

Shipwatch Pointe I

General Rules and Regulations for Owners, Renters, Tenants, and Guests

The Shipwatch Pointe 1 (SWP1) condominium property is owned entirely by private condominium owners and controlled through their membership in the Homeowners Association. The SWP1 complex is not a resort, hotel, or corporately owned complex. SWP1 is not affiliated with Shipwatch Pointe 2 and does not share facilities.

Each owner is responsible for the proper conduct of themselves, their family, guests, renters/tenants, and contractors. Each owner is responsible for ensuring that everyone understands and observes all rules and regulations. No one under 21 years of age is permitted to occupy or rent any condominium unless their parent(s)/legal guardian(s) or the owner is in residence at the same time. The maximum occupancy per condo unit is six people.

BALCONIES/PORCHES/WALKWAYS/STAIRWELLS/SPACES UNDER BUILDINGS

No items, to include but not limited to, clothing, linens, towels, plants etc., shall be placed on, or hung over, the balconies, porches, or walkways. No items are permitted to be suspended from the ceiling or any part thereof. No personal furniture (tables, chairs, lounges, etc.) are allowed on the walkway or stairwell at any time. Umbrellas are permitted on third floor balconies; they must be secured when in use and must be stored away when not in use. No equipment, including beach items (chairs, wagons, umbrellas, etc.), can be stored under buildings. Alterations, of any kind, to the exterior of buildings, structures, balconies, hallways, etc., are prohibited.

OUTDOOR COOKING

Cooking on balconies, porches, community streets, hallways, parking lots, or under buildings is prohibited. Appropriate grills are provided and located on the property (near the Jacuzzi and in the courtyard area). Personal grills are not permitted on the property.

MOTORCYCLES & GOLF CARTS

Motorcycles and golf carts are permitted to deeded owners only. Golf carts must be parked in spaces inaccessible by standard vehicles, or the designated golf cart areas, or the rear parking row behind buildings G, F, E, and D. A unique parking decal is required. Owners may apply for a decal through the SWP1 HOA Management Company. Golf carts may not be charged on the property. Golf carts may be stored on the property based on a review by the Board HOA and assigned on a case-by-case basis. Golf carts may not be parked in spaces under the buildings used for cars/trucks/vans/motorcycles. Rental golf carts are not permitted on the property by owners or guests. SWP1 is not responsible for golf carts that become blocked in by authorized vehicles that park in designated spaces. Trailers are not allowed overnight on the premises.

FIREWORKS

SC Law strictly prohibits the discharging of fireworks. Automatic Fines will be issued.

NOISE

Excessive noise levels of any kind will not be tolerated in units or on the property at any time and are subject to fines.

PETS

Only deeded owners are permitted to have pets in their units or on the property. Family, guests, renters/tenants are not permitted to have pets and the owner is subject to fines. Owners must abide by the leash law and clean up their pet's waste.

TRASH

Household trash should be deposited in dumpsters provided. There are four dumpsters on the property. Items such as furniture, appliances, toilets, sinks, mattresses, screens, etc., **ARE NOT ALLOWED IN OR AROUND THE DUMPSTERS.**

SWIMMING POOLS/JACUZZI *USE OF THESE FACILITIES IS AT ONE'S OWN RISK*

1. Swimming in the pool/jacuzzi is permitted during the posted hours only. (9:00 AM - 11:00PM)
2. Per DHEC (SC Health Department) laws, **glass objects are prohibited** inside the gated pool areas. Violations will result in pool closure for an amount of time determined by DHEC.
3. Electronic devices are permitted when played at a low volume. Earphones are recommended.
4. All minors 15 and under must always be accompanied and supervised by an adult, inside the gated pool area.
5. Running, horseplay, or unreasonable noise is prohibited.
6. Diving is prohibited.
7. Sitting on, standing on, pulling, or removing pool safety ropes is prohibited.
8. Floats, boards, rafts, balls, frisbees, balloons, water balloons, etc., are not permitted in jacuzzi, pool, or surrounding areas.
9. Removal of pool furniture from gated areas is prohibited.
10. Reserving of pool furniture is prohibited.
11. Umbrellas and shade tents are prohibited.
12. The hot tub/jacuzzi is designed for adult use. It is not a kiddie pool. Children five (5) and under are not permitted in the hot tub. It is not recommended for children under the age of 12 to be in the hot tub longer than 20 minutes. Running and jumping into the hot tub is strictly prohibited.

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HAZARDS

Flammable oils or fluids such as gasoline, kerosene, explosives, or articles deemed hazardous to life or property are prohibited on the property and shall not be brought into any dwelling unit or storage room area.

ANIMAL FEEDING

Feeding seagulls, birds or other animals is strictly prohibited per S.C Law.

SIGNAGE

No signs or notices, including but not limited to "For Sale" or "For Rent," shall be displayed on Shipwatch Pointe property, doors, windows, vehicles, etc.

PARKING

All owner vehicles must always display an owner parking sticker affixed to the front windshield's lower passenger side and not in the tinted section. Owners' vehicles are not to be stored under the buildings when they are not staying on the property, owner vehicles must be parked on the rear row behind buildings G, F, E, and D. All Guest/Renter vehicles must have an original SWP1 hanging parking pass hung from the front windshield rearview mirror the entire time the vehicle is on the property with valid rental dates and Unit # displayed. Guests/Renter vehicles are not allowed to be stored on the property at any time. The first six external spaces behind Building F and G are designed for smaller vehicles only. All vehicles parked on the property must be fully operational and have current license plates and registrations.

Recreational vehicles (campers, boats, jet skis, trailers, ATVs, hoverboards, skateboards, etc.) are not permitted on the premises. As a security measure, automobile doors should be locked. Vehicles that block other cars will be towed. Illegally parked cars will be towed or booted at the owner's expense. HOA is not responsible for theft or vandalism of vehicles on the property.

UNIT KEYS

A unit key/door code must be provided for pest-control and/or emergencies. If we do not have a working key/door code, the owner will be notified and given seven days to submit a key/door code. If the owner fails to provide a key/door code, a fine will be issued in accordance with the SWP I "Fine Policy".

INTERIOR PEST CONTROL

Pest control treatments are conducted on the 3rd Thursday of each month. Failure to allow the scheduled treatment could result in a pest problem. If service is requested following the service's refusal, an additional charge will be assessed to the unit owner unless treatment payment verification elsewhere is provided. The chemicals applied in this monthly service are non-odorous. A control log sticker is placed in each unit kitchen cabinet and is marked accordingly following each service. If pests should become a problem between sprayings, please immediately contact the SWP1 HOA Management Company. A re-service may be required.

SECURITY SERVICES

Based on availability, Security Services are provided on the property by SWP 1 during the peak season.

VIOLATIONS

Each owner and the managing agent are entirely within their rights to enforce any and all rules. Violation fines will be assessed to the owner as well as any costs associated with damage to the property.

TO REPORT A DISTURBANCE, VANDALISM, OR CRIME

Report any disturbance, vandalism, or crime directly to the Horry County Police at 843-248-1520 (or 911 for immediate emergencies only).

Physical Address: 9621 Shore Drive, Myrtle Beach, SC 29572 / Police-Ambulance-Fire (all emergencies) call 911/ Horry County Police Department 843-248-1520

5/24/2022