

OCEAN CREEK PLANTATION

Master Property Owners Association, Inc.
(MPOA)

VISION

Ocean Creek is recognized by its owners, employees, guest, potential investors and those residing in the surrounding area as providing the best family-oriented, plantation-style living on the Grand Strand.

Featuring first class accommodations and amenities in a picturesque, secure and environmentally sound ocean front resort community.



Rules and Regulations

December 2018

PLEASE DO NOT REMOVE FROM UNIT

Revised, Reviewed and Approved
by
The Master Property Board
on
December, 2018

EMERGENCY TELEPHONE NUMBERS

Ocean Creek Resort, Inc.	843-272-7724
On Site Management (Direct Line)	843-272-9620
On Site Management (from units)	Ext. 1001
Security	Ext. 1000
Horry Co. Police Dept.	911
Fire	911
Rescue	911
HTC Digital Cable	
Customer Service:	
843-365-2154	
Technical Assistance/Repair:	
843-365-2186	

VENDOR ACCESS TO THE PROPERTY

Unless given prior approval from the On-Site Association Management Office, no construction, furniture or appliance deliveries or renovations shall be undertaken or conducted on any Sunday or Holiday.

Keys to units will not be provided to vendors at any time unless the homeowner has given the management office prior authorization to do so.

All work activity during weekdays shall be performed between the hours of 8 a.m. and 6 p.m. This restriction does not apply to emergency situations involving loss, injury or damage to person or property, or to such quiet maintenance activities performed within an individual unit such as painting or wallpapering.

Homeowners doing their own renovation or repairs must be mindful of the noise restricted timeframes.

In case of an emergency repair needed in a unit on weekends and holidays, homeowners must notify Security for key authorization and for clearance through Security.

ARCHITECTURAL STANDARDS

In accordance with the Ocean Creek Plantation Master Deed, Article VII, page 41.

In order to preserve the natural setting and beauty, and to protect and promote the value of the Development, no improvements of any nature whatsoever shall be constructed, altered, added to or maintained upon any part of the Development without the required consent of the Architectural Standards Committee and/or Master Property Owners Association.

The Architectural Standards Committee requires that any contractor and/or subcontractor for any planned improvement within the Development is licensed and bonded. The contractor and/or subcontractor must comply with Horry County in obtaining a permit for the improvements.

OCEAN CREEK PLANTATION

RULES AND REGULATIONS

The following Rules and Regulations have been established by The Ocean Creek Property Owners' Association Board of Directors for the comfort and safety of all owners, renters and guests of Ocean Creek Plantation. Considerable thought, care and expense has been applied to make Ocean Creek a premiere family home and vacation site-one that places emphasis on complete relaxation in a secure, comfortable and friendly environment.

To help maintain that environment, the Property Owners' Association requires that all occupants, whether they are owners, renters or guests, adhere to these rules and regulations and cooperate fully with security personnel at all times.

*These Rules and Regulations are in compliance with the Ocean Creek Plantation Master Dees, Covenants, etc. *

ASSOCIATION MANAGEMENT OFFICE

All purchases made at the on-site must be accompanied by a personal check or cash. Credit Cards are not accepted.

BOATS, TRAILERS, ETC.

Boats on trailers, trailers, campers, RV's, motorcycles, commercial vans/trucks are not permitted in the main property of Ocean Creek. They must be parked in the designated area provided immediately outside the Security Gate at the front entrance to the property and be registered with Ocean Creek Resorts Front Desk.

CHILDREN

Reasonable supervision of children by a responsible adult must be exercised at all times. Children are strictly forbidden from playing in elevators, corridors or stairways. Activities that cause a disturbance to owners or guests are also forbidden. Any repairs for destruction to the property by children are the responsibility of the supervising adult. This includes discharging of fire extinguishers and/or setting off the fire alarm system without cause. The penalty for tampering with the fire equipment is a minimum of \$500 fine or a six month jail sentence as provided by South Carolina Law.

COMMON AREAS: BALCONIES, CORRIDORS, ETC.

Articles of clothing, linens, towels, etc. are not to be hung from or draped on balconies or corridor railings. All unit louver outer doors must be kept closed in order to comply with Fire Department regulations that there be no obstructions in the corridors. Also, floats, beach chairs, clothing and other items may not be stored or left in the corridor areas, including stairways or outside the unit doors.

No flags, banners, decorations (holiday or otherwise), signs or posters may be displayed or hung in the corridors, stairways, in the elevators or from the balconies or walkway railings. An American Flag must be secured to a stationary object belonging to the homeowner on the homeowners balcony/patio. It must not touch, hang from, drape over or be attached to the balcony railing or any other common element. It must be displayed in compliance with federal statutes requiring that The American Flag be displayed in a respectful manner consistent with the federal statute regulating the display of American Flags.

**ABSOLUTELY NOTHING IS TO BE THROWN FROM THE
BALCONIES AT ANY TIME, INCLUDING CIGARETTES OR
CIGARS.**

VEHICLE IDENTIFICATION

Each regime has a unique set of numbered decals to identify the owners' vehicles. Owners may purchase decals at the Association Management Office at a cost of \$5.00 per decal, which is to be displayed on the lower left side of the windshield, for consistency and ease of viewing by Security. Decals must be removed when the vehicle is disposed of and whenever the home owner sells his unit, as at that time, that person is no longer eligible to use the decal.

Permanent employees have their own series of decals which will be displayed as described above.

Updated listings of decals are provided to security.

Renters will be issued a hanger by their rental agent, which is appropriate to the regime in which they are renting. The hangers must be properly filled out with the unit number and the effective dates in black. Each rental agent, including any homeowner who self-rents his unit, must purchase and provide the appropriate hangers and comply with the above requirements. The hangers are available for purchase at the Association Management Office at the cost of \$0.05 per hanger.

TRANSPORTATION TO THE BEACH

Since there is no beach parking available other than for golf carts, a tram makes round trips on a regular basis from the Reception Center to the beach during the primary vacation season (May to September). This is provided free to owners and guests.

TRASH, UNIT AND LANDSCAPE DEBRIS

In the Towers, all dwelling garbage should be bagged in small plastic bags and disposed of via the trash chutes. Larger items which may clog the trash chute will be disposed of in accordance with the Rules and Regulations of each Tower. The Garden Homes have individual trash containers. The Lodges, Greens and Tennis Villas have conveniently located dumpsters. No trash or garbage from a unit is to be deposited in the trash containers located in building hallways or lobbies.

The Regimes who are responsible for their own landscaping must place the debris in the dumpster specifically provided for that purpose and located at the end of the service road. The County will not accept landscape debris commingled with dwelling garbage. Landscape debris cannot be bagged and placed in the dumpster.

The other dumpster located at the end of the service road is designated for old furniture, doors, blinds and other useless unit household items and is for the HOMEOWNER USE ONLY.

Contractor/vendors doing repair or renovation work in units must provide their own dumpster that can be placed in a designated area on the property or they are to remove the trash from the property daily. It is the home owner's responsibility to ensure that the contractor adheres to this rule.

Cigarettes/cigars should be deposited in the receptacle for that use and not extinguished on carpets nor thrown on hallways, floors or parking areas.

DUNES AND SEA OATS

The Dunes offer essential protection from beach erosion therefore they are not to be walked or played on. Walkways should be used when going to and from the beach. South Carolina law protects the Sea Oats. Removal or damage to the Sea Oats may result in fines in excess of \$100 per offense.

EMERGENCY INFORMATION

Dial 911 for all emergencies. If you discover a fire or experience a medical emergency anywhere on the property, please implement the following procedure: Use your unit phone, cell phone or any resort phone on the property to call 911.

Notify Security at Ext. 1000 to alert them to the situation. They can then be available to direct the firefighters or emergency medical personnel to the affected area.

Immediately leave your unit or the scene of the fire. Be sure to close the door and leave it unlocked. Alert the other occupants on your floor. Use the nearest stairway and proceed to the nearest exit from the building. **DO NOT USE THE ELEVATORS.**

FIREWORKS/HAZARDOUS MATERIALS

The discharge of fireworks and/or any other type of noisemaking or explosive device is expressly prohibited on any part of the Association property. No owner/guest/renter shall use or permit to be brought into the buildings/units or common areas, any flammable oils or fluids, i.e. gasoline, acetone, kerosene, explosives or articles deemed extra hazardous to life, limb or property. Such materials will be confiscated from violators and an incident report will be forwarded by Security to the appropriate law enforcement agency for further action where warranted.

GOLF CARTS

Only licensed drivers are permitted to operate a golf cart on Ocean Creek property and they must be parked in the designated parking spaces at the Beach Club and at Lodge II for access to the indoor pool. The Garden Homes and The Greens Homeowners are the only regimes allowed to have golf carts on site. Anyone operating a golf cart on property must keep proof of insurance and driver's license on their cart.

Other regulations include:

1. Carts that are property of owners must be battery powered and must be serviced from the owner's unit. The use of extension cords are prohibited.
2. All carts operating on the property must be equipped with two operable headlights and two operable taillights.
3. All carts must use the pathway where it is available.
4. All carts must be registered with the Association Management Office and display the unit number of the owner on both sides of the golf cart. Unit numbers must be 3 inches high
5. There shall be no exceptions to these regulations unless specifically approved by the Ocean Creek Master Board of Directors. (Regime/MPOA Board Members are authorized to park their golf carts at The Towers when attending official meetings.)

GRILLS

Charcoal grills are provided for use of all owners, guests, renters at the South Bluff picnic area. The Greens and Garden Homes may use grills within the patio areas. Otherwise grills and other outdoor cooking devices are not permitted on the property.

SWIMMING POOLS/SPAS

Swimming in the pools and the use of spas are permitted between 9:00 a.m. and 10:00 p.m. unless otherwise posted. Because lifeguards are not present, persons using these facilities, **DO SO AT THEIR OWN RISK. NO DIVING IS PERMITTED AT ANY TIME.** Children under 12 years of age **MUST** be accompanied at the pool by a **RESPONSIBLE ADULT**. You must be 16 years or older to use the spa located in the indoor pool. All rules relating to the use of pools are posted at each pool. Please ensure that the rules are obeyed.

The Tower (North) and Tower South pools are private and restricted to use only by residents and guests of the respective buildings. All other pools in the property are open to all owners and guests.

All outdoor pools open on Good Friday or the first weekend in April, whichever comes first.

The outdoor pools at the Tennis Villas and Lodges 1, 3 and 4 closes on the 3rd Friday in October.

The Tower (North) and the Tower South pools will close according to procedures set forth by each of their regimes.

The Beach Club pool area and bathrooms close the 1st Friday in December.

TENNIS COURTS

All tennis players must register at the Tennis Center before playing, and they adhere to Club rules regarding dress and use of proper tennis shoes. Fees are posted in the Tennis Center. All Tennis Club members, other than Ocean Creek homeowners, **MUST** present their membership cards to the guard at the Security Gate to gain admittance.

ROLLER SKATES, SCOOTERS, DRONES ETC.

The use of roller skate/blades, skateboards, and scooters, both regular and motorized, and motorized bikes is prohibited anywhere on the property as a safety precaution to the user and pedestrians. The lifting or landing of a non-commercial drone is not permitted on property.

SEA GULL AND WILDLIFE FEEDING

Do not feed sea gulls or any other wildlife from the balconies or on the property grounds, as it creates unsanitary conditions in these areas.

SECURITY

The Security Staff, licensed by the South Carolina Law Enforcement Division (SLED), is authorized and empowered to enforce all rules and regulations, in addition to maintaining law and order, directing traffic, and performing other functions to protect those in residence as well as all properties at Ocean Creek.

In the process of conducting its duties, the Security Staff relies predominately on the cooperation and goodwill of all occupants. For those who violate the Rules and Regulations, the Security Staff will inform the individuals as to the violation and request that it be corrected. If the violator does not cooperate, then the Staff is authorized to call in the appropriate regulatory authority in order to secure compliance. Incident reports will be prepared and forwarded for further action where warranted.

SOLICITATION

Solicitation is not permitted on the property, nor is the distribution of handbills or any other type of advertising materials.

SPEED LIMIT

A 15 mile-per-hour speed limit is enforced on all roadways of the Plantation. Speed bumps are placed along the main and adjacent roadways as a reminder to motorists to adhere to this limit.

LUGGAGE AND GROCERY CARTS

In the Towers, all carts should be returned to the lower lobby level after use. In the Lodges all carts should be returned to the ground level near the elevators. They should not be left in units, elevators or parking areas.

Vendors must furnish their own work carts. Use of regime carts is prohibited. Contractors violating this rule may be barred from doing business on the property.

NOISE

Being considerate of one's neighbors is an especially important factor in a multi-family building or area. Loud noises from televisions, radios, stereos, musical instruments and loud talking should always be kept to a minimum and will not be tolerated between 11:00 p.m. and 8 a.m. Radios, stereos and televisions are not to be used on balconies or around pools unless headphones are used, or volumes are kept at levels where they are not bothersome to anyone nearby.

OCCUPANCY

No unit is to be rented to anyone under 25 years of age. A unit cannot be rented to house more people than the number of bed spaces provided for in the unit. A unit is not to be rented for use as a hospitality or meeting site. Owners will be held responsible for anyone THEY allow to occupy their unit.

PARKING

All vehicles must fit within and be parked in the designated parking spaces.

Only vehicles with handicapped stickers/hangers are allowed to park in the designated handicapped parking spaces. This will be strictly enforced by Security.

Because of limited parking at The Tower, additional parking is provided for The Tower residents and guests only, on the North Bluff during the periods indicated on the entrance signage. Daytime parking is permitted in the designated area of South Bluff between Memorial Day and Labor Day. Violators will have a warning sticker placed on their vehicle and, if the vehicle is not moved within 4 hours, Security is authorized to have the car towed at the driver's expense.

Parking at The Towers is restricted to the residents of each building. To facilitate identification, The Tower parking decals (hangers) are orange. Tower South decals are beige. All other identification decals are yellow.

A 15 minute only loading/unloading zone is in the lower level parking lot of each Tower. Please do not use this area for any other purpose.

Long-term parking is available in the parking area for boats, trailers and campers.

PETS

Renters/guests are NOT permitted to have pets in their condominium or on the property. However, certified guide/service pets are allowed. Owners and members of their family may have pets but are required to purchase a pet identification tag at a charge of \$2.00 per tag. This is to be done through the On-Site Association Management Office. The tag must always be attached to and easily seen on the pet's collar it is on the property.

Owners must keep their pets on a leash whenever it is outside the unit, and they must clean up after their pets. Pets are not allowed in the pool areas. Horry County has restrictions on pets being on the beach during specified times of the year. (STIFF FINES APPLY IF COUNTY LAWS ARE NOT OBEYED.)

A copy of Article 7.11 of the Association documents will be provided to each owner/family member when requesting a pet tag alerting them of potential consequences should a pet be declared a nuisance.

PROPANE FIREPLACES

Owners of units in the Greens and the Garden Homes wishing to use propane logs in their fireplaces must have specific written permission of their regime Board of Directors. Propane tank size shall not exceed 40 pounds. At the expense of the owner, installations are to be inspected every three years by a service company licensed to install and repair propane fire logs. A copy of the completed inspection report must be filed, subsequent to the inspection, with the On-Site Management Office.

REMOVAL OF PROPERTY

Pool furniture is not to be removed from any pool area. Similarly, blankets and other unit furnishings may not be removed from any unit and/or exchanged to another unit.