

Stones Throw HPR

RULES OF CONDUCT

Welcome to Stones Throw Villas Horizontal Property Association I Owner's Association and the "Stones Throw" residential community. As an Owner you are a member of the Association and are entitled to the benefits and are subject to the "Governing Documents" as defined in the Association's Amended and Restated Bylaws ("Bylaws"). The Governing Documents include these Rules of Conduct. Mutual cooperation is essential to assure quiet enjoyment, protect real estate values and ensure the safety of all residents within the community. Your thoughtfulness, cooperation and participation are essential ingredients in making Stones Throw an enjoyable place to live. As a Villa Owner and as a Member of the Association it is your responsibility to assure compliance with all Governing Documents (including these Rules of Conduct) by your tenants and guests. Violation by your tenant, family member, guest, invitee and/or a family member, guest or invitee of your tenant subjects you, as an Owner, to the sanctions provided in the Governing Documents. If you do not have a copy of all Governing Documents or should you have any questions or wish to report any violation of the Rules of Conduct please contact the Property Manager:

IMC Resort Services, Inc.
2 Corpus Christie Place, Suite 302
Hilton Head Island, SC 29928
Phone: 843-785-4775
Fax: 843-785-3901
Email: Jaime@IMCResortServices.com

For your convenience, the Governing Documents and other information regarding our community are available under "Stones Throw" at the website "IMCResortServices.com".

I. VILLA USE AND MAINTENANCE.

- A. **Residential Use Only.** Stones Throw Villas are for residential purposes only. No profession or home industry shall be conducted in any Villa without the specific written approval of the Board. The Board has authority, in its discretion, upon consideration of the circumstances in each case and particularly the effect upon surrounding Villas to permit the conduct of a profession or home industry. Such profession or home industry shall be permitted, only if determined by the Board to be compatible with the residential community.
- B. **Occupancy.** As used in these Rules of Conduct the term "Resident(s)" shall mean any occupant of a Villa within the Stones Throw residential community. The number of individuals who may occupy a Villa is limited by Article XIII, Section 1 of the Association Bylaws.
- C. **Leases.** Villa Owners may enter into lease agreements for their Villas by complying with the provisions of the Governing Documents including the Rules of Conduct and the Association's Leasing Policy. The lease agreement of any Villa must require that the terms and conditions of all Governing Documents shall be complied with by the tenant. Any

lease of a Villa for a term which exceeds ninety (90) days must be in writing and a lease copy provided to the Property Manager.

- D. **Pest Control.** Monthly access must be provided to the pest control company engaged by the Association to all Villas in order to inspect and spray for insects to eliminate future problems with insects in contiguous Villas.
- E. **Interior Maintenance.** Villa Owners must perform maintenance and repair within their Villa, which if omitted, could cause damage to the property of others and are responsible for damages and liabilities which may result from their failure to do so. This responsibility includes:
 - 1. Maintenance of washing machine hoses.
 - 2. Inspection for water leaks in plumbing pipes, toilets, faucets, ice makers, etc. and making necessary repairs.
 - 3. Maintenance of smoke detectors.
 - 4. Maintenance of individual property and liability insurance. The Association master policy does not cover damage to contents within individual Villas nor personal liability of Villa Owners. Damage to other Villas or the Common Elements caused by water or other incidents arising from within individual Villas is the financial responsibility of the Villa Owner.
- F. **Villa Modifications.** Before making modifications to the interior of a Villa, Architectural/Landscape Modification Guidelines established by the Board of Directors must be followed. No act or work within a Villa shall be undertaken which will impair the structural soundness or integrity of the Building or an adjoining Villa.

II. LIMITED COMMON ELEMENTS USE AND ENJOYMENT. Portions of the Common Elements are, by the Governing Documents, defined as “Limited Common Elements” and are subject to limited access and use for the benefit of the particular Villa to which they are attached. Limited Common Elements include grade level patios, balconies (upper level, one bedroom Villas) and enclosed grade level patios. Use and enjoyment of the Limited Common Elements are subject to the following:

- A. **Appearance.** The appearance of the Limited Common Elements must be kept in a neat and orderly manner to maintain an aesthetically attractive overall appearance for the residential community.
- B. **Improper Storage.** Debris and rubbish is not permitted within the Limited Common Elements. Sporting equipment, toys, tools, equipment and other personal property normally associated with residential use of the Villa may be stored within the enclosed patio area provided all items are adequately screened from view. Towels, bedding, bathing suits or other garments may not be hung from gates, fencing and/or from a balcony. Recreational equipment and other personal property within the enclosed patio area must,

with the exception of patio umbrellas, be effectively screened to prevent their visibility from outside of the Limited Common Elements. Only typical lawn/patio furniture is permitted within the unenclosed patio area.

- C. **Unapproved Limited Common Element Modification.** Before making any modification to a Limited Common Element, the Architectural/Landscape Modification Guidelines established by the Board of Directors must be followed.
- D. **Failure to Maintain Limited Common Elements.** Maintenance of all improvements within the Limited Common Elements are the responsibility of the Villa Owner to which the Limited Common Elements are attached including specifically, repair and maintenance of the enclosed patio area fence and all balcony railings.
- E. **Nuisance.** Nothing shall be permitted within the Limited Common Elements which will create an unclean or untidy condition or that will be obnoxious to the eye, nor shall any substance, thing or material be kept within the Limited Common Element that will emit foul or obnoxious odors, attract rodents (e.g. bird feeders) or that will disturb the peace, quiet, comfort or serenity of other Residents.
- F. **Organic Material Storage.** Organic materials in the storage enclosures and other areas of the Limited Common Elements (including pet foods, garbage, bird seed and similar organic substances) are attractive to rodents. Storage of such material within the Limited Common Elements (including the storage structures) is prohibited.

III. COMMON ELEMENTS USE AND ENJOYMENT. Each Villa Owner has an undivided ownership interest in all Common Elements. The Common Elements are defined in the Governing Documents. Use and enjoyment of the Common Elements are limited by the Governing Documents including these Rules of Conduct.

- A. **Building Exterior Appearance/Alterations.** The exterior of each Building is a Common Element. **Alteration of the exterior of a Building may not be made without the prior written approval from the Board of Directors including but not limited to:**
 - 1. Installation of window guards, storm or screen doors and window “tinting”.
 - 2. Subject to applicable federal law installation of any forms of audio or visual receiver equipment.
 - 3. Installation of exterior lighting or permanently installed electrical fixtures which penetrate any exterior wall or the roof of a Building.
 - 4. Alterations to existing exterior light fixtures.
 - 5. Installation of decorative items such as wind chimes, thermometers, etc.

6. Installation of awnings or shades over the exterior of the windows and hanging or attachment of any article or structure on a Building exterior.
7. Installation of window hangings visible from the exterior of the building unless white, off-white, beige or other neutral color approved by the Board.
8. Use of temporary window coverings and/or window coverings in a visible state of disrepair are prohibited.

B. **Landscaped Common Elements.** All landscaped areas, walkways and the stairs and stairwells servicing one bedroom Villas are Common Elements and are maintained by the Association. In order to maintain the integrity of the landscape plan, minimize landscape maintenance costs and assure an aesthetic appearance within the community, compliance with the following are required:

1. No person shall damage, mutilate, destroy, alter or litter any of the landscaping work including grass, trees, shrubs, flowers, ground cover and other landscaped improvements.
2. No additional plantings or landscaping is permitted within the Common Elements unless approved by the Board of Directors.
3. Walkways within the Landscaped Common Elements and the stairways accessing the upper level one bedroom Villas must not be obstructed.
4. No advertisements or posters of any kind are permitted to be posted within the Common Elements except as authorized by the Board.
5. Residents may not park or store bicycles or other personal property within the Landscaped Common Elements.

C. **Swimming Pool.** One of the amenities available for Residents is a community swimming pool. The swimming pool is open without lifeguard service. In addition to all posted rules and regulations, the following shall apply:

1. Please shower before entering to insure the swimming pool is kept clean and fresh. Be sure to rinse off all suntan and sun block oils before entering the pool. Soap of any kind is never permitted in pool.
2. Proper bathing attire is required.
3. Glass objects are not permitted in the pool or on the concrete deck surrounding the pool. Paper or plastic cups, dishes, etc., are permitted.
4. Children under 14 years must be accompanied by an adult 18 years of age or older since no lifeguard is provided by Stones Throw.

5. Bicycles, tricycles, scooters or similar items are not allowed within the surrounding deck area of the pool at any time.
6. To avoid soiling the pool, children who are not toilet trained must wear waterproof pants. Anyone chronically incontinent is requested to do the same.
7. Pool furniture may not to be removed from the enclosed swimming pool area.
8. Radios and other audio devices may be operated only at a volume which is not offensive or disruptive to others enjoying the pool and pool area.
9. **No pet shall at any time be permitted within the enclosed swimming pool area.** The cost of any remedial action required arising from a violation will be assessed immediately and without notice.

D. Parking Areas and Drives. The blacktopped drives and parking areas are Common Elements. Vehicle parking must be in compliance with the Parking Policy established by the Board of Directors. One specific parking space has been designated for each Villa. In addition, certain “guest spaces” are available for Residents and their guests within the parking areas. As more fully detailed in the Parking Policy, standards are imposed to protect the safety of all Residents including:

1. Ball playing, throwing, batting or any activity which could inadvertently damage vehicles within the parking area is prohibited.
2. Utilization of the parking area for roller skating, inline skating and skateboarding is not allowed.
3. The parking area and drive area is not a playground. Play activity in the parking area is not permitted.
4. The maximum speed limit for vehicles is 10 mph

E. Clubhouse/Bike Storage. As an amenity for the use and enjoyment of Residents, a clubhouse is available. The clubhouse also includes restroom facilities and the bike storage area. Access and use of these amenities are subject to the following:

1. Residents are encouraged to store bicycles within the bicycle storage area provided however, all bicycles in the bicycle storage area (or any other designated bicycle storage area) must be registered with the Association.
2. Utilization of the clubhouse for functions is by reservation only on a first come, first served basis.

3. Residents are encouraged to use the clubhouse, picnic area and charcoal grills for social gatherings. Use and enjoyment does, however, require assumption of responsibility for leaving the facility in a clean and neat condition.

F. Trash Disposal. The Association provides trash removal service for normal, non-hazardous household waste only and trash enclosures are located near each entrance of the community. In compliance with the Association's agreement with the trash removal service, certain items may not be deposited in the trash enclosures. These items include:

1. Large items such as carpet and pad, furniture, mattresses and appliances.
2. Tires, motor oil, other fluids such as brake fluid or anti freeze.
3. Batteries for cars or vehicles.
4. Caustic chemicals.
5. Computers and other electronic devices.
6. Paint cans.

In order to assist Residents in disposing of large and/or bulky items the Association provides a dumpster on site semi-annually.

The trash recycling facilities are for the use of Residents only. No dumping by outside parties is authorized. Residents are encouraged to report to the Property Manager the license plate number of any non-resident appearing to dispose of trash in the trash enclosure.

G. General Provisions Applicable to the Common Elements. In order to assure enjoyment of the Common Elements certain general standards of conduct are at all times applicable:

1. Loitering as defined by the ordinance of the Town of Hilton Head on any portion of the Common Elements is not allowed.
2. No signs, notices or advertising may be posted on the Common Elements unless authorized by the Board.
3. Shooting fireworks is prohibited within the Common Elements
4. Compliance with the Pet Policy will be enforced.
5. Any item stored or found within the Common Elements in violation of the Rules of Conduct may be impounded without notice and without attempt to determine the owner of the item. The item will be held for ten (10) days and if not claimed, may be disposed of without notice.
6. Bicycles must be parked only within the Villa's enclosed patio, the individual Villa or the designated community bike storage area.

- IV. PETS.** Stones Throw is a pet friendly community. Residents are entitled to keep or possess a pet or animal in accordance with the Pet Policy adopted by the Board of Directors. The Pet Policy applies to all pets whether permanently or temporarily on the Common Elements, Limited Common Elements or within a Villa including pets of individuals visiting a Resident. Fines applicable to violation of the Pet Policy may be levied not only against the responsible pet owner but are the responsibility of the Villa Owner even if the pet violation is attributable to the pet of a Tenant and/or guest of a Resident. Specific provisions of the Pet Policy include:
- A. **Pet Registration.** All pets must be registered with the Association and have up to date shots and licenses.
 - B. **Pool Area. No pet is allowed within the enclosed pool area.** This is a Department of Health violation and can result in an immediate pool closure. In addition to the applicable fine, the Resident and Owner will be jointly and severally responsible for the cost of draining, refilling and chemical application if required.
 - C. **Pet Enclosures.** No pet enclosure (kennel, dog run, etc.) may be constructed or maintained upon the Common Elements and/or the Limited Common Elements.
 - D. **Pet Cleanup.** Pet excrement creates a health hazard and must be picked up immediately and disposed of appropriately by the pet handler.
 - E. **Pet Control.** Pet owners are reminded that common sense and courtesy apply to control of their pets. Pets which are “Off Leash” can be threatening to small children and elderly Residents and may limit the pet handler’s ability to comply with their obligation to collect and dispose of pet waste. Therefore, all pets must at all times when present within the Common Elements and/or Limited Common Elements of Stones Throw be on a leash and must also be under the complete control of a responsible human companion.
 - F. **Commercial breeding of any pets within the community is prohibited.**
- V. VEHICLES AND PARKING.** Parking for motor vehicles is provided within the Common Elements. One parking space is marked for exclusive use and assigned to each respective Villa. Only the vehicle of the Owner or vehicle of a person with a valid Parking Permit and authorized by the Resident of the Villa is permitted to park in the assigned space for the designated Villa. Parking spaces designated “Guest” are available for parking of authorized vehicles on a “first come-first served” basis. A Parking Policy has been adopted in order to assure parking limited to Residents and their guests.
- A. **Registration/Parking Permits.** A valid parking permit is required to leave unattended a vehicle at Stones Throw. The Parking Policy adopted by the Association requires compliance with the following:
 - 1. All drivers and vehicles must be in compliance with South Carolina Department of Motor Vehicle regulations and applicable state laws and ordinances of the Town of Hilton Head.

2. A Parking Permit will not be issued for a boat, camper, trailer or recreational vehicle. "Recreational vehicle" is defined as any mobile home, trailer, motor home, camper, motorized camper or any other related form of non-passenger car transportation device. This exclusion shall not however, include customized mini or full size vans used for personal transportation nor shall it be applicable to properly licensed motorcycles.
3. No Parking Permit will be issued without specific approval by the Board of Directors for a commercial vehicle that violates the following:
 - a. Vehicles must not exceed 19 feet in length nor 6 feet in width
 - b. Obvious markings, signs, or any indication of trade, commerce or commercial activity may not be displayed. For example:
 - i. Signs may not be covered by paper, tape or similar materials to cover markings that display commercial activity. Only signage such as magnetic removable signs and/or coverings approved by the Board for the specific vehicle are permitted.
 - ii. Tools, supplies, ladders, waste materials, visible paint supplies, landscape equipment or other items of an obvious commercial nature in open pick up beds or attached to roofs.
 - iii. Trucks, vans, and pick-up trucks with obvious commercial type racks, which are used to transport ladders, equipment and construction supplies, are not permitted.
 - c. Overnight storage in a vehicle of flammable type liquid, or gas containers such as propane, is not allowed.
 - d. Upon application, the Board of Directors may issue a Parking Permit for an emergency response vehicle operated by a Resident.
4. Temporary vehicle parking for commercial vehicles for persons performing work within the community may park only in "Guest" designated spaces and/or the designated parking space for the Villa involved. A parking permit is not required for temporary parking for this limited purpose. However, unless specific approval is obtained from the Property Manager, parking of the commercial vehicle is limited to:
 - a. Periods not to exceed 10 consecutive hours; or
 - b. The time period reasonably related to the work being conducted in repair and maintenance functions being actively performed.

- B. **Additional Resident Parking Permits.** Many Residents have two vehicles. A Resident may, upon request, and without fee, obtain a Resident Parking Permit for a second vehicle. In addition, based on availability of parking spaces (determined seasonally) the Board of Directors may authorize the Property Manager to issue one (1) additional Parking Permit assigned to a Villa. A fee determined by the Board of Directors may be charged for the additional Resident Parking Permit. In no event, however, shall more than three Parking Permits of any type be allocated to a Villa.
- C. **Short Term Parking Permit.** Many Owners make their Villas available for “Short Term Rental” as defined in the Bylaws. “Short Term” is a period less than fourteen (14) days. “Short Term Parking Permits” to accommodate Short Term Rental are available through the Property Manager. Short Term Parking Permits issued by the Property Manager shall be deemed Resident Parking Permits and their issuance and use are subject to the general requirements applicable to parking within Stones Throw and the Parking Policy as adopted by the Board.
- D. **General Parking Requirements.** All vehicle parking within Stones Throw is subject to the following:
1. Parking is permitted only within designated parking spaces.
 2. Vehicle tailgates must be closed.
 3. Covered vehicles are permitted if the covers are designed for the vehicle, are neat in appearance, and are properly secured. When vehicles are left covered by the Resident for more than thirty (30) days, a key to the vehicle must be left with the Property Manager in case of emergencies.
 4. The assigned parking space for each numbered Villa is strictly for the use of the Resident(s) of that Villa.
 5. A vehicle may not be parked in a “Guest” space for more than 12 hours unless the vehicle has a valid Parking Permit and is in compliance with the Parking Policy of the Association. A vehicle in a “Guest” space without a valid Parking Permit for more than 12 hours may be towed without notice.
 6. No vehicle may be parked in a fire lane at anytime nor may a vehicle be parked in a manner that blocks another vehicle from utilizing the designated parking space for a Villa or the driveways providing access through the community.
 7. Motorcycles must have a valid Parking Permit and may be parked only within a designated parking space. From April 1 through November 1, a parked motorcycle must have a board or other flat material under its kickstand to prevent damage to the asphalt.

8. Parking of an unlicensed or inoperable vehicle is prohibited. An unlicensed vehicle includes any vehicle without current license tabs. An inoperable vehicle includes any vehicle which:
 - a. Has a flat tire or a broken window.
 - b. Has a hood, trunk or door that cannot be properly closed and locked.
 - c. Is leaking fluid such as oil or gas
 - d. Is on blocks or any kind of jack.
 - e. Cannot be started when it must be moved for parking area maintenance.
9. Violation of the Rules of Conduct applicable to parking creates an immediate problem for other Residents. Seasonally, these violations often involve vehicles of persons not lawfully within the premises. Therefore, any vehicle parked in violation may be towed without providing notice to the vehicle's owner. The Parking Policy and notices posted within the property are the only notices which will be given. Failure of the vehicle owner to be aware of the applicable rules and/or to see rules posted will not constitute a defense for payment of any assessment or claim for improper towing.

VI. ENFORCEMENT. Intentional violation of the Rules of Conduct and/or any other provisions of the Governing Documents is anticipated to be the exception rather than the rule. Therefore, in implementing the Rules of Conduct and in applying them to individual situations it is anticipated that a Notice and appropriate communication with the offender will be sufficient without further action. However, failure to comply with the Rules of Conduct affects all Owners and all Residents of Stones Throw. Therefore, an enforcement system has been adopted to assure compliance:

- A. **Enforcement without Prior Notice.** Violations of certain Rules of Conduct create or may create an immediate and present danger to the health, safety and welfare of others and may require remedial action without notice. Appropriate remedial action will be taken at the expense of the offender and will be assessed against the applicable Villa Owner. Specific violations which may justify remedial action without notice include:
 1. Parking in a posted fire lane
 2. Parking in a manner which directly interferes with a Resident's access to or from their designated Villa parking space
 3. Removal of a pet from the swimming pool area
 4. Removal of an unattended pet from the Common Elements

- B. **Fine Schedule.** In addition to sanctions authorized by the Governing Documents, a fine in a reasonable amount determined by the Board of Directors to be appropriate for the infraction will be imposed. Guidelines for specific violations are listed on the Schedule of Fines attached. Each separate or independent infraction may be subject to a separate fine. Any infraction which continues beyond the time period specified in the notice to the Owner may be deemed to be a separate violation and subject to a separate fine.

- C. **Villa Owner Responsibility and Fine Assessment.** The Villa Owner is fully responsible for payment of any assessed fines whether arising from a violation committed by the Owner, the Owner's tenants, family members, guests, invitees and/or family members, guests or invitees of a Resident.

- D. **Cost of Remediation.** In addition to fines imposed and assessed in according with the Governing Documents, all costs and expenses incurred by the Association arising directly or indirectly from the violation will also be charged and assessed as provided in the Bylaws.

- E. **Due Process.** The goal of the Association is to be fair, consistent, timely and enforce the Rules of Conduct in a reasonable manner. Therefore, no fine will be levied or assessed until the Owner and, as applicable, the offending Resident is given a reasonable notice and opportunity to be heard with respect to the alleged infraction. As soon as reasonably practical, written notification of the offense will be provided by a "Door Hang Tag" which identifies the violation and/or, as applicable a "Vehicle Tag" placed upon the offending vehicle. Written notice of the rule violation will also be mailed to the Villa Owner of record. The written notice to the Owner will describe with reasonable particularity the alleged infraction; the recommended fine to be assessed, and, if applicable, a date by which any ongoing infraction must be cured. The written notice will also specify a date on which an opportunity to be heard ("Hearing") by the Board of Directors or its designated agent will be scheduled. The Hearing will be conducted in the manner provided in Article 14 of the Association Bylaws.

The Board of Directors wishes to extend in advance its appreciation for your cooperation and assistance in both observing and enforcing these Rules of Conduct.

Adopted by the Board of Directors

March 16, 2009

BOARD OF DIRECTORS
STONES THROW VILLAS
HORIZONTAL PROPERTY
ASSOCIATION I OWNER'S
ASSOCIATION