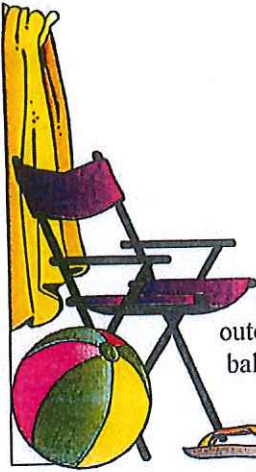


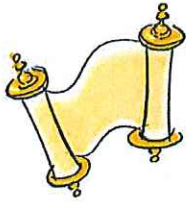
SEA OAKS

RULES & REGULATIONS



1. **FIREWORKS ARE PROHIBITED,** No fireworks are allowed on the premises including the beach access, decks and parking lot. The use of outdoor grills portable stoves and similar cooking apparatus is not permitted on balconies, on screened porches, in hallways, or under the building. Grills are provided for use in designated area of the parking lot.
2. **USE OF COMMON ELEMENTS** including but not limited to the parking lot, hallways, stairs, stair wells and landscaped areas, shall be used only for the purpose or purposes intended. **NO** articles of personal property shall be left in these areas temporarily or otherwise. No floats, beach chairs or other items may be stored or left in the corridors, outside the unit or in the pool. Trash may not be left in hallways, stairways or on balconies. All trash, garbage, etc. shall be put in plastic bags, tied and placed in the dumpster. **NO** construction debris shall be placed in or around the dumpster.
3. **ONLY DEEDED OWNERS ARE ALLOWED TO KEEP PETS ON THE PROPERTY,** Owner's pets must be leashed and walked away from the building, parking and landscaped areas and are to be fed and watered inside the units. Unleashed pets are subject to collection by the county animal shelter. Owners must clean up after their pets. Excessive barking or other annoyances may result in the assessment of a fine by the Association or an order to remove the pet from the premises. Pets are not allowed in the pool area by order of DHEC.
4. **PARENTS ARE RESPONSIBLE FOR THE CONDUCT OF THEIR CHILDREN AT ALL TIMES.** Children under 12 must be accompanied outside after 10:00 p.m. and at all times while in the pool area. No running, yelling, jumping or horseplay in hallways, on stairs or in the pool area is permitted. No guest or owner shall make or allow any noise in the units or the common elements that will disturb or annoy other occupants. This includes but not limited to stereos, television sets musical instruments etc. **Be considerate of your neighbors at all times.**
5. **NO MOTOR HOMES, CAMPERs, TRAVEL/UTILITY TRAILERS, BOATS, GOLF CARTS ARE TO BE PARKED ON THE PREMISES FROM MAY 1 – SEPTEMBER 15 OF EACH YEAR.**
7. **PARKING PERMITS ARE MANDATORY** and must be displayed in the front driver's side for owners, visitors permit should be hung on the rearview mirror. **Unit and date must be visible.** Cars are subject to towing at owners expense. Occupants with more than 1 vehicle should park in the same bay when possible. Those with 1 vehicle should pull up as far as possible under the building so as to leave room for another car in the same bay.
9. **SWIMMING IS NOT PERMITTED AFTER 10:00 P.M.** Posted swimming rules must be obeyed. **SWIM AT YOUR OWN RISK**
10. **POOL USE** Only owners and guests of owners staying at the condominium are permitted to use the pool facilities. Guests may not invite other people to use the pool unless the owner is present.
11. If you are a guest or long-term renter and you encounter a problem, you should contact your rental agent or host. **In case of emergency, please contact Surfside Realty Company, Inc. at 843-238-4900, or after hours at 843-238-3435.**

VIOLATIONS WILL RESULT IN FINES FOR OWNERS OR EVICTION OF RENTERS FROM THE PROPERTY. OWNERS ARE RESPONSIBLE FOR RENTERS ACTIONS.



OWNERS
SEA OAKS CONDOMINIUM
ASSOCIATION, INC.
RULES AND REGULATIONS



1. **SCREENED PORCHES** shall be screened and maintained at the owner's expense. The screened porches shall be used only for the purposes intended.
2. **ALTERATIONS**. NO alterations, additions to the common elements, screen porches or any visible element to the outside shall be made by any occupant without the written approval of the Board of Directors of the Association. This includes decorations and window treatments on the screen porches. This also includes painting, repair or maintenance, the need for which should be called to the attention of the Property Manager.
3. **ANTENNAS**. NO radio or television antennas or wiring of any kind may be installed on the exterior of the building or the common elements without written consent of the Board of Directors of the Association.
4. **SIGNS**. NO signs, advertisements, or notices of any kind, including but not limited to "For Sale or For Rent", shall be posted or displayed in such manner as to be visible from the exterior of any unit, except by written permission of the Board of Directors of the Association
5. **VIOLATIONS**. Any violation of the foregoing rules and regulations may result in a fine which shall be a special assessment to the violator in addition to all other legal remedies as provided by the Master Deed, the Association By-Laws or the laws of the state of South Carolina. Said fine may be assessed repeatedly upon failure of owner to correct the infraction after notice by the Association. Any fine levied shall be collected in the same manner as common expense or maintenance charges. An occupant accused of violations and assessed a fine has a right to appeal to the grievance committee composed of three owners appointed by the Association. The committee shall hear the accused violator and those making the accusations and shall have the right to affirm, amend or rescind any assessments made for the violation.
6. **COPIES OF RULES FOR GUEST AND RENTERS**. Each unit owner shall make available to his guests and renters a copy of the Rules and Regulations, and shall post the Rules in a prominent place within the unit