

**THE OCEAN POINT PROPERTY OWNERS'
ASSOCIATION OF ISLE OF PALMS, INC.
AND**

THE OCEAN POINT HOMEOWNER'S ASSOCIATION

POOL RULES AND REGULATIONS

The pool and spa amenities are for the use of Ocean Point owners, immediate family of Owners, lessees, and guests that are accompanied by Owners only. Trespassers will be prosecuted. Swim at your own risk, there is no lifeguard on duty. Pool Fobs will be deactivated for non-payment of regime fees past 90 days and will be reactivated when fees are paid in full. DHEC Pool and Spa Rules are posted for your convenience and protection at the pool and spa area. Rules are subject to change per DHEC Laws.

1. No solo swimming
2. No diving into the pool.
3. No running in the fenced in pool area
4. Please shower before entering the pool.
5. No boisterous, rough play or loud music permitted.
6. No person under the influence of alcohol or drugs should use the pool.
7. No person with skin, eye, or nasal infections allowed in the pool.
8. No spitting or blowing noses in pool.
9. No person with communicable disease allowed in the pool.
10. No animals or pets in the fenced pool area.
11. No glass allowed in the fenced pool area.
12. No children under 13 years old allowed in the spa and/or pool area without an adult.
13. Maximum of 50 people allowed in the pool.
14. A First Aid Kit is located on the cabana wall by the women's restroom.
15. An emergency phone is located on the cabana wall by the trashcan.
16. The pool and spa area closes at 10:00 PM.
17. Owners must have prior approval from the Board of Directors to hold parties or gatherings at the pool for 10 or more people.

SPA RULES

1. Any 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 their under the influence of alcohol, or any controlled or non-controlled substances 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 (15) minutes in the spa at any one (1) session.
6. No children under 13 years old allowed in the spa and/or pool area without an adult.
7. The maximum temperature recommended by the South Carolina Department of Health and Environmental Control for any spa is 104 degrees Fahrenheit. The actual temperature of the spa is no higher than 102 degrees Fahrenheit.

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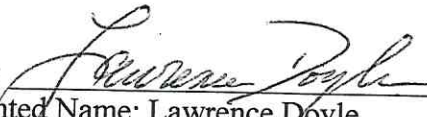
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BP0770895

I certify that the foregoing revised Pool Rules and Regulations for The Ocean Point Property Owners Association of Isle of Palms, Inc., commonly known as The Ocean Point Homeowners Association, were adopted by the Board of Directors thereof, on November 28, 2018, and execute the revised Pool Rules and Regulations this 5th day of January, 2019.

THE OCEAN POINT PROPERTY OWNERS'
ASSOCIATION OF ISLE OF PALMS, INC. AND
THE OCEAN POINT HOMEOWNER'S
ASSOCIATION

By: 
Printed Name: Lawrence Doyle
Its: President



THE OCEAN POINT PROPERTY OWNERS'
ASSOCIATION OF ISLE OF PALMS, INC.
AND
THE OCEAN POINT HOMEOWNER'S ASSOCIATION

RULES AND REGULATIONS
(Approved by Board of Directors 11/28/18)

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 responsibility of the individual homeowner or entity. The individual homeowner or entity is wholly and exclusively responsible for any harm caused by the homeowner and/or any home occupant as a consequence of 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, guests and renters should be very mindful of the proper use of barbeque grills. Instructions for the proper use should be made available to guests and renters. It is not recommended that grills be used on wooden platforms or decks.
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 OP53 and OP54. DO NOT enter the beach access path by way of the golf cart path. DO NOT WALK OVER DUNES.
4. **Pool Usage:** The pool and spa amenities are for the use of Ocean Point Owners, immediate family of Owners, Lessees, and Guests that are accompanied by Owners only. Trespassers will be prosecuted. Swim at your own risk, there is no lifeguard on duty. **Pool Fobs will be deactivated for non-payment of regime fees past 90 days and will be reactivated when fees are paid in full.** 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. Rules are subject to change per DHEC Laws.
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 Owners, immediate family, accompanied guests, and lessees and only while at the pool facilities. **Overnight parking at the pool area is not permitted.** Street parking for an Owners special event at their home must be approved by the Board at least two weeks prior to the event, and arrangements made for access into the community with management. Gate codes are not to be given to attendees.
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 6" on any property.
 - b. Dead grass and/or plant material shall be removed or replaced.
 - c. Plant material shall be reasonably trimmed and pruned so as to avoid an unsightly and overgrown condition.

- d. Exposed sand and 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 curbside for pick-up.
Placing landscape debris on common areas, on or in front of drainage culverts, or in front of a fire hydrant is strictly prohibited. To make special arrangements for pick-up service, call the Isle of Palms Public Works @ 843-886-8956.
 - f. Per Article VIII, Section 5 of the Declaration: Additional Enforcement Rights (see attached), if landscape violations are not addressed in the time prescribed, with Board approval and proper notification provided to the Owners, management will arrange landscape maintenance for those Owners in violation of landscaping guidelines and invoice the Owners on their regime account.
7. Exterior: Property exteriors shall be maintained in a good state of repair and maintenance, including but not necessarily limited to the following:
 - a. Repaint if paint is faded or peeling
 - b. Power wash to remove mildew.
 - c. Broken or missing exterior façade components are to be repaired or replaced (i.e. siding, shutters, porch rail, guttering, screening, downspouts, mailboxes, etc.). Violations are subject to fine.
 8. Garage: Garage doors **should** remain closed at all times, especially at night, to avoid problems with raccoons and/or other animals.
 9. Garbage/Recycle: 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 but not before 7:00 PM on the night before the scheduled pick-up day and must be removed from the curbside by 7:00 PM on pick up day. **All other times the trash/recycle containers must not be visible from the street and must be stored in Board/WDCA/ARC approved corrals with approved landscape screening on the side of the home, or in the garage. Violations are subject to fine.**
 - b. Scheduled garbage pick-up days change seasonally (see www.IOP.net or call IOP Public Works @ 843-886-8956 for seasonal schedule). Special arrangements may be made for household items or large amounts of landscape debris by contacting IOP Public Works.
 10. Peaceful Enjoyment: The City of Isle of Palms has enacted a new noise ordinance and rules which were sent to all homeowners for prominent display in rental properties (www.iop.net). No owner or guest may make noise, nor do anything that would interfere with the peaceful enjoyment of other owners. 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. Shooting of fireworks is **strictly prohibited**.
 11. Pets: Permitted pets must be leashed at all times and pet owners are responsible for cleaning up after their pets (see City of Isle of Palms Pet Ordinances: www.iop.net/Government/CodesOrdinances). Short-term resort guests (under 30 days), visitors, contractors and employees are prohibited from bringing pets into the property!

Long-term guests (30 days and longer) that bring their pet into the Ocean Point Community are required to provide Management 10 days before arrival the following: Dates of stay, number of


pets at Ocean Point residence (limit 3 household pets, including no more than 2 dogs), copies of pertinent vaccination and registration forms that meet all local and state requirements. Please Fax or E-mail information to: (843-881-5616), laurie@charlestonpms.com.

12. Wild Life: Wildlife should not be approached!
13. Beach Towels, Etc: To maintain the best appearance of the Ocean Point community, Beach towels, swimwear and other assorted clothing are not permitted to be hung on exterior railings on any side of a home. Please do not leave toys, etc. on the porch or in the yard.
14. Rental Guests: Owners of rental property must conspicuously display within their property a copy of the rules and regulations for renters at Ocean Property. Please update management of any changes to your rental status.
15. Golf Range: Owners/Guests/Tenants are prohibited from hitting golf balls from the Ocean Point Community toward 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.
17. Enforcement and Penalties: Violations 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 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 pool fob deactivation/eviction from the pool for violation of the pool rules and regulations. Fines to include the following: Warning Letter, \$25 fine per day for infraction if not remedied by a specific date, escalates to \$50 per day if not remedied by a specific date, turned over to attorney to take legal action.

Filed as: Rules and Regulations for Ocean Point HOA (Revised-Approved 11-28-18) FD

I certify that the revised Rules and Regulations for The Ocean Point Property Owners Association of Isle of Palms, Inc., commonly known as The Ocean Point Homeowners Association, were adopted by the Board of Directors thereof, on November 28, 2018, and execute the revised Rules and Regulations this 5th day of January, 2019.

THE OCEAN POINT PROPERTY OWNERS'
ASSOCIATION OF ISLE OF PALMS, INC. and
THE OCEAN POINT HOMEOWNER'S
ASSOCIATION

By: 
Printed Name: Lawrence Doyle
Its: President

The Ocean Point Property Owners Association of Isle of Palms, Inc.
aka Ocean Point Homeowners Association

c/o Property Management Services
1340-G Ben Sawyer Blvd.
Mt. Pleasant, SC 29464
Laurie Schueler, HOA Manager
Office: (843) 881-5459 * Facsimile: (843) 881-5616 * laurie@charlestonpms.com

Violation Form

Date: _____

Name: _____

Ocean Point Property Address: _____

Mailing Address: _____

Dear Ocean Point Property Owner:

Upon a recent inspection it was noted that you are not in compliance with the Ocean Point Property Owner Association Rules & Regulations, and/or the Declaration of Covenants and Restrictions for Ocean Point Property Owners Association of Isle of Palms, Inc. All owners of Ocean Point properties are legally bound by the Rules & Community Covenants & Restrictions. You are required to bring your property into compliance immediately upon receiving this letter or otherwise stated. Failure to comply will result in action taken by the Ocean Point Board of Directors. Fines will be assessed for non-compliance without further notice. It is the owner's responsibility to contact their tenants and correct any violations that have been cited.

- ___ Improper exterior maintenance (see explanation below)
 - ___ Changes to exterior of home or yard without ARC approval _____
 - ___ Aesthetics: Trash, debris, rubbish, beach towels and equipment _____
 - ___ Nuisances: Unleashed or barking dogs, noxious, offensive or illegal activity, excessive noise, etc.
(rental guests are not permitted to have animals for short term rentals (<30 days).
 - ___ Advertising signs (sale or rental etc.) _____
 - ___ Parking violations _____
 - ___ Other _____
 - ___ Explanation _____
- _____
- _____

* (___ pictures attached, ___ pictures not attached)

If you have any questions or concerns, please contact Laurie Schueler, Association Manager, at (843) 881-5459 or E-mail: laurie@charlestonpms.com.

Your immediate response is appreciated and will avoid penalties to your account!

Respectfully,

Laurie Schueler
Ocean Point Association Manager

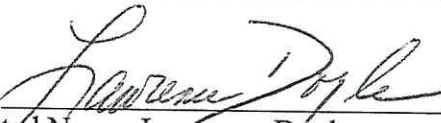
____ Notice, Date _____ Days to comply _____
____ Fines applied per day without further notice beginning _____
____ HOA Attorney, Date _____

cc: Ocean Point Board of Directors

**THE OCEAN POINT PROPERTY OWNERS ASSOCIATION OF ISLE OF PALMS, INC.,
CERTIFICATION**

I certify that the Violation Form for The Ocean Point Property Owners Association of Isle of Palms, Inc., commonly known as The Ocean Point Homeowners Association, was adopted by the Board of Directors thereof, and execute the Violation Form this 5th day of January, 2019.

THE OCEAN POINT PROPERTY OWNERS'
ASSOCIATION OF ISLE OF PALMS, INC. and
THE OCEAN POINT HOMEOWNER'S ASSOCIATION

By: 
Printed Name: Lawrence Doyle
Its: President

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