

Windward Point Homeowner's Association
Rules and Regulations
March 24, 2015

The following guidelines have been listed by the Board of Directors of the Windward Point Homeowner's Association and are in part, directly or indirectly, to the Declaration of Covenants, Conditions and Restrictions for Windward Point. Violators of these Rules and Regulations are subject to assessments and penalties.

Section I. GENERAL RULES

NOTIFICATION: All residents are required to complete and submit a personal data sheet to the Property Manager. Owners are responsible for having their renters sign the Windward Point rental Agreement Form, provide receipts of a copy of the Master Deed / Rules and Regulations and give to the Property Manager. Owners who rent are also required to submit a copy of their lease to the Property Manager along with a certificate of liability insurance for their unit.

As of June 15, 2008, the \$1,000 deposit stipulated in the Master Deed must be paid for all new initial leases and on lease renewals for existing leases. Owners who do not comply with the rules will be required to pay penalties as outlined in the Master Deed.

TRASH/RECYCLE: Owners/tenants must take trash to the dumpster located between first building and entrance. Recycle containers are available in the same area.

LITTER: Littering of any kind is prohibited. No children's play objects or bicycles shall remain outside the front of the unit overnight. Bikes will be allowed if secured in a community bike rack. No riding of bicycles or skateboards will be allowed along the hallways. Porch rails shall not be used for hanging garments or other objects. Unsightly outdoor storage of any personal property shall not be kept on porches, patios or yards.

One item (ex: bench or plant with stand) is permitted at the front door areas subject to Board Approval. Each owner is permitted to have a floor mat immediately in front of his/her door.

No wall attachments (i.e. decorations) are to be mounted on the stucco portion of the building.

Outside seasonal and holiday decorations are permitted on or around entrance doors, i.e: wreaths are permitted only Thanksgiving through Christmas. No decoration may be mounted on building exterior walls. Lights and decorations may not be placed on trees or bushes. All holiday decorations must be removed two weeks after the holiday.

ALTERATIONS: No plants may be placed in the ground in front of a home or in a common area. No fences or satellite dishes will be approved for installation at any location on the property. Owners must submit written plans and receive written approval from the Board of Directors and the Property Manager for any additions or changes to the outside of their unit. Alterations without prior written approval shall be removed at the owner's expense.

PORCHES: Lakefront porches may be screened on an individual basis at the owner's expense. Rules and regulations must be adhered to concerning the type of screen and framing. Screens installed that do not meet the required stipulations will be removed at the owner's expense. Individual property owners will be responsible for repairing or replacing any damaged or torn screens no later than thirty days from the date of letter notification from the Property Management Company stating the need and degree of repair required. Owners wanting to screen porches are required to obtain information and permission in writing from the Property Management Company. Porches screened without permission and/or not meeting the specific stipulations will be removed at owner's expense.

Rugs are permitted, but no outdoor carpet is to be installed on porches.

ANNOYANCES: Owners must notify Property Management Services prior to the commencement of construction. Construction work is allowed from 8am-6pm only. All construction vehicles must be parked furthest from the building. Construction debris is not allowed in breezeways and immediate cleanup is required. Failure to cleanup will result in a fine and the cost of cleanup will be charged to the owner.

No occupant may make or permit loud or disturbing noises or actions in the units or Common Areas that would interfere with the rights, comforts, or conveniences of the other occupants including musical instruments, loud late night parties, stereo systems or car stereo systems.

Owners are encouraged to be considerate of neighbors. Sound travels through the floors; adjacent owners can hear footsteps, movement of furniture, noises from children and pets. Owners are asked to be mindful of the transfer of sound and the impact on adjacent apartments.

Owners installing hardwood flooring, tile and new carpeting must install soundproofing barriers underneath.

Please do not feed the Geese in and around the pond behind Windward Point. This action leads to an intolerable amount of bird droppings on the trail, grass, and near back porches.

PETS: No animals (including cats) are allowed to run loose or to be tethered outside. Pets should be on a leash accompanied by the owner at all times. Pets must not exceed 30 lbs. in weight. Pet owners must pick up animal waste. Mt. Pleasant City Ordinance requires that pet owners collect and remove waste; a fine of \$500 is levied for noncompliance with the ordinance. Excessive barking of a pet or other annoyances to the occupants/owners may be cause for an order by the Board of Directors to forbid the keeping of that pet on the premises. Residents are encouraged to report offenders to the Property Manager.

SIGNS: No signs, advertising or notices of any kind whatsoever including, but not limited to "For Sale", "For Rent", "For Sale by Realtor" shall be displayed on the exterior of any unit. No sign shall be posted or displayed in windows of vehicles or in any manner as to be visible from the exterior. Small security signs may be displayed in windows but not posted in yards or on other exterior areas of units. Commercial signs are not permitted on vehicles.

DAMAGES: Responsible owners will be charged for any repair or replacement costs due to damaged trees, bushes, concrete parking bumpers or any other common property caused by themselves or their tenants.

YARD SALES: Yard sales are not permitted on the premises of Windward Point.

SAFETY: Owners may have gas or electric grills only. No charcoal grills are permitted on lakefront porches. Only bikes can be stored in first floor stairwells. Bikes must be secured in bike racks provided.

EXTERIOR VIEW: Window and door treatments viewed from the exterior will be white or off white in color. Decorations on the window sills must not be visible from the outside.

PARKING: Homeowners/residents shall have the use of one (1) parking space as near as possible to the individual owner's building. All others should be parked in the outer spaces. No RVs, trailers, motorcycles, boats, campers, tents, sheds, containers vessels or temporary structures shall be placed on the property. No unregistered "junk" vehicles shall be parked on the property. No commercial vehicles with names, addresses or telephone numbers, ladders or other equipment will be parked overnight on the property. Handicapped spaces must be respected.

MISCELLANEOUS: Home offices shall be allowed provided they do not create any traffic other than the owners and occupants of the residence.

POOL: No lifeguard is on duty. Swim at your own risk. Non-residents are not allowed in the pool. Guests are allowed in the pool. Children under the age of fourteen are not allowed in the pool area unless accompanied by an adult. No diving, running, pushing, yelling, or horseplay is allowed. A trash container is provided and pool area must be kept free of trash. Spills must be cleaned up immediately. Food or drinks in non-glass

containers are allowed in the pool area. No glass items are allowed. No loud radios, music or talking is allowed. Skateboards, roller blades, bicycles are not allowed in the pool area. No animals are allowed inside the fenced pool area.

NOTE: The operation of the pool is under the jurisdiction of DHEC. Violations of any of the above may result in DHEC closing the pool.

NOTICES: All official notices of Windward Point Regime shall bear the signature of the President or Secretary of the Board or their agent. No occupant shall make any written, typed, or printed notices or post the same or otherwise circulate to other Owners, which support or represent to be an official act or notice of the Board.

VIOLATIONS: Any violation of the foregoing Rules and Regulations may result in a \$25.00 fine or special assessment to the violator in addition to other legal remedies. The Board of Directors may assess said fine repeatedly upon failure of the Owner to correct the infraction after notice.

ELEVATOR USE: Owners and renters must notify the Property Manager when using the elevator to move furniture. A deposit of \$500 is required to ensure that the elevators are not damaged during the move. Moves may be scheduled Monday through Saturday from 9am until 6pm.

Thank you for your cooperation in advance. You may contact the property manager, Nancy Curtis at Property Management Services (843) 881-5459 or by e-mail at nancy@charlestonpms.com.