

**GENERAL INFORMATION  
FOR  
THE GRAND PAVILION PROPERTY OWNERS**

The Board of Directors of the Grand Pavilion Property Owners Association (GPPOA) has the responsibility to manage the affairs of the Association and is to enforce all Covenants, restrictions, and agreements applicable to the property. As such, we offer a general outline of this information to assist owners in their understanding of the management and usage of the property.

Under the Covenants and Restrictions which are recorded in your deed of your property, the Board of Directors governs the Association. The By-Laws give the Board of Directors power to adopt and publish rules and regulations governing the use of the Common Property and Private Open Space Areas and facilities and to exercise for the Association all powers, duties, and authority vested in the Association.

Owners and their Guests must follow the established Covenants, and standards that apply to the GPPOA as well as to the greater Wild Dunes Community Association as well as the ordinances established by the City of Isle of Palms as they apply to the property. The affairs of the day to day management of GPPOA are handled by Property Management Services. The quarterly assessment is billed from their office. The contact information is Molly Uribe 843-881-5459 or [molly@charlestonpms.com](mailto:molly@charlestonpms.com).

Included in the annual budget is an amenity fee which is charged by Wild Dunes Resort for The Boardwalk Pools, The Boardwalks and The Croquet Lawns. One pool must be available to owners and guests at all times. In the event both Boardwalk pools are closed, the Resort is required to make the Inn pool available to owners and guests.

Each owner is issued a pool pass which should be left in the unit for owners, guests or rental guests. If you have not already provided information to the management office as to the rental company you are using, we ask that you do so prior to the "season" which will begin in April. You can email this information to [molly@charlestonpms.com](mailto:molly@charlestonpms.com).

Each owner by accepting a deed in the property are members of the GPPOA and elect within the owners a Board of Directors. An annual meeting of owners is held each year (usually in March) to review and approve the annual operating budget as well as elect any board members whose terms may be expiring. Notice of this meeting are mailed to each owner around 30 days prior to the meeting.

## **WILD DUNES RESORT**

Wild Dunes Resort is a separate entity, Hyatt Hotels is handling the Operations of the resort at this time. Additionally, the Hyatt manages the amenities, including the swimming pools, the boardwalk, the croquet courts, tennis courts, golf courses, the Villages, the Boardwalk Hotel and other amenities.

## **WILD DUNES COMMUNITY ASSOCIATION**

Wild Dunes Community Association (WDCA) is the Master Association and property owner within Wild Dunes is a member of this Association. You pay an annual fee to WDCA to maintain the common properties including the Property Owners Beach House. WDCA also controls security and passes for all owners and their guests.

Under the WDCA governing documents they have an Architectural Review Committee (ARC) for initial construction, landscaping and future changes and additions to residences. . Please remember that contractors may only work Monday-Friday from 7am to 6pm (no noisy work until 7:30am) and Saturday from 9am to 4pm. No Holiday or Sunday work is allowed. Further information for WDCA can be found on their website [www.wilddunesowners.org](http://www.wilddunesowners.org).  
*Note: The WDCA does periodic inspections of all the properties in Wild Dunes, those owners who do not maintain their property can be subject to fines.*

## **CITY OF ISLE OF PALMS**

The City of Isle of Palms is in charge of the trash collection. Collection day is Tuesday from the first week in September until the end of May each year and on Tuesday and Friday from the first week in June until the end of August each year.

Trash debris (appliances, furniture, etc.) and yard debris is handled on Wednesday. All yard debris MUST be placed in paper bags by the street for collection. If you have something specific to be pick-up, contact Donnie Pitts at Isle of Palms Public Works at 843-886-8956. Their website is [www.iop.net](http://www.iop.net).

## **CHARLESTON COUNTY RECYCLING**

Recycling is picked up every two weeks on Wednesday. The recycling schedule along with other information on what can be picked up and disposal sites for larger items contact 843-720-7111 or [www.charlestoncounty.org](http://www.charlestoncounty.org).

## **GRAND PAVILION PROPERTY OWNERS ASSOCIATION**

The following are some rules, Covenants, and ordinances that should be of some assistance to new owners and hopefully are a reminder to long term owners. This list is provided to assist homeowners. The Rules and Regulations in their entirety can be found at [charlestonpms.com](http://charlestonpms.com) under Properties>Grand Pavilion. Note: *The GPPOA does periodic inspections of the property and owners who do not maintain their property can be subject to violations and fines.*

### **Parking:**

- PARKING ON ANY ROAD IN GRAND PAVILION IS STRICTLY PROHIBITED.
- Parking is for Grand Pavilion Property Owners Association and their Guests Only! All other vehicles will be towed at the owner's expense.
- No parking is permitted for other Wild Dunes Owners, Wild Dunes Residents, their Guests, Club Members, Destination Wild Dunes Rentals or any other Rental Agency or their Guests. Only Grand Pavilion Property Owners and their Guests with proper vehicle decals or Grand Pavilion temporary passes will be allowed to park. All other vehicles will be towed at the owner's or rental company's expense.

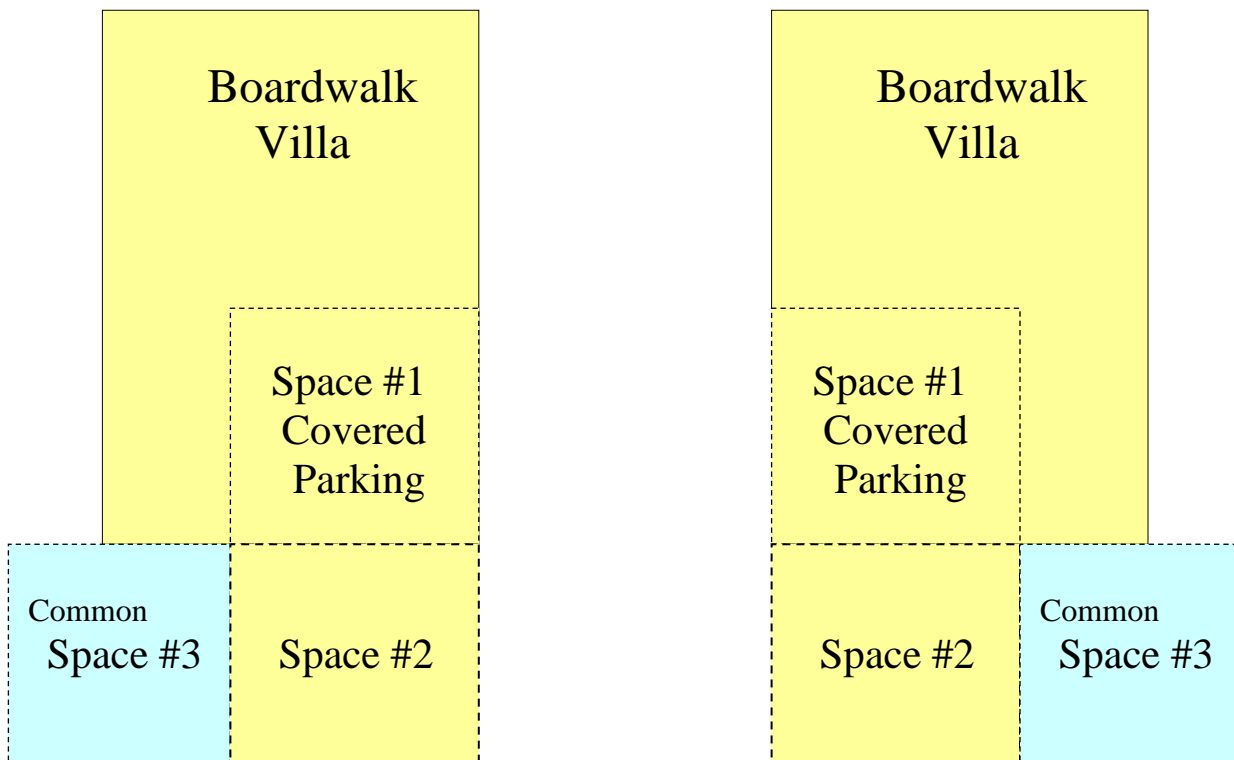
- Access passes for all vehicles must be visible in the dash and indicate the Grand Pavilion address of the owner or guest.

**Boardwalk Villa Parking:**

Parking is very limited at the Boardwalk Villas and restricted to Grand Pavilion owners and their rental guests. The following parking restrictions are applicable and will be enforced:

- Each home is allocated two parking spaces; under the carport and directly behind it. Parking spaces #1 and #2, per the diagrams below, are assigned to any resident or rental guest of that property.
- Parking space #3 is UNASSIGNED. Space #3 (also referred to as Common or Third Spot) is available for use by any Grand Pavilion owner or Boardwalk home rental guest.
- Please do not block-in a guest that is parked in space #1 unless they are in your party
- If additional parking is required, please use one of the following areas:
  - There are six spaces available for overflow at the end of the road marked “Reserved Parking”
  - Public lots at Sweet Grass Pavilion
  - Unassigned spaces designated #3
- Golf Carts and LSVs must be parked underneath the carport, Space #1. They are prohibited to park in any other Grand Pavilion parking spaces and are subject to towing.
- There is ample signage throughout Grand Pavilion regarding parking restrictions. Violators (vehicles, LSVs and golf carts) will be towed at their expense.
- Should you require additional assistance with parking, please contact either your Rental Company or Wild Dunes Security at 843-886-2128.

NOTE: All roadways in the Boardwalk Villas and Grand Pavilion area are considered fire lanes. Vehicles parked on Grand Pavilion roads will be ticketed or towed.



### **Golf Carts/Low Speed Vehicles**

- DRIVING OF GOLF CARTS OR SIMILAR VEHICLES IS NOT ALLOWED ON ANY SIDEWALK IN WILD DUNES.
- Golf carts must be parked under the Boardwalk Homeowner's carport area (space#1) at all times, which is for the exclusive use of the owners. Golf carts may not be parked on the street, in the common parking spaces, or in the unassigned 3<sup>rd</sup> parking space or it will be towed at the owner's expense. There are NO EXCEPTIONS.
- Low Speed Vehicles (LSV) must be parked under the Boardwalk Homeowner's Parking area at all times, which is for the exclusive use of the owners. LSV's may not be parked on the street, in the shared spaced, or in the 3<sup>rd</sup> parking space or it will be towed at the owner's expense. There are NO EXCEPTIONS.
- No parking is allowed for vehicles with an "Amenity" Pass in the Boardwalk Home Area. Vehicles will be towed at the Resort's expense.

### **Trash Cans/Corrals:**

- Trash cans stored outside must be screened from view. Only the smaller 42 gallon cans may be stored in outside corrals and meet this screening requirement. If a 90 gallon can is used it must be rolled in and out and stored in concealed space under the home. You MAY NOT leave the larger cans between homes unless screened from view of the street and the next door neighbor.
- TRASH CORRALS: Corral and fence designs are available at the ARC where any permit for replacement and repair must be obtained prior to construction.
- Isle of Palms ordinance states that trash cans may not be placed at the curb for collection prior to 5:00 pm on the day before pick up and must be removed no later than 9:00 am on the day following collection.
- Grand Pavilion Proper Owners will also be notified by the Property Management Company (Property Management Services –Molly Uribe 843-881-5459 or [molly@charlestonpms.com](mailto:molly@charlestonpms.com)) about any violation. A warning will be issued and if not addressed the following week, fines will be applied. Please Note: If you have your home managed by a rental company, please make sure they are following these rules as the fines will be added to your account and are not billed to them.

### **Landscaping:**

The Wild Dunes Community standards apply to GPPOA and state "The standards require all owners to maintain their properties. Some of the maintenance requirements are: landscape areas shall be weed free, clear of debris, freshly mulched and all dead plant material replaced."

Under your governing documents for GPPOA the boardwalk homes pay an additional quarterly fee for landscaping maintenance. While bushes, shrubs and small trees (under 12 feet) are including in this fee, it is the individual owner's responsibility to trim larger trees away from

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their home. Approval of any trimming MUST be obtained from WDCA for this work and the removal of any tree MUST be approved by WDCA and the City of Isle of Palms since they have established Tree Ordinances.

Once approved for any landscaping upgrade or tree trimming or removals, it is the owner's responsibility to ensure their contractor hauls all debris away from the property. Cost to clean up after an individual project will be billed directly to the homeowner if not removed. These costs are not to be shared by the other owners of GPPOA.

All other properties within Grand Pavilion must be maintained/monitored on a weekly basis with grass mowed, weed free, bushes trimmed and raked of leaves (DO NOT HAVE YOUR LANDSCAPER BLOW THE DEBRIS ON THE ROADWAY-IT MUST BE BAGGED AND HAULED FROM THE PROPERTY). If an owner is doing their own landscaping, they can bag the debris in paper bags for pick-up by the City of Isle of Palms). Isle of Palms Public Works will pick loose debris (as outlined on their website under "Acceptable" yard waste. Please check this list before leaving things on the curb. If you have a pile, please call the IOP Public Works office to notify them so they will come to your address.

### **Building, Changes or Additions:**

As previously advised, no building, fence, wall or structure may be commenced or erected nor shall any exterior change be made without approval of the Wild Dunes Community Association (WDCA). This includes changes to color, stain, or painting of any structure or door.

All exterior work requires a *WDCA Building Permit*. To obtain a WDCA Building permit, a proper application with supporting documentation must be submitted and approved. The ARC meets on the 2nd and 4th Tuesday of each month and the submittal deadline for information is the Wednesday prior to the meeting date. See the Meeting Schedule for more information.

### **Maintenance:**

Each individual owner within GPPOA is responsible for their own exterior maintenance. Inspections are made periodically as to the condition of the property and letters noting areas of concern will be sent to the owners (i.e. pressure washing or painting needed).

**Boardwalk Home Maintenance:** Additionally, there is an easement for all Boardwalk homes allowing those owners to encroach onto the Boardwalk in connection with the installation of "walls, decking, steps, rails, fences, gates, landscaping planters, lights, light poles and other similar or related fixtures". The provisions of the easement/encroachment agreement also make it clear that it is the individual Boardwalk owner's responsibility to repair and replace such fixtures that are related to or provide for access to the Boardwalk from the Lots, including the steps, rails, and similar items.

### **Note Regarding Maintenance - All Grand Pavilion Homes**

There is an implied easement across the Lots to allow needed repairs to a house which is recognized in S.C. Code Section 15-67-270 (Supp. 1999). After reasonable notice of a need for access to a Property Owner, the neighboring Owner and contractor, inspector, etc. have a temporary right to enter the Property to make the necessary repairs.

### **General Rules:**

- Grilling is prohibited on Boardwalk Villa decks and must be used at least 10 feet away from the home.
- Pets must be on a leash at all times. Guests who stay less than 30 days are not permitted to have pets at the Grand Pavilion.
- Periodic inspections will be done by the HOA and the WDCA. Owners will be expected to correct any deficiencies or violations within the time frame given to prevent fines being levied.
- **Dangerous or illegal activities will be cause for IMMEDIATE SUSPENSION OF ALL AMENITY ACCESS FOR A PERIOD OF NO LESS THAN SIX MONTHS AND WILL BE DETERMINED BY THE BOARD OF DIRECTORS.**