

RULES & REGULATIONS FOR OCEAN POINT HOA

The following Rules and Regulations are intended to set guidelines for the use and enjoyment of Ocean Point for the benefit of all its residents and guests. Lawful use and behavior on both the private and communal property of Ocean Point is always the individual responsibility of all Ocean Point homeowners, residents, renters, lessees and guests, and the Ocean Point HOA bears and accepts no responsibility for any harm caused by any person or entity's failure to comply with any rule, guideline, policy, regulation or recommendation of the Ocean Point HOA. All persons use the property and facilities of Ocean Point at their own risk and are urged to use common sense and best practices to protect themselves and their property from harm or injury.

1. Fire Prevention

In the interest of fire prevention, extreme care is to be exercised at all times with respect to proper disposal of smoking materials and with particular regard to cigarettes, cigars and or matches coming into contact with pine straw. Also, homeowners and guests should be very careful in the use of barbeque grills, both in where the grills are used (wood decks are not recommended) and in their operation.

2. Speed Limits

In the interest of safety, posted speed limits shall be adhered to at all times. There are also speed bumps located in the community. Please proceed with caution.

3. Beach Access

When going to the beach, use the beach access path only. The path is located between OP 53 and OP 54. DO NOT enter the beach access path by way of the golf cart path. **DO NOT WALK OVER DUNES.**

4. Pool Usage

Use of the pool and spa facilities is limited solely to Ocean Point owners, lessees and invited guests. Additionally, all those who use the pool and spa facilities must follow the specific pool/spa rules and regulations attached to this document as well as those posted at the pool and spa area.

5. Parking

Park your car(s) in your driveway and/or in your garage. Parking on the street is not permitted. Parking spaces at the pool area are for the sole use of the Ocean Point residents and their guests while at the pool facilities. Overnight parking at the pool area is not permitted.

6. Landscaping

All property owners shall maintain their landscaping according to the following minimum standards:

- a. Grass shall be regularly mowed. Grass and/or weeds must not exceed 12" on undeveloped property.
- b. Dead grass and/or plant material shall be removed and replaced.
- c. Plant material shall be reasonably trimmed and pruned so as to avoid an unsightly and overgrown condition.
- d. Exposed sand or soil shall be covered with pine straw, mulch, sodded or planted with ground cover.

- e. Dead palm fronds and tree limbs must be removed as needed. Please place all landscape debris at the front of your home at the curb. You may call Isle of Palms Public Works for pickup (843) 886-8956.

Owners will be notified of violations. If violations are not addressed in the time prescribed, Property Management Services will arrange for landscaping service to correct problems and will bill the property owner.

7. Exterior

Property exteriors shall be maintained in a good state of repair and maintenance, including but not necessarily limited to the following:

- a. Repainted if paint is faded or peeling.
- b. Power washed if exhibiting mildew.
- c. Broken or missing exterior façade components are to be repaired or replaced (i.e. shutters, porch rail, guttering, screening, downspouts, mailboxes, etc).

8. Garage

Garage doors should remain closed at all times, especially at night, to avoid problems with raccoons or other animals.

9. Garbage

In order to maintain the appearance of Ocean Point and make sure that garbage is not strewn about the yard or street, the following is required:

- a. Isle of Palms requires all residents to use rollout carts, available from the IOP Public Works Department. Garbage cans may be placed at the curbside as early as 7PM on the night before the scheduled pick-up day and must be removed from the curbside by 7PM on pick-up day. At all other times the trashcans must not be visible from the street.
- b. Scheduled garbage pick-up days are: Tuesdays and Fridays from Memorial Day through Labor Day. Tuesdays only for the remainder of the year.
- c. Contact IOP Sanitation Department (843) 886-8956 for pick-up of large yard items.
- d. Landscape debris should be placed curbside in front of your home for pickup. Placing landscape debris on common areas is strictly prohibited.

10. Noise

In consideration of others, noise levels should be limited so as not to disturb one's neighbors. Particular attention should be given to stereos, external speakers of all kind, radios, barking dogs, raucous play, or loud parties. Quiet time begins at 10:00 PM each night.

11. Pets

Owners of pets must clean up after their pets. Isle of Palms has a year round leash law. All dogs must be leashed at all times.

12. Beach Towels

To maintain the best appearance of the Ocean Point community, beach towels, swimwear, etc. may not be hung outside so that the items are visible from the street.

13. Rental Guests

Owners of rental property must conspicuously display within their property a copy of the rules and regulations for renters at Ocean Point.

14. Enforcement and Penalties

Violation of these Rules and Regulations shall subject the offender and/or homeowner (if the home is being rented or leased) to any remedy allowed by the Covenants and By-Laws of the Association, including but not limited to, fines, injunctive relief, damages, and /or any action by the Association to enforce the Rules and Regulations. Such action by the Association may include the towing of vehicles for violations of the parking Regulations or eviction from the pool for violation of the pool rules and regulations.

15. Golf Range

Owners and guests are prohibited from hitting golf balls from the Ocean Point community toward the driving range.

16. Construction and Remodeling of Homes

The Ocean Point Community falls under the control of the Wild Dunes Community Association's Architectural Review Committee (ARC). Therefore, owners are bound to follow ARC guidelines and must submit all exterior changes to their homes to the ARC prior to the commencement of work. Owners may contact the Wild Dunes ARC by call (843) 886-8847. Work that exceeds \$1,000 in value also requires a City of Isle of Palms building permit. Owners may contact the Isle of Palms Building Inspection Department by calling (843) 886-9912.

The Isle of Palms Police has jurisdiction in Wild Dunes generally and in Ocean Point specifically. Owners and guests who witness suspicious or illegal activities are encouraged to phone the police – 911 for emergencies and 843-886-6522 for routine issues.

RULES AND REGULATIONS OF THE OCEAN POINT HOMEOWNER'S ASSOCIATION

POOL RULES

The pool and spa amenities are for the use of Ocean Point owners and guests only.

Trespassers will be prosecuted.

All use of the pool and spa and the surrounding area is at your own risk; there is no lifeguard on duty.

1. Solo swimming is not recommended.
2. No running.
3. No boisterous or rough play.
4. No person under the influence of alcohol or drugs should use the pool.
5. No person with skin, eye, or nasal infections allowed in the pool.
6. No spitting or blowing noses in the pool.
7. No person with a communicable disease is allowed in the pool.
8. No animals or pets allowed in the pool area.
9. No glass allowed in the area.
10. No children under 13 years old allowed in the pool area without an adult.
11. Please shower before entering the pool.
12. Maximum of 50 people allowed in the pool.
13. A First Aid Kit is located in the wall by the women's restroom.
14. An emergency phone is located on the cabana wall by the trash can
15. No diving in shallow water.
16. The pool and spa area closes at 10:00PM.
17. Owners must have prior approval from the Board of Directors to hold parties or gatherings at the pool.

SPA RULES

1. Elderly persons and those suffering from heart disease, diabetes, high or low blood pressure should consult with their physician before using the spa.
2. The use of the spa while under the influence of alcohol, anticoagulants, antihistamines, vasoconstrictors, vasodilators, stimulants, hepatics, narcotics, or tranquilizers should be avoided.
3. Observe a reasonable time limit, then shower, cool down, and as you wish, return for another brief stay. Long term exposure may result in nausea, dizziness or fainting.
4. Pregnant women should not use the spa without consulting their physician.
5. Persons should spend no more than fifteen (15) minutes in the spa at any one-(1) session.
6. The maximum temperature recommended by the South Carolina Department of Health and Environmental Control for any spa is 104 degrees Fahrenheit.

Pool and spa rules are also posted for your convenience and protection
at the pool and spa area.