



BP0773407

PGS:

8

RECORDING OF RULES AND REGULATIONS PURSUANT TO THE SOUTH CAROLINA HOMEOWNERS ASSOCIATION ACT, S.C. CODE §§ 27-30-110 et. seq.

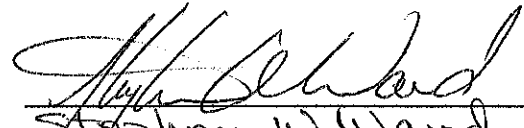
Tracer Cross-reference: Book A135, Page 640

The undersigned President of Bay Pointe Villas Council of Co-Owners, Inc. (the "Association") hereby certifies that the attached Rules and Regulations were duly adopted by Association, and that the same are being recorded in order to comply with the South Carolina Homeowners Association Act, Section 27-30-110, et. seq. S.C. Code of Laws.

The Rules and Regulations recorded herewith consist of the following:

- 1) Bay Pointe Villas Rules and Regulations (3 pages);
- 2) Bay Pointe Villas Request for ARB Approval for Improvement or Modification (3 pages)

Bay Pointe Villas Council of Co-Owners, Inc., Horizontal Property Regime

By (sign name): 
 Print name: Stephen W Ward
 Title: President

Date: 1/12/2019

Bay Pointe Villas Rules and Regulations

Updated April 1, 2017

Renovations: Owners may not make any improvements or alterations to their villa which would impair the structural integrity or mechanical systems or lessen the support of any portion of the regime's structures. In addition, **owners may not change the appearance of the limited and general common elements or the exterior appearance of any villa or any portion of the property without prior permission from the regime.** All owners wishing to complete renovations must submit a completed application and allow 30 days for processing. Applications can be obtained from Management (Ravenel). Once the application is approved by the regime or its designee, a copy of the approved application must be attached to the application for a permit from the Town of Seabrook Island. Additionally, Charleston County permits are also required. Approved Seabrook Island permits must be displayed outside the villa during work.

Rentals: *Time sharing is prohibited. Owners who use a management company or rental agent for their villas must provide this information to Regime Management. Owners are responsible for providing and enforcing these rules with any tenants or guests.

Villa Access: Owners must provide a working key, or access to a working key (such as a lockbox code) to their villa to management to be used in case of an emergency.

Storage: Owners may not store or keep personal items in the common areas, except for what has been approved by the Board. Common areas include access porches, stairwells, areas under air conditioner units, and the enclosed spaces underneath the buildings. Items may not impede access to any villa or exit. Only recreational items such as bikes and kayaks may be stored in the areas near the entrance stairwells at each building. If a designated place is determined for these items at a later date, this rule will be revised.

Pets: Residents are responsible for immediately collecting their pets waste on the grounds. Pet owners will be held responsible for any nuisance, (excessive barking and/or aggressive actions), such pet may make that affects any other resident. Pets must be leashed when outside the confines of the individual villas.

Noise: Be respectful of your condo community neighbors alongside, below or above you. Quiet times on the property shall be between 11pm-7am. Volume of all noise should be kept at a minimum so as not to disturb other residents. Violations of this nature should be reported to Security at 768-6641.

Grilling: Using charcoal and gas grills on the porches or within any substantial distance from the building is strictly prohibited. The only exception to this rule is for electrical grills. **The ONLY location where grilling is allowed on Bay Pointe property is near the picnic tables located outside the pool fence.** A community grill has been provided for this purpose. Any violations to this rule will result in a fine of \$1,000.00. If you do use the community grill, please make sure to clean up when you are finished and take all trash and food waste to the trash area immediately.

Fireworks: Strictly prohibited.

Window Treatments: Must be white or beige in color.

Railings: Beach towels, bathing suits and other items may not be hung from common exterior railings.

Pool Rules: These rules are posted at the pool and must be adhered to strictly to prevent closure from the Department of Health and Environment Control.

Parking: Parking is first-come, first served. As per SIPOA Rules, boats, motor homes, and trailers are prohibited. Remember that guests should have permits prominently displayed on the dash of their vehicles when visiting to avoid ticketing by SIPOA Security. Please do not park in the grass or block sidewalks.

Cigarettes: Residents must properly dispose of used cigarettes and not simply throw them on the ground.

Smoking In Common Areas: Smoking is prohibited within the enclosed pool area and on the breezeways (front entry decks and staircases) of each building.

Garbage: Should be bagged and taken to the trash enclosure near the entrance to the property. Garbage should never be left outside villas. Only household trash should be put in the containers in the enclosure. Do not overfill containers. Break down small boxes and place in the containers in the rear of enclosure. Large boxes and other similar items should be taken to the Seabrook Island POA Dumpster inside the main gate. Make sure the enclosure gate is closed and locked when you leave the enclosure.

PLEASE DO NOT FEED THE WILDLIFE!

Owners are strongly encouraged to do the following items:

- Owners of villas that have fire places should have them professionally cleaned and inspected on a regular basis.
- Smoke detector batteries should be checked quarterly and the devices completely replaced at least every 10 years.
- Keep a fire extinguisher in an easily accessible area in your kitchen.
- Turn off your water at the meter if your villa will be vacant for weeks at a time.
- Install braided metal hoses for the washing machines and toilet lines.
- Please check for leaks from hot water heaters, washing machine hoses, and commode seals on a regular basis.
- If you are a first floor resident, please report any water spots or stains on your ceiling to management immediately.
- Dryer vents should be cleaned out on a regular basis to prevent fire hazards.

Items to contact Management about:

- Exterior lights out
- Cleaning or maintenance needed to any common areas
- Gate remotes (\$50 each)
- Regime Insurance information

Please refer to the Master Deed and Bylaws for Bay Pointe Villas Horizontal Property Regime as well as the Seabrook Island POA rules for more information.

*Timesharing is defined as ownership interest in a piece of property that entitles the owner to occupy it for a specific period of time each year, or a lease or license agreement that grants a party use and occupancy of a property for a specific time period each year.

**Association Management:
Ravenel Associates, Inc.
843-768-9480
ccrawford@ravenelassociates.com**

Bay Pointe Villas
Request for ARB Approval for Improvement or Modification

**Use this form for ALL Proposed INTERIOR and EXTERIOR
Modifications – including porches**

Ravenel Associates, Inc.
3730 Betsy Kerrison Parkway, Suite 2
Johns Island, SC 29455

Phone: 843-768-9480
Fax: 843-768-5047
E-Mail: ccrawford@ravenelassociates.com

Date Received: _____
Board Approval: _____

Note: All interior and exterior modification requests must first go to Charleston County for a permit application. If no permit is required, please obtain an email from the Charleston County building department to that effect. All *exterior* improvements and changes to limited common elements (porches, doors, windows) must be approved by the SIPOA Architectural Review Committee. Most projects will also require a permit from the Town of Seabrook Island.

In order to process your request within 30 days, please note the following: Payment of all Association fees must be current (past and current years). No current violations or outstanding fines may be associated with your property.

All contractors should be licensed by the State and by the Town of Seabrook Island, permitted by Charleston County, have General Liability insurance and be bonded. Homeowners are responsible for complying with the requirements of ALL applicable City and County Codes and Ordinances.

In the event a modification to the original design of the building or villa is done without approval, the responsibility to repair and maintain this item will fall on the current or subsequent owners who made said changes. In addition, Bay Pointe reserves the right to impose fines and require removal of structures that have not been reviewed and approved by the Board.

Homeowners should complete this form in its entirety and return it to the Association Manager, Chase Crawford with Ravenel Associates - ccrawford@ravenelassociates.com

<p>PROPERTY INFORMATION: <i>This section must be completed.</i></p> <p>Name of Homeowner: _____</p> <p>Address of Property: _____</p> <p>Daytime Telephone Number: _____</p> <p>E-Mail or Alternate Contact Information: _____</p>

PROPOSED IMPROVEMENT/ALTERATION: *Please check all that apply*

- | | |
|---|--|
| <input type="checkbox"/> Plans Provided by:
<input type="checkbox"/> Architect under seal
<input type="checkbox"/> Engineer under seal | <input type="checkbox"/> Replacement of Sheetrock
<input type="checkbox"/> Joint or Common Wall
<input type="checkbox"/> Interior Perimeter Wall
<input type="checkbox"/> Ceiling |
| <input type="checkbox"/> Electrical | <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Replacement of flooring with:
<input type="checkbox"/> Tile
<input type="checkbox"/> Hardwood or Floating floor
<input type="checkbox"/> Carpet | <input type="checkbox"/> Structural:
<input type="checkbox"/> Opening or Closing of Doorway
<input type="checkbox"/> Movement of interior wall
<input type="checkbox"/> Exterior Wall |
| <input type="checkbox"/> HVAC | <input type="checkbox"/> Deck or Screened Porch |
| <input type="checkbox"/> Other (please list) _____ | |

DESCRIBE PROPOSED IMPROVEMENT/ALTERATION: Please attached additional sheets if necessary.

PLEASE COMPLETE THE FOLLOWING:

- Send one original, signed, completed application to Ravenel Associates
- Attachments to the application:
 - Contract between owner and contractor and/or other vendors
 - Complete list of specifications and list of materials to be used
 - Copy of plat or sketch showing modifications or additions. A picture of the product with specifications is also acceptable
 - Architect/Engineer sealed plans as appropriate
- Work will be completed by (company name): _____
- Estimated start date of project: _____
- Estimated time to complete project: _____

If the Board approves your request, you must then provide a full submittal to the Seabrook Island Architectural Review Board (843-768-0061). If approved by SI ARB, your contractor will need to obtain a Town of Seabrook Business License, permit from Charleston County, and Seabrook Island Contractors pass for all vehicles on-site. All permits MUST be posted outside the villa when work is being done. In addition, all debris must be cleaned and hauled away from the site each day. Garbage enclosures may not be used for disposal or storage of construction debris.

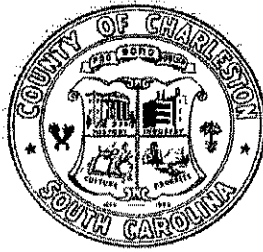
APPLICANT'S AGREEMENT & SIGNATURE:

I have read the Bay Pointe Villas governing documents and above-mentioned rules and believe I am in compliance. I understand that it is my responsibility to verify that all permits are obtained, and the renovations comply with all building codes and the above-mentioned rules. I understand that any permits required will be obtained and posted. I will not begin any projects until written approval has been received by the ARB. I can expect a response from the Association within **30 days**.

Owner's Signature: _____

Date: _____

RECORDER'S PAGE



NOTE: This page **MUST** remain with the original document

Filed By:

BARR UNGER & MCINTOSH, L.L.C.
 P.O. BOX 1037
 CHARLESTON SC 29402 (BOX)

RECORDED		
Date:	January 22, 2019	
Time:	2:06:24 PM	
<u>Book</u>	<u>Page</u>	<u>DocType</u>
0773	407	Misc
Michael Miller, Register Charleston County, SC		

MAKER:

BAY POINTE VILLAS ETC

RECIPIENT:

N/A

Original Book:

A135

Original Page:

640

of Pages:
 # of Sats:
 # of References:

Note:

Recording Fee	\$ 10.00
Extra Reference Cost	\$ -
Extra Pages	\$ 3.00
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 13.00

DRAWER
CLERK



0773
Book



407
Page



01/22/2019
Recorded Date



8
Pgs



A135
Original Book



640
Original Page



D
Doc Type



14:06:24
Recorded Time