

THE TOWER SOUTH

Property Owners Association, Incorporated



Rules and Regulations



Revised, Reviewed and Approved
by
The Tower South Board
on
November 2018.
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THE TOWER SOUTH PROPERTY OWNERS ASSOCIATION, INC. GENERAL RULES AND REGULATIONS

GENERAL:

The following Rules and Regulations have been established and approved by the Board of Directors of The Tower South for the comfort and safety of all owners, renters, and guests of The Tower South. To help maintain an environment of relaxation in a secure, comfortable and friendly atmosphere, the Board of Directors of The Tower South asks 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 Deed, Covenants, etc. and
The Tower South Master Deed, Covenants, etc.

AUTHORIZED ENTRY:

Agents of the Association may enter any dwelling at any reasonable hour of the day for purposes permitted under the Master Deed of The Tower South. Except in an emergency, entry will be pre-arranged.

BOATS, TRAILERS, ETC:

Boats on trailers, campers, RV's, motorcycles, commercial vans/trucks are not permitted on the main property of Ocean Creek. They must be parked in the designated area provided outside the Security Gate at the front entrance to the property and 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 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 of the fire alarm system without cause. The penalty for tampering with the fire equipment is a minimum of a \$500 fine or a six month jail sentence as mandated 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 outside the unit doors. 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 must 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.

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 843-272-9657 or Ex. 1000 to alert them to the situation. They can be available to direct firefighters or emergency medical personnel to the affected area.

Immediately leave your unit or the scene if there is a 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 noise making or explosive device is expressly prohibited on any part of the Tower South property. No owner/guest/renter shall use or permit any flammable oils or fluids, i.e. gasoline, acetone, kerosene, explosives or articles deemed extra hazardous to life, limb or property to be brought into buildings, units, or

common areas. 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.

FLOORING FOR BALCONIES:

The flooring for all balconies must be tile or decorative concrete. The color should be light earth tone and the shape 8" or 12" squares. The warranty and materials will be the responsibility of the owners and their contractors.

The owner of the unit is responsible for any damage or injury that may be caused if objects are blown off their property. In case of bad weather the owner is responsible to see that the balcony furniture is secured inside the unit.

GRILLS:

Charcoal grills are provided for use by all owners, guests, or renters at the south bluff picnic area. Grills and other outdoor cooking devices are not permitted for use at The Tower South.

LUGGAGE AND GROCERY CARTS:

Luggage and grocery carts are not to be removed from the Tower South property and should be returned to the lower lobby level after use. Carts are not to be left inside units, elevators or outside parking areas. Carts are for the use of owners and registered guests only. Vendors must furnish their own work carts or see the building manager.

MEETING ROOM:

The meeting room on the first floor of The Tower South may be reserved by owners for social gatherings through Property Management. A deposit of \$50 will be charged to any group using this room and will be returned if the room is left in the same condition as when rented.

NOISE:

Being considerate of one's neighbors is an especially important factor in a multi-level family building or area. Loud noises from televisions, radios, stereos, musical instruments and loud talking should be kept to a minimum at all times and will not be tolerated between 11:00 p.m. and 8:00 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.

Hard floors (tile, wood, etc.) transmit sounds through the building framework. For this reason, furniture feet that come in contact with these floors must be padded.

OCCUPANCY:

No unit in The Tower South 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, LOADING AND UNLOADING

All owner's vehicles must be identified with the Tower South decal and placed on the driver's side of the windshield.

Please park only within designated areas. Fifteen (15) minutes loading and unloading parking spaces are designated and located in the lower level lot. All vehicles parked at The Tower South must be properly identified with The Tower South owners' decal or visitors' tag. Violators are subject to towing.

PETS:

Renters and guests are NOT permitted to have pets in their condominium or on the property of The Tower South. However, certified guide or 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 tag can be purchased through the on-site Association Management Office.

Owners of Tower South must keep their pets on a leash at all times and must clean up after their pets. Pets are not allowed in the pool areas.

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

RENOVATIONS:

Unless given prior approval from the on-site Association Management Office, no construction, furniture or appliance deliveries or renovations shall be undertaken or conducted at The Tower South on any Saturday, Sunday or holiday.

Keys to units will not be provided to vendors at unless the homeowner has given the management office prior authorization to do so. All working activity during weekdays shall be performed between the hours of 8:00 a.m. and 6:00 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 renovations or repairs must be mindful of the noise restriction time frames. Please be advised that a renovation application must be filled out and approved. You may obtain the form from the on-site office.

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 in the area of Tower South.

ROOF TOP DECKS:

If the wooden deck is replaced or enlarged it can only be enlarged to within 30 inches of the exterior wall. The Tower South Board of Directors must approve replacement plans before the modifications take place. All activity on the roof top deck must be restricted to the wooden deck.

Balcony or patio furniture may be positioned anywhere on the wooden deck except the exposed area of the roof.

Furniture not brought in at night should be of substantial weight. Normal beach or lawn chairs should not be left on the deck.

No storage buildings or storage containers are permitted on the expanded roof top deck.

SEA GULL FEEDING:

Please do not feed sea gulls from the balconies of The Tower South or on the property grounds as it creates unsanitary conditions in these areas.

SECURITY:

For your protection and the safekeeping of The Tower South, the security rover will patrol at regular intervals during the day. Between the hours of 6:00 p.m. and 2:00 a.m. a security guard is assigned to patrol the Tower South building, parking areas and grounds. The pool gates and doors to the indoor pool are locked from 10:00 p.m. until 6:00 a.m.

POOL/SPA:

Use of the pool/spa at The Tower South is permitted only between 9:00 a.m. and 10:00 p.m. Bracelets are required for each person at the pool and spa and must be visible to the pool monitor at all times. PLEASE FOLLOW THE RULES POSTED AT THE POOL. PERSONS USING THESE FACILITIES DO SO AT THEIR OWN RISK.

TRASH:

All trash should be disposed of via the chutes opposite the GG units on each floor in The Tower South. Please do not put any large crushed boxes, poles or coat hangers in the chute as they might cause the chute to become clogged. These items should be taken to the trash dumpster downstairs at the garage level.

UNIT PREVENTIVE MAINTENANCE MEASURES IN THE TOWER SOUTH:

The Tower South Board of Directors asks each homeowner to comply with the following unit management measures which allow systems within an owners' unit to function more efficiently.

1. Check the age of your water heater. It should be replaced every 7 to 10 years on a rotating basis to prevent water damage to your unit, as well as your neighbors' unit.
2. Install high pressure braided hoses on your washing machine and replace them according to the manufacturers' recommendation.
3. Service your heating/air conditioning unit regularly. (A service contract is recommended.) Change the filters frequently.
4. Have your dryer vents cleaned as scheduled by the Management Company.
5. Periodically check ice maker hoses for leaks.

6. Check your garbage disposal to be sure it is not leaking and that it is properly grinding and disposing of the food particles.

7. When leaving your unit for an extended period of time, you should: a) turn off the water at the main valve to your unit, b) shut off the electrical breaker to the water heater, c) be sure the ice maker is in the off position, d) bring in all porch furniture, especially during hurricane season, e) set the summer temperature at 75 degrees F to avoid mildew w/mold buildup in your unit and to prevent it from spreading to adjacent units. Winter temperatures should be set at 62 degrees F.

8. Periodically check, or have checked, the caulking at the base of all sliding glass doors and the perimeter of the balconies to prevent water leaks to the unit below.

9. If you plan to leave an automobile in the parking area between visits to the property, please leave a set of keys with an identified friend, neighbor, or Property Management so the vehicle can be moved in case of an emergency. The vehicle must have an owner's decal! It must be driveable and tagged with unexpired license plates.

10. It is the owners responsibility to provide two(2) keys to the on-site Management Company and one(1) key to Security. One key provided to the on-site Management Company is for the Pest Control Company and the key to Security is for entry to your unit in the event of an emergency.

11. Recycle Bin is located by the picnic area for your newspaper/paper products, cardboard, metal cans, plastic bottles and jugs.

ADDITIONAL TELEPHONE NUMBERS OF IMPORTANCE

Ocean Creek Resort, Inc.

843-272-7724

On-Site Management

Est 1001 or 843-272-9620

