

**MARINER'S CAY LIST OF FINES**

Rule #	Violation paraphrased	Proposed Fine	Possible additional costs for violation
<b>Security Gate</b>			
2.1	Tailgating through security gate, forcing open security gate, tampering with or damaging security gate, etc.	\$1,000 fine, cost of repairs, prosecution, at MC BOD's discretion	Loss of access to parking lot
2.2	Unauthorized use of gate codes	Prosecution for unlawful entry and fines at MC BOD's discretion	
<b>Pool</b>			
3.2	Glass containers at pool	\$500 fine, cost to repair damages and remove glass containers immediately	Loss of pool privileges
3.3	Regular or cloth diapers in pool	\$500 fine, cost to repair damages and remove child from pool immediately	Loss of pool privileges
3.4	Excessive noise/profanity at pool	\$200 fine and cease excessive noise/profanity immediately	Loss of pool privileges
3.5	Child <13 unaccompanied by adult >18	\$200 fine and leave pool immediately	Loss of pool privileges
3.6	No one in party has a pool tag	\$100 fine and leave pool immediately	Loss of pool privileges
3.7	Pool hours violation	\$200 fine and leave pool immediately	Loss of pool privileges
3.8	Pets in pool or pool area	\$500 fine and immediate removal of pet(s), costs of cleanup, costs to repair damages	Loss of privileges
3.9	Violation of DHEC rules	\$200 fine, cost to repair damages, etc.	Loss of pool privileges
3.10	Pool gate left open (DHEC violation)	\$200 fine, any associated costs	Loss of pool privileges
3.11	Unsafe pool behavior	\$200 fine, any associated costs	Loss of pool privileges
3.12	Live music or music played without headphones	\$200 fine and cease immediately	Loss of pool privileges
3.13	Pool furniture removed from pool area	\$200 fine, furniture returned to pool area immediately, costs to move, clean, repair or replace	Loss of pool privileges
3.14	Floats in pool area, other than personal flotation	\$200 fine and removal of floats immediately	Loss of pool privileges
3.15	Hanging onto or removal of safety rope	\$200 fine, any associated costs	Loss of pool privileges
3.16	Trash or personal items left at pool	Personal items will be disposed of	Cost to clean area
3.17	Grills, picnic areas left unclean, trash left	\$200 fine and cost of cleaning	Loss of pool privileges
3.18	Unauthorized or forcible entry to pool area	\$500 fine, cost to repair damages and prosecution at MC BOD's discretion	Loss of pool privileges
3.19	Party of > 6 guests without written permission	\$300 fine, removal from pool area, cost to repair damages, cleanup costs	Loss of pool privileges
3.20	Unapproved parties on holidays	See 3.19	See 3.19
<b>Pets</b>			
4.1	Pets out of compliance with 28 day rental restriction	\$500 fine per day to unit owner, removal of pet immediately	
4.2	Pet defecation not properly removed or disposed of	\$200 fine, cost of cleanup	Loss of pet privileges
4.3	Pet unleashed on MC property	\$200 fine, cost of damages, cleanup, etc.	Loss of pet privileges
4.4	Pets not registered or missing pet tag	\$200 fine, register pet immediately or remove pet	Loss of pet privileges
4.5	Pets out of compliance with FB pet ordinance	\$200 fine, comply immediately or remove pet	Loss of pet privileges
4.6	Damage to property by pets	\$500 fine, cost of damages, cost of cleanup, etc.	Loss of pet privileges
<b>Tennis Court</b>			
5.1	Improper use of tennis courts	\$200 fine, cost of damages, cleanup, etc.	Loss of tennis court privileges
5.2	Children <10 unsupervised by adult >18	\$200 fine, removal of child, cost of damages, cleanup, etc.	Loss of tennis court privileges
5.3	Pets on tennis courts	\$500 fine and immediate removal of pet(s), costs of cleanup, costs to repair damages	Loss of tennis court privileges
5.4	Courts left unclean	\$200 fine, cost of cleaning	Loss of tennis court privileges
5.5	Profanity, unsportsman like behavior, excessive noise	\$200 fine, cease inappropriate behavior immediately	Loss of tennis court privileges
5.6	Excessive play time (>1.5 hrs) while others wait	\$100 fine, leave tennis courts immediately	Loss of tennis court privileges
5.7	Use of tennis courts outside of approved hours	\$200 fine and leave tennis courts immediately	Loss of tennis court privileges
<b>Clubhouse</b>			
6.1	Unapproved use of clubhouse	\$500 fine, cost of cleanup and repair of damages	Loss of clubhouse privileges
6.2	Party lasts past 10pm	\$200 fine and vacate clubhouse immediately	Loss of clubhouse privileges
6.3	Homeowners not in attendance at approved party	\$500 fine, cleanup and repair of damages	Loss of clubhouse privileges
6.4	Pets in clubhouse	\$500 fine and immediate removal of pet(s), costs of cleanup, costs to repair damages	Loss of clubhouse privileges
6.5	Unapproved use of pool while renting clubhouse	\$500 fine, cleanup and repair of damages	Loss of clubhouse privileges
6.6	Clubhouse left unclean or damaged	Forfeiture of cleaning deposit, cost of damages	Loss of clubhouse privileges
<b>General</b>			
7.1	Violation of Fire extinguisher/smoke alarm rules	\$500 fine and rectify immediately	Escalation of fines until rectified
7.2	Violation of no smoking rules	\$500 fine, cost of cleanup and repair of damages	Escalation of fines until rectified
7.3	Failure to maintain plumbing and appliance	\$500 fine and rectify immediately	Escalation of fines until rectified
7.4	Homeowner dryer vents clogged or unclean	\$500 fine and rectify immediately	Escalation of fines until rectified
7.5	Resident improper use of grill	\$500 fine, and rectify immediately	Escalation of fines until rectified
7.5.1	Renter use of grill other than those at pool	\$500 fine and removal of grill from rental property, costs of cleanup and repair of damages	Escalation of fines until rectified
7.6	Improper storage or disposal of garbage	\$200 fine and cost of cleanup	Escalation of fines until rectified

7.7	Excessive noise		\$200 fine and cease noise immediately		Escalation of fines until rectified
7.8	Profanity, loud music/noise on porches, balconies		\$200 fine and cease noise immediately		Escalation of fines until rectified
7.9	Nothing seen from street (BOD evaluation)		\$200 fine each occurrence and immediate removal.		Escalation of fines until rectified
7.10	Installation of antennas or satellite dishes		\$1,000 fine and immediate removal.		Cost of removal, repair and cleanup
7.11	Security cameras in limited common or common areas		\$1,000 fine and immediate removal.		Cost of removal and repair
7.12	Doing business within property bounds		\$1,000 and cease operation of business immediately		Cost of legal remedies as appropriate
7.13	Public postings/handbills not pre-approved by MC BOD		\$200 fine and immediate removal, plus cost of removal/cleanup)		Cost of removal/cleanup
7.14	Personal or commercial signage on MC property		\$200 fine and immediate removal, plus cost of removal/cleanup)		Cost of removal/cleanup
7.15	Solicitation, signage, handbills on MC property		\$200 fine and immediate removal, plus cost of removal/cleanup)		Cost of removal/cleanup
7.16	Contractor doesn't pick up regulations/follow rules		\$200 fine, comply with MC Contractor Rules, cost of damages, cleanup, etc.		Cost of legal remedies as appropriate
7.16.1	Contractor violation of work hours		\$500 fine and comply with MC work hours. Escalation of fines for repeated offenses.		Loss of work privileges at MC, legal remedies
7.17	Construction dumpsters in violation of MC rules		\$500 fine and correct violation immediately or remove dumpster immediately		Loss of dumpster approval
7.17.1	Construction dumpsters directly on asphalt		\$1,000 fine and correct violation immediately or remove dumpster immediately		Cost to repair asphalt
7.18	Unclean limited common areas		\$200 fine each occurrence.		Cost to clean and/or repair
7.19	Addition/removal of plants without BOD approval		\$1,000 fine and immediate correction, plus any additional costs to repair.		Cost to replace, remove or repair landscaping
7.20	Vandalism or property destruction		\$1,000 fine and prosecution, plus cost of cleanup/repairs.		Cost of cleanup and/or repair, legal remedies
7.21	Personal items stored in Electrical Service rooms		\$1,000 fine and immediate removal of items. Personal items may be removed without notice.		Cost of removal and cleanup, damage repair
7.22	Combustible materials stored under/within any bldg		\$1,000 fine and immediate removal of materials, plus cost of removal.		Cost of removal, cleanup and damage repair
7.23	Untagged items stored in common areas		Untagged items will be removed without notice.		
7.23.1	Unusable items stored in common areas		\$100 fine and immediate removal, plus cost to remove.		Cost of removal
7.23.2	Item storage in common areas unclean or unsightly		\$100 fine each occurrence, plus cost of cleanup.		Cost of removal, cleanup, damage repairs
7.24	Bicycles, toys, etc., left on sidewalks or lawn		\$200 fine each occurrence, plus cost of removal.		Cost of removal, items removed w/o notice
7.24.1	Bicycles parked in non allowed areas		\$200 fine each occurrence, plus cost of removal.		Cost of removal, items removed w/o notice
7.25	Bicycles improperly stored		\$200 fine each occurrence, plus cost of removal.		Cost of removal, items removed w/o notice
7.26	Skateboards/hoverboards, etc, in use on MC property		\$200 fine each occurrence and cease use immediately.		
7.27	Unauthorized or improper use of boat ramp/dock		\$200 fine each occurrence and immediate correction, plus cost of towing.		Loss of use of boat ramp and/or dock
7.28	Boats/vehicles washed in non designated areas		\$100 fine each occurrence.		Loss of privileges
7.29	No duplicate keys in management office		\$200 fine, provide keys within one week.		Escalation of fines for noncompliance
7.30	Renovations made without written ARB approval		\$1,000 fine, stop work and take whatever action MC BOD and ARB deem necessary to correct.		Cost to rectify, legal remedies incurred by MC
7.30.1	Out of compliance with city/county regulations		\$1,000 fine, stop work and take whatever action MC BOD and ARB deem necessary to correct.		Cost to rectify, legal remedies incurred by MC
7.30.2	Permits and ARB approval forms not posted		\$500 fine and post immediately, or cease work.		Stop work until posted, legal remedies incurred
7.31	No HO6 insurance		\$500 fine, insure immediately and provide provide proof of insurance to management within one week		Escalating fines until POI is provided
7.32	Pers prop not removed from common area at end of day		\$200 fine and immediate removal, plus cost of removal.		Cost of removal, cleanup
7.33	Owners using regime privileges while renting		\$500 fine and owner cease use immediately. Continued use results in loss of privileges for the unit.		Cost of legal remedies incurred by MC
7.34	Renters not registered with MC HOA		\$500 per day rented without registration, complete registration immediately.		Cost of legal remedies incurred by MC
7.35	Renting unit without FB business license & STR registration, etc.		\$500 and obtain license(s) within 10 days. Cease rental if license(s) not obtained within 10 days.		Cost of legal remedies incurred by MC
7.36	Rental unit improperly or inadequately insured		\$500 plus any costs or damages to MC HOA due to inadequate insurance on rental activities.		Cost of legal remedies incurred by MC
7.37	Use of MC amenities by unauthorized invitees		\$500 per occurrence, plus additional costs or damages associated with unauthorized invitees.		Cost of legal remedies incurred by MC
7.38	Violation of 30 day minimum rental moratorium		\$1,000 per day, and cease rental violation immediately, plus additional costs and damages.		Cost of legal remedies incurred by MC
7.39	Subleasing or partial rental of a MC condo unit		\$1,000 per occurrence, and cease violation immediately, plus additional costs and damages.		Cost of legal remedies incurred by MC
7.40	Unreported or improper use of drone on MC property		\$200 fine each occurrence, and cease use immediately.		Cost of legal remedies incurred by MC
7.41	Damage or alteration of marshlands adjacent to MC		\$500 fine plus cost of associated damages, repairs, DHEC fines, legal fees, etc.		All associated costs
7.42	Entering marshlands marked restricted by Mariner's Cay		\$1,000 per occurrence plus associated damages, repairs, DHEC fines, legal fees, etc.		All associated costs
<b>Parking</b>					
8.1	Parking violation		\$200 each violation, remove immediately, plus cost of towing if not removed.		Cost of towing and damages/repairs
8.2	Vehicles parked on sidewalks or landscaped areas		\$500 fine, remove immediately, plus cost of towing if not removed.		Cost of towing and damages/repairs
8.3	More than two vehicles parked per unit		\$500 fine, remove immediately, plus cost of towing if not removed.		Cost of towing and damages/repairs
8.3.1	Resident's vehicle not displaying MC decal		\$200 fine, obtain/affix sticker within 48 hours, or remove vehicle immediately, plus cost of towing.		Cost of towing and damages/repairs
8.3.2	Parked vehicle not registered with MC HOA		\$200 fine, register vehicle within 48 hours, or remove vehicle immediately, plus cost of towing.		Cost of towing and damages/repairs
8.3.3	Overnight visitors parked at MC without Visitor's Tag		\$200 fine, display tag or remove vehicle immediately, plus cost of towing, if not removed.		Cost of towing and damages/repairs
8.3.4	Renters parked at MC without Renter's Pass		\$200 fine, display pass or remove vehicle immediately, plus cost of towing, if not removed.		Cost of towing and damages/repairs
8.4	Resident parked in wrong space without permission		\$200 fine each occurrence, remove immediately, plus cost of towing if not removed.		Cost of towing and damages/repairs
8.5	Visitors parked in wrong space		\$200 fine and remove immediately, plus cost of towing, if not removed.		Cost of towing and damages/repairs
8.5.1	Visitors parked more than 7 days w/o BOD approval		\$200 fine and remove vehicle immediately, plus cost of towing if not removed.		Cost of towing and damages/repairs
8.5.2	Renters parked in wrong space.		\$200 fine and remove vehicle immediately, plus cost of towing if not removed.		Cost of towing and damages/repairs
8.6	Marina patrons parked in wrong space		\$500 fine and remove immediately, plus cost of towing if not removed.		Cost of towing and damages/repairs
8.7	Vehicle illegally parked in reserved numbered space		\$100 fine and remove immediately. \$500 fine and towing for noncompliance and each future offense.		Cost of towing and damages/repairs

8.8	Moving vehicles on property more than 48 hrs		\$500 fine and remove immediately, plus cost of towing if not removed.			Cost of towing and damages/repairs
8.8.1	Moving vehicles blocking traffic or parking spaces		\$500 fine and remove immediately, plus cost of towing if not removed.			Cost of towing and damages/repairs
8.9	PODs unapproved or on Property over 48 hrs		\$500 fine and remove immediately, plus cost of towing if not removed.			Cost of towing and damages/repairs
8.9.1	PODs placed directly on asphalt without protection		\$1,000 fine and correct immediately, plus cost of towing if not corrected.			Cost of towing and damages/repairs
8.10	Commercial vehicles after hours or unauthorized		\$500 fine and remove immediately, plus cost of towing if not removed.			Cost of towing and damages/repairs
8.11	Vehicles displaying signage without BOD approval		\$500 fine and remove immediately, plus cost of towing if not removed.			Cost of towing and damages/repairs
8.12	Vehicles stored on premises without BOD approval		\$500 fine and remove within 24 hrs, plus cost of towing if not removed.			Cost of towing and damages/repairs
8.12.1	Stored vehicle (BOD approved) parked in wrong space		\$500 fine and vehicle will be moved to unit space. Cost to move, towing if key not available.			Cost of towing, damages/repairs, loss of privilege
8.12.2	No key in MC office for stored vehicle (BOD approved)		\$500 fine and provide key within 48 hours, plus cost of towing if key not provided.			Cost of towing, damages/repairs, loss of privilege
8.13	Motorcycles, moped, scooters, etc, on property		\$500 fine and remove immediately, plus cost of towing if not removed.			Cost of towing and damages/repairs
8.14	Campers, RVs, trailers, golf carts, LSV's etc, on property		\$500 fine and remove immediately, plus cost of towing if not removed.			Cost of towing and damages/repairs
8.15	Resident boats parked in unassigned space		\$500 fine and remove immediately, plus cost of towing if not removed.			Cost of towing, damages/repairs, loss of privilege
8.16	Non resident boats parked on MC property		Immediate towing without notice. If associated with rental unit, \$500 fine per day, plus cost of towing.			Cost of towing and damages/repairs
8.17	Jet ski on premises		\$500 fine and remove immediately, plus cost of removal if not removed.			Cost of towing and damages/repairs
8.18	Vehicle/boat, etc., expired license tags, other issues		\$500 fine, correct within 72 hours or remove, plus towing if not resolved.			Cost of towing and damages/repairs
8.19	Speed limit violations		\$500 each occurrence.			

**PLEASE NOTE: Mariner's Cay BOD may impose fines, escalate fines, take necessary corrective actions, and pursue legal remedies at its discretion.**

**Above fines approved by Mariner's Cay BOD and effective September 14, 2020**