

Brighton Bay

Rules Of Conduct

Adopted by the Board of Directors on September 18, 2007
Revised by Board on September 22, 2010

1. Each unit Owner shall be responsible financially and otherwise for the actions or inaction of said Unit Owner's tenant, guests or guests of tenants to include violation of the Master Deed, Bylaws and all Rules of Conduct adopted by the Board.
2. All programs adopted by the Board are mandatory for all Unit owners, their tenants, guests and guests of their tenants.
3. **FAILURE OF MANAGEMENT TO TAKE ACTION:**
Failure of the Association or its Management Agent, to insist upon strict compliance with these Rules of Conduct shall not constitute a waiver of any violation nor a waiver of Association's right to insist upon strict compliance with the terms of the Rules of Conduct.
4. **NUISANCE UNIT:** Any unit and occupant who receives notice of three or more violations within a thirty day period.

4th Offense = \$250

5th Offense = \$300

All Others = \$500

*** Enforcement of any nuisance fine shall be at the discretion of the Board.*

-
-
- A. Residents shall exercise extreme care to avoid unnecessary noise that may disturb other residents. Residents shall not act so as to interfere reasonably with the peace and enjoyment of residents of the other Units in the Property.
 - B. No Co-Owner shall:
 1. Post any advertisements or posters of any kind in or on the Property except as authorized by the Association. Any solicitation is prohibited;
 2. Hang garments, towels, rugs, or similar objects from the windows or balconies or from any of the facades of the Property. Balconies are to be maintained in a neat fashion and not to be used for storage. Ornaments, tiki huts, surf boards, etc. or any other large item visible to other residents that is not outdoor furniture related is prohibited. Holiday lights are permitted but must be removed no later than (2) two weeks after the Holiday.
 3. Clean dust mops, rugs or similar objects from the windows or balconies by beating on the exterior part of the Property;

4. Throw trash or garbage outside of or on top of the disposal installation provided for such purposes in the service areas;
5. Maintain any pets which cause distress to Co-Owners through barking, biting, scratching or damaging of property. No more than two (2) dogs may be maintained in any one Unit. Aggressive breeds as determined by the Board are Prohibited (please see 5.a). Dogs are required to be on leashes. Owners are responsible for any damage or injuries to others caused by their pets. Residents are responsible for cleaning up after their pets.
 - a. The Board has deemed all Pit Bulls and Rottweilers as “**Aggressive Breeds of Dogs**” and, therefore, no such variety of these dogs are permitted to reside at Brighton Bay.
6. Operate or store any charcoal or gas grills, either permanent or portable, on the decks or within (10) ten feet of any building, it being understood that such use is in violation of local fire ordinances.
7. Operate, park or store on Property any recreational vehicles, motor homes, boats, commercial trucks or vans except by Owner or tenant within a townhouse unit garage.

*** Towing enforced in accordance with Parking Rules & Regulations*

- C. The maximum number of vehicles maintained on the Property for each Unit is as follows:
 1. one-bedroom unit -- 2 vehicles
 2. two-bedroom flats -- 2 vehicles
 3. two-bedroom townhouses -- 3 vehicles
 4. three-bedrooms with two-car garage --3 vehicles
 5. three-bedrooms with three-car garage -- 4 vehicles
- D. All vehicles must be operational, have a valid license plate and current registration.

*** Towing enforced in accordance with the Parking Rules & Regulations*

- E. No maintenance or repair of a vehicle is permitted within the Property except by Owner or tenant within a townhouse unit garage.

***Towing enforced in accordance with the Parking Rules & Regulations*

- F. All Unit Owners and guests must park vehicles in assigned parking space or in front of their garage. No vehicle may be parked in someone else’s assigned spot or in front of another Owners garage without permission of said Owner. Any vehicle in violation of this rule can be towed, booted or fined by any said Brighton Bay Owner, Resident or Manager at the sole expense of the violator.

*** Towing enforced in accordance with the Parking Rules & Regulations*

- G. Guest parking limited to parking spaces surrounding pool area with guest tag displayed.
*** Towing enforced in accordance with the Parking Rules & Regulations*
- H. All garage doors must be kept closed when not in use to ensure a uniform, attractive appearance throughout the property.
- I. No Co-Owner, resident, or lessee shall install wiring for electrical or telephone installations, televisions or radio antenna, air conditioning fixtures, or similar objects outside of his dwelling or which protrudes through the walls or the roof of his Unit except as authorized by the Board and where appropriate Subject to Section 8(c) of this Article VII. **No alterations to the exterior of the buildings are allowed unless approval is granted by the Board.**
- J. Occupancy limits per the Town of Hilton Head must be abided by.
- K. Public Hallways and stairways must remain clear of obstructions.
- L. Speeding is prohibited.
- M. Hydrostatic Vents are to remain open and clear of obstructions at all times. The Town ordinances are very strict about keeping these vents clear of obstructions at all times and fines up to \$1,000 per day may be issued immediately without any grace period.
- N. Destruction of Common Property is prohibited.
- O. Fireworks are prohibited.
- P. Conducting short term renting (anything less than 11 months) is strictly prohibited. Owners must provide copies of leases to management.
- Q. Violation of any Pool rule:
*****Attached Pool Rules and Parking Rules are to be adhered to by all Unit owners and their tenants and/or guests. **See Attached***
- R. Skateboarding is strictly prohibited on Brighton Bay property.