



summertree village

Homeowner's Association, Inc.
P.O. Box 395
Little River, SC 29566-0395

Revised 08/16/2016

Home Owners Association, Inc. Rules & Regulations

GENERAL

Owners are responsible for their proper conduct and behavior as well as for the conduct of their family, renters, guests and service personnel. This includes any damage to the common area caused by these person(s). **IT IS THE OWNER'S RESPONSIBILITY TO INSURE THAT THEIR RENTAL AGENT AND GUESTS UNDERSTAND AND OBSERVE ALL RULES AND REGULATIONS.** No children under 18 years of age are permitted to occupy any unit unless directly supervised by a parent or guardian. Occupancy of a unit is not to exceed 6 persons per 2 bedroom unit or 8 persons per 3 bedroom unit.

BUG SPRAYING

All units are sprayed for insects on the first Tuesday of the month between the hours of 9:00 am and 5:00pm. **You MUST allow the Insect Control Technician entry into the unit.** Violations carry a progressive fine starting at \$25. The spray used to control insects is not harmful to humans or pets. The spray is a low concentrate Tempo SC.

PARKING

Vehicles shall be parked only in marked designated spaces. Double parking, parking on grass is not permitted. Commercial vehicles of any kind and vehicles which are not properly tagged or registered are not permitted. Washing vehicles or working on vehicles on Association property is not permitted.

TRAILERS, MOTORCYCLES AND OTHER RECREATIONAL VEHICLES

No trailer, camper, mobile home, motor home, jet ski, golf cart, ATV, boat, motorcycle, scooter or other similar equipment shall be parked or stored or allowed on the premises at any time without prior permission from the Property Manager and/or Board of Directors - **\$100 fine.** No unauthorized, unregistered, abandoned or inoperable vehicles are permitted on the premises and will be towed at owner's expense. Bicycles shall not be chained to the property or left in the hallways.

OUTDOOR COOKING

Cooking on balconies, in hallways or near buildings, is **STRICTLY PROHIBITED BY LAW** due to the serious fire hazard these activities pose. Charcoal grills are provided at outdoor pool deck area. **Use of personal grills is strictly prohibited.** If you use the grills, please remove all trash and debris and clean the grill when finished. **Charcoal lighter fluid is prohibited.** Please use a type of charcoal that requires no liquid accelerant and can be ignited with a match.

SWIMMING POOLS & HOT TUB

Pool and hot tub rules are clearly posted and enforced. **Glass objects are prohibited** in these areas and a **\$100 fine will be imposed: NO TOLERANCE.** All residents, guests and renters, are cautioned that **USE OF THE SWIMMING POOL AND HOT TUB, IT'S EQUIPMENT AND FACILITIES IS AT THEIR OWN RISK.** Animals are not allowed in pool areas. Children under the age of 16 are not permitted in the pool areas unless accompanied by an adult. **Nobody under the age of 12 is permitted in the Hot Tub.** Pool hours: 9:00am - 10:00 pm.

BALCONIES & PORCHES

Clothing, linens, towels, etc., shall not be hung from balconies, porches, clotheslines, window sills, or draped across the balcony furniture. Beach chairs, clothing and other items shall not be stored or left in hallways, stairways or outside the entrance doorways. Cigars, cigarettes, or other objects shall not be thrown from balconies or porches.

FIREWORKS

The use of fireworks on any portion of Association property is illegal and possession prohibited.

ANNOYANCES

Loud parties are not permitted. Noise from television, stereo equipment, musical instruments and talking should be kept to a minimum at all times. Excessive noise will not be tolerated during the hours from 11:00 PM to 8:00 AM. Anyone whose conduct unreasonably interferes with a unit owner's peaceful enjoyment of their unit, the STV properties and amenities, or the Association's ability to administer its duties, shall be subject to a fine in the amount of \$50 for the first offense, \$100 for the second offense.

PETS

Only condo owners are permitted to have pets on Association property. Under no circumstances are renters/guests allowed to have pets on Association property. Pets must be on a leash or carried. **PET OWNERS ARE RESPONSIBLE FOR CLEANING UP AFTER THEIR PET.** Please use designated curbing areas. **FINE for Unauthorized pet(s) - \$50 per day per pet.**

STRAY ANIMALS

Any person observed in any way, feeding any stray animal on STV property will be in violation of STV rules & regulations and a "one hundred dollar (\$100)" per incident, fine will be imposed "on the owner of the condo associated with the person committing the violation". It is the responsibility of all owners to make their renters and/or guests aware of this violation of the rules.

CHILDREN

Supervision of children by a responsible adult must be exercised at all times when children are playing on the grounds or swimming in the pool. Playing in corridors and stairwells is not permitted. Skateboards, skates or roller blade usage on Association property is prohibited due to the liability these activities pose.

TRASH

All trash and unit debris must be placed in a secured, heavy-duty plastic bag and deposited in **DUMPSTERS** located in the parking areas throughout the property. The disposal company will not pick up refuse not placed in the dumpster

SMOKING

As Posted in Prohibited Areas

VIOLATIONS

IT IS THE SOLE RESPONSIBILITY OF EACH OWNER TO MAKE ALL PERSONS STAYING AT OR VISITING THEIR CONDO AWARE OF THE STV-RULES & REGULATIONS AS WELL AS THEIR RENTAL AGENT. Violations of the posted rules and regulations should be reported to the Association's Managing Agent. Fines for the violation of the Rules & Regulations will range from a minimum of \$25.00 to an amount to be determined by the Rules Violations Committee based on the severity, circumstances and prior occurrence of the violation. Filing of a false incident report will result in a \$200 fine. **Fines may be issued for actions and behaviors not specifically listed that are detrimental to the operation and/or enjoyment of STV, it's owners, guests and employees.** All fines imposed will be at the discretion of the RVC. Owners will have ten (10) days to appeal all fines.

EMERGENCY TELEPHONE NUMBERS

Police, Rescue, Fire Department

Maintenance Emergency (Water)

Lockout Services: \$75 - 8:00am to 10:00pm, \$100 after 10:00pm

911

(843) 491-8392

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To report maintenance concerns not involving individual units, contact the Property Management Agent, or email the Summertree Village HOA at Maint@SummertreeVillageHOA.com.

Maintenance concerns or other items involving unit interiors, should be reported to the rental agent or owner of the unit.