

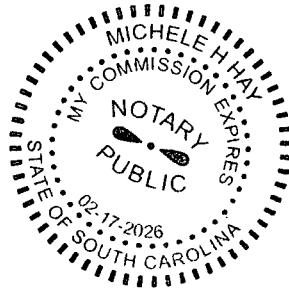


STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

I, the undersigned Notary Public, do certify that the within named **Turtle Bay Owners Association, Inc., by Krawcheck & Davidson, LLC, Its Authorized Agent/Attorney, by Lydia P. Brooks, Authorized Member** personally appeared before me, and having satisfactorily proven to be the persons whose names are subscribed above, have acknowledged the due execution of the within Instrument.

Witness my official seal this 12<sup>th</sup> day of April, 2023.

Michele H. Hay (SEAL)  
Notary Printed Name: \_\_\_\_\_  
Notary Public for: SC  
My Commission Expires: 2/17/2026



# **Turtle Bay Owners Association**

## **TURTLE BAY'S RULES & REGULATIONS**

### **1. Dock and Lift**

- a. The renting or leasing of the dock facilities, including but not limited to the assigned boat lift(s), or any other facilities is prohibited.
- b. Dock boxes must be white fiberglass.
- c. Kayaks cannot be stored on the floating dock.
- d. Overnight mooring is not allowed at floating dock. Owner daytime mooring is limited to 4 hours.

### **2. Fines**

- a. Fines will be imposed against owners if any of the rules are violated. Owners are responsible for their guests or renter's adherence to all rules and regulations. Please see the Fine Schedule on page 2 for details.

### **3. Parking**

- a. Parking is limited to homeowner's designated garage/carport area. Any vehicle parked outside the designated areas will be towed at owner's expense. Please see the Parking Chart on page 2 for details.
- b. The following may not be parked on common property: boat(s), trailer(s), and unlicensed, unsafe, or inoperable vehicle.

#### **Parking Chart**

- **Units 1 thru 19, 21, 23, 25, 27, 29 and 30** — In addition to your two (2) car garage, parking is limited to one (1) space under the carport.
- **Units 20, 22, 24 and 26** have one (1) additional parking space available to them outside of the carport alongside the adjoining units' wall.
- **Unit 28** — has two (2) additional parking spaces available to them outside of the carport due to its location.

Any vehicles parked outside the designated area (mentioned above) is subject to fine and may be towed at the owner's expense. In the case of a renter's vehicle, this cost may be passed on the Owner of the Unit.

Please **ONLY** park in parking space(s) that are allotted to your unit. Owners in need of additional parking are encouraged to use our Turtle Bay HOA Facebook Page to ask your neighbors if anyone has an available spot for you to use.

### **4. Pets**

- a. Residents must clean up after their pets.
- b. Renters are not permitted to have pets on the property.

### **5. Pool/Common Area**

*The pool is open from April 1 to September 30 between the hours of 8:00 a.m. to 10:00 p.m.*

- The pool is not chemically treated during the off season. No one is permitted in the pool during that time. However, you are welcome to enjoy sitting in the pool area.
- The security gates entering the pool area and exiting the dock area must always be locked. This is a DHEC requirement for safety reasons.
- There are no lifeguards on duty – Swim at your own risk.
- Children under the age of 13 are not allowed in the pool or dock area without adult supervision -- Babies must wear a swim diaper.
- Pets are not allowed in the pool area, except to access the dock area.
- Alcohol and all glass containers are prohibited in the pool area.
- The pool area is smoke free.
- If you move pool chairs, please do not obstruct the walkway to the dock and please return them to their original location.

- All pool parties must be approved by management (HOA Board or Gary Ostroski @ Poston).
- Please do not leave any trash in the pool area.

## 6. Recycling and Trash

- Garbage pickup is on Mondays and Thursdays. Garbage should be bagged and put in garbage containers. Recycling should not be bagged and placed in the Recycling Container. Please return empty trash and recycle containers to the back of the carport.

## 7. Respectful Conduct/Common Area

- Units and Common Property may not be used for the operation of a business or other commercial enterprise.
- All Turtle Bay residents, guests & tenants should be respectful of neighbors & maintain reasonable noise levels inside & outside. Please refrain from the use of profanity.
- Please do not hang clothing, towels, or any other paraphernalia on the rails or decks of the units.
- Carports, exterior walls, sidewalks, and ceilings cannot be used as storage areas. This includes but is not limited to: golf carts, furniture, canoes, kayaks, grills, etc. Back porches and walkways must be kept clutter free.
- Due to insurance liability gas or charcoal grills are prohibited on the property.
- Fireworks, firearms, pellet or air guns, or bows and arrows, and the like are prohibited in the common property areas.

# # #

### Fine Schedule

1. Trash Cans left out	\$25.00 fine per week until the violation is corrected
2. Noise Nuisance	\$25.00 fine per week until the violation is corrected
3. Pet Maintenance	\$25.00 fine per week until the violation is corrected
4. Parking Violations	\$25.00 fine per week until the violation is corrected
5. Architectural Violations	\$100.00 fine per week until the violation is corrected

This above list is not complete or comprehensive. All other violations not listed or specified above will result in reasonable fines up to \$500.00 per week.

The payment of any and all legal fees and costs incurred by the Association to enforce violations or collect fines shall be the responsibility of the fined homeowner.

It is the homeowner's responsibility to inform their tenants of the rules and regulations. The homeowner is responsible for any common area damage caused by the tenants.

Thank you in advance for your cooperation in this matter.

### ***Turtle Bay Owners Association Board***

***Tim Bray, President***

***Marlene Oliver, Vice President, Treasurer***

***Lynne Aymar, Secretary***

***Gary Ostroski, CMCA***

***Community Association Manager***

***Poston Community Management***

**Turtle Bay Owners Association**  
**TURTLE BAY'S RULES & REGULATIONS**  
*Addition to Rules and Regulations April 11, 2023*

Short Term Rentals

- a. Municipal Ordinance/Licensing - All Owners engaging in Short Term Rentals shall comply with all applicable ordinances, including those citing maximum occupancy, of the City of Folly Beach and shall provide a copy of their Business License and Short Term Rental Permit to the Board on an annual basis. Failure to provide applicable licensing or follow municipal ordinances shall result in a restriction on the use of the pool and other facilities by tenants.
- b. Parking – Short Term Renters shall not park boats, recreational vehicles, RVs, campers and/or trailers on the premises. All other vehicles shall be parked in compliance with the parking provisions herein. Vehicles belonging to Short Term Renters parked in violation of these Rules and Regulations shall be towed at the Owner's expense.
- c. User Fee – Owners of property in Turtle Bay engaging in short term rentals shall pay a User Fee for their Tenants' use and enjoyment of the pool and other facilities and Common Areas to offset wear and tear and accelerated deferred maintenance attributed to third party Tenants. This User Fee shall be collected in the same manner as an assessment. Failure to pay the User Fee will result in suspension of any short-term Tenant's right to use the Common Areas including the pool. Said Owner is also responsible for damage to the Common Areas caused by his/her Tenants.
- d. Compliance – It shall be the sole responsibility of the Owner to provide copies of the Rules and Regulations to his/her Tenants and ensure compliance with the Rules and Regulations and the terms and provisions of the Covenants and Bylaws.

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