

# YACHT CLUB VILLAS RULES AND REGULATIONS

April 2010

These rules are written for the benefit of all residents. They apply to owners, renters, family members or guests occupying a unit for however brief or extended period of time. These rules are consistent with the Yacht Club Villas covenants and are binding. To obtain a copy of the covenants please visit our website at [www.imcresortservices.com](http://www.imcresortservices.com), search by property and click on Yacht Club Villas.

## EMERGENCIES

Coastal Security Services                      Office: 843-341-3188    Mobile: 843-247-0788

Fire/Emergencies/EMS                      911

*AFTER HOURS* Regime Emergencies    IMC Resort Services: 843-785-4775 (listen to message)

## NON-EMERGENCIES

Call IMC Resort Services: 843-785-4775, ext 107 (A.J. Bucko, Property Manager for Yacht Club Villas). Typical situations might be leaks, pool or hot tub issues, grounds issues, etc.

## VEHICLES

Prohibited within gates: all trailers (includes boats, boat trailers), campers, motorcycles, recreational vehicles or equipment of any kind. No repairs (oil changes, etc) are to be performed within the gates. Unauthorized illegally parked or non-operative cars will be towed at owner's expense.

## COMMERCIAL VEHICLES

Commercial vehicles may enter for the purpose of conducting business only and must depart upon completion. Unless authorized, overnight parking is prohibited.

## PARKING

Restricted to designated spaces only and is not allowed on sidewalks, walkways or other common areas. All residents, renters and guests are responsible for displaying a pass/decal on each vehicle to identify the authorized vehicles in the Yacht Club Villas parking lot. Car passes for renters and guests are available at Greenwood Security (785-1120).

## PETS

Only owners are allowed to keep dogs or cats on the premises. Renters or guests are not allowed to keep pets. Dogs must be walked on leashes and not permitted to roam freely. Owners must clean up after their pets. Pets are not allowed poolside under any circumstances.

## OUTDOOR COOKING

Briquette and propane-fired grills are not allowed on any balconies, patios or near any unit according to HHI Fire Codes. Violators will be reported to the HHI Fire Marshall (Dept of Building Code, 342-4568). It is acceptable to use electrical grills, but not gas-fired or grills with flames of any kind.

## **SWIMMING POOL**

The following are prohibited in the pool and pool area: Glass objects (containers, bottles); children under 12 unaccompanied by adult; pets, horseplay, noisy activity, rubber rafts, floats, etc. Noise from radios, music players, TV's, etc. must be kept a low volume. Large or public gatherings are prohibited. All occupants of the pool area must have pool keys in their possession. Operating hours for the pool are from 9:00 a.m. to 9 p.m. and must be adhered to. Violators will be reported to security.

## **JACUZZI**

No children under 12 years old are permitted in the jacuzzi. The jacuzzi shall not be used as a wading pool.

## **CHILDREN**

Parents are responsible for the conduct of their children. Damage to common areas or personal property by children is the responsibility of the parents.

## **BALCONY/PATIOS/STAIRWELLS**

Bicycles shall be stored only in the racks provided on the first floor of each building. No bicycles, beach chairs, floats, rafts, coolers, carriages or other paraphernalia shall be stored in the hallways. Patios/balconies/and hallways may not be used for drying of beach towels, clothing, etc. All personal items should be out of view.

## **REFUSE/LITTERING**

Refuse/garbage must be tied securely in plastic bags and placed in the refuse disposal door beside each elevator or downstairs in the bin closet. Do not place construction debris, large objects and/or hazardous waste (paints, oils, etc.) in the waste closet as the disposal contractors are not licensed to haul these materials. Owners are responsible for disposal of these materials.

## **VILLA ALTERATIONS**

YCV is listed as a commercial building according to HHI Building Codes. No major alterations or additions to existing structures or common areas may be made without prior written approval of the YCV Board of Directors. HHI Building Permits are required for all projects involving major structural, electrical, and plumbing work at YCV. Further, all contractors working in YCV's must be licensed to work in commercial buildings and all improvements must meet HHI code requirements. All maintenance, repair and replacement of common elements (painting of exterior doors, window sashes, etc.) will be carried out by the Board and charged as a common expense to all owners.

## **SIGNS**

No signs, advertising or notices of any kind may be displayed or posted anywhere on the property.

## **ANTENNAS**

No radio or television antenna or any wiring for any purpose may be installed on the exterior of the building. Satellite dishes are not allowed on any roofs, balconies, or sidewalls at YCV.

## **ROOFTOPS**

No residents or guests are allowed on the roofs of the buildings.

## **STORAGE OF PERSONAL PROPERTY**

Only rooms deeded to specific villas marked "storage" may be used for storage of personal property. Elevators, alarm rooms and utility storage rooms are not to be used for storage of personal property.

## **WATER DAMAGE TO ADJACENT UNITS**

Should a water leak occur in one unit and cause damage to another, the unit (owner) causing the damage will be held responsible for repair costs to adjacent units, including the regime insurance deductible charge, if appropriate. All owners are strongly encouraged to routinely inspect their washing machine hoses, hot water heaters, HVAC condensate drains, under-sink plumbing and circulation tub systems for leak potential and make immediate repairs.

## **HURRICANE EVACUTION PLANS**

Secure your possessions and prepare to evacuate on a timely basis. All outdoor plants, furniture and other personal possessions must be removed from all balconies. Our property management company will remove lounge chairs surrounding the pool. The Shelter Cove Harbour Company will advise owners when it is safe to return to Shelter Cove and YCV. YCV has prepared a very extensive Hurricane Preparedness Plan and all owners should ask for this document OR you can retrieve this document by simply going to [www.imcresortservices.com](http://www.imcresortservices.com); click on "Search by Property"; click on "Yacht Club Villas" and then click on the document you wish to review and/or print, which includes the Hurricane Preparedness Plan.

## **ENFORCEMENT OF RULES AND REGULATIONS**

Unless otherwise indicated above, individuals violating any provision of the Master Deed, By-Laws or Rules and Regulations will be notified by the management company of the nature of the violation. If said violation is not satisfactorily cured within 2 days of the notice or if said violation is repeated, the Board of Directors is authorized to levy a fine for each day the violation continues. It would be expected that individuals violating any of the above rules and regulations would take immediate action to correct the offense.

**THANK YOU FOR COOPERATION!**