

SPRINGWOOD VILLAS, HPR

COMMUNITY RULES & REGULATIONS

Adopted by the Board on June 10, 2010

Please post in your villa. Owners are responsible for providing this information to their tenants and guests. Owners are responsible for the actions of their tenants / guests.

1. No pets.
2. No grills permitted on Springwood property
3. **Refuse service:**
 - A. Please make sure all trash is bagged and tied before placing in dumpster.
 - B. If you have large cartons, furniture or extra trash that will not fit in the dumpster, please arrange for a special pick-up or take them to the public dump off Dillon Rd.
 - C. Do not put any garbage outside of dumpster or on top of the dumpster.
 - D. Under no circumstance should trash be left outside of your door.
4. **Parking regulations:**
 - A. Only non-commercial vehicles, with two axels are permitted to park in the community.
 - B. Each villa is entitled to one space per bedroom. One space is reserved for each villa and is marked with the number of the villa.
 - C. All unmarked spaces are on a first come, first serve basis.
 - D. Any vehicle parked in another villa's space is subject to being towed.
 - E. Any vehicle on the property not having current tags and/or not in working order is subject to being towed. Storage of vehicles is not allowed on the property.
 - F. Trailers, campers and boats are not allowed on property.
5. No fishing or feeding wildlife is permitted.
6. Bikes must be parked on bike racks, in storage room or inside villa.
7. No clothing, towels, bathing suits, etc. on balcony rails.
8. **Pool regulations:**
 - A. Access cards are required to gain access to the pool area.
 - B. Children under 17 must be accompanied by an adult while at the pool.
 - C. **The pool Opens at 9:00 a.m. and Closes at 10:00 p.m.**
 - D. No glass bottles, etc. Allowed in pool or pool area.
 - E. Posted pool rules must be followed by order of the SC Health department.

9. Lock all doors and windows when you leave your villa.
10. If you are locked out of your villa, call your rental agent or a locksmith; management does **not** provide lockout service
11. All curtains and window dressings must be in good repair and lined with white fabric.
12. Speed limit on the property is 10 mph.
13. South Carolina law prohibits the discharging of fireworks.
14. Springwood Villas is a condominium association and neighbors share common walls. **Excessive noise will not be tolerated.**
15. No exterior changes, including the installation of satellite dishes, are permitted without prior written consent from the board of directors.
16. All villas shall be used for **residential purposes** only with the following occupancy limits:
 - Two-bedroom villas:
 - long term (30 days or more) – four occupants
 - short term – six occupants
 - Three-bedroom villas:
 - long term (30 days or more) – six occupants
 - short term – eight occupants
17. Commercial Enterprises (businesses) are not permitted to be run out of any villa in the community of Springwood Villas, HPR.
18. Private signage of any type is not permitted to be displayed in or around any villas in Springwood. Examples of signage not permitted include: signs promoting commercial enterprises, for sale signs, for rent signs, etc.
19. Handy numbers to have close by:
 - Emergency 911**
 - Sheriff's Department – 843-785-3618**
 - Players Club – 843-785-3024
 - IMC Resort Services, Inc. – 843-785-4775

YOUR Rental Agent (fill number in): _____