions and conduct of, family, guests, renters or lease occupants.

***IF YOU NEED TO GET IN CONTACT WITH SHELTER COVE SECURITY PLEASE CONTACT:
COASTAL SECURITY at 843-247-0788***

Rules of Conduct:

All Unit Owners, their guests and or tenants shall:

- (1) **Not** lease or rent less than the entire Unit and only as one family use.
- (2) **Not** hang garments, towels, rugs, or similar objects from the windows or balconies nor post advertisements or posters on anywhere on the property.
- (3) **Not** run Jacuzzi after midnight.
- (4) **Not** throw trash or garbage outside the disposal installation provided for such purpose.
- (5) **Not** act so as to interfere unreasonably with the peace, quiet and enjoyment of the residents of other Units on the Property. (includes slamming doors, loud music, domestic disturbance)
- (6) **Not** maintain any pets which cause distress to Unit Owners through barking, biting, scratching or damaging of Property. (All pets are to be on a leash and Unit Owners shall be responsible for collecting pet waste in a container for proper disposal).
- (7) **Not** place or cause to be placed in the passages, parking areas, roads, or other common areas any furniture, equipment, packages or obstructions of any kind. No boats, trailers and non-permitted (passes) vehicles are allowed on the property **overnight**.
- (8) **Not** drive or park any motorcycle, ATV, golf cart or RV of any kind on the property at any time.
- (9) **Not** make repairs to vehicles on the property.
- (10) **Not** plant flowers, trees or shrubbery in the common or limited common areas.
- (11) **Not** have or permit to have open flame propane or fire grills of any kind on the porches of the units.
- (12) **Not** install wiring for electrical or telephone installations, television or radio antennae, air conditioning fixtures, or similar object outside of his dwelling or which protrudes through the walls or the roof of his dwelling Unit except as authorized by the Board.
- (13) Comply with all other rules posted on the property (e.g., pool rules, parking rules, etc.)
- (14) Not enter the pool, allow guests to enter the pool without a pool pass (effective July 20, 2008).
- (15) Be responsible for the payment of damages to common areas caused by owners, guests or renters.
- (16) Pay a \$35.00 processing fee which includes the late fee for each month the regime fees are late beyond 30 days. Regime fees are due on the 1st of the month for that month.
- (17) Post these rules of conduct in the units that are rented or leased.
- (18) **Not** smoke in the pool area whatsoever (adopted by ownership at annual meeting - 10/17/07).

Violation of any of the above will make the Unit Owner subject to a fine of up to \$500.00