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**Island Bluff Villas
Rules and Regulations**

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As a homeowner and/or resident, you are responsible for reviewing and abiding by the provisions of the Master Deed, the Bylaws and the Rules and Regulations. If you do not have a copy of these documents, contact a board member or the Property Manager. The purpose of these Rules & Regulations is to provide simply stated daily living guidelines suggested for the style of close community living within a condominium environment. Because we live in close proximity, there is a need for a heightened awareness and sensitivity to the needs of your neighbors. And to protect the value of your investment, there are certain guidelines necessary to provide a consistent appearance among all residences.

We hope that you find this information helpful, and should you have any questions, please feel free to contact any Board member or the property manager.

BOATS/RECREATIONAL VEHICLES: The size of our parking spaces and parking lots is limited. To ensure the safety and preserve the aesthetic quality of our property, effective March 13, 2007, boats and recreational vehicles will not be permitted to park on Island Bluff property.

CHILDREN: To help ensure their safety, children are not allowed to play in or around the parking lots. Guests of children are not permitted around the pond at anytime without the owner present and if under 10 years without the presence of an adult owner. Children loitering around the property and pond area are strictly prohibited. Swimming or wading in the pond is strictly prohibited.

LAWN CARE: Every owner is encouraged to water the area around his or her condo, especially during a dry spell. Owners may not ask the landscaping service to take care of plants, flowers and shrubs that owners have planted. The landscaping service is not responsible for picking up cigarette butts or dog droppings.

LIGHTING: Porch lamps must be consistent with other lamps on your building. Should your lamp need replacement, please notify the Marshland Communities. To improve the safety of your valuables at night, especially in the back of your condo, the Board recommends you leave your outdoor light on overnight.

PARKING: No owner or guest may park their car(s) on the grass at any time. No guest/owner may park in another owner's parking spaces without their permission. Each owner is allotted two parking spaces per unit.

PATIOS/DECKS/PORCHES: These areas should contain only outdoor type furniture. The front porch is not a place to store beach items, shoes, towels, or coolers. Bicycles need to be stored on the back deck or area in back of the unit. Patios are to be free of trash, boxes, rugs or any items that do not belong outdoors. Clotheslines are strictly prohibited. Nothing is to be draped over the deck railing at any time. The same rules apply to patios. Hoses should be coiled after each use for safety reasons as well as appearance. All owners are responsible for the up-

keep of their front and back porches to include cleaning under the porch roof of mud daubers, spider webs, hornet and wasp nests.

Grills should be carefully set away from the siding and roof overhang when in use. The Board suggests that grills be locked in a way so that it would be difficult to steal.

Decks are to be washed and stained—clear or color. Owners will have 30 days to repair any damage to their deck after a notice has been sent by the Board. Failure to do so may result in the Board contracting with someone to do the work and the owner will be fined and billed.

Building a Deck: Owners must first submit blueprints to the Board before construction can begin. (See Structural Changes)

PETS: All pet owners are responsible for cleaning up after their pets in all areas of the property. Dog owners must keep their dogs on a leash at all times for the protection of others. No pets are permitted to swim in the pond at any time. Failure to comply with these guidelines can result in a \$25.00 fine/occurrence. If owners continue to fail to comply, the fine may be increased at the discretion of the Board. Renters are required to ask permission of the Board to have a pet prior to signing a lease with the owner.

PLANTS/FLOWERS: Flowerbeds are to be kept in good condition not only because it is aesthetically pleasing to you and your neighbors, but also because it significantly enhances the value of your investment. To maintain consistency, the front of your unit must contain flower beds only. If you wish to plant a vegetable garden, please use the back of your unit or in containers on your deck. Owners may not extend flowerbeds past two feet of deck or back patio area and sides of the building end units.

POND: In order to protect the wildlife as well as the delicate balance of its environment, littering of any kind is strictly prohibited. The pond is for the enjoyment of Island Bluff residents and guests only. If you wish to feed the ducks and birds, you are asked to use feed appropriate to them to ensure they lead a healthy life, i.e. cracked corn. No swimming, wading, or boating is permitted.

QUIET HOURS: After 11:00 p.m., all music, radios and TV's are to be turned down. Quiet hours are from 11:00 p.m. to 7:00 a.m.

REGIME FEES: The Regime Fee for every owner is \$235.00 for 2011 and an additional \$20.00 per month through July 2012. and payable on or before the first of the month, with a grace period through the seventh of the month. Your mail must be postmarked no later than the seventh (7th) of the month.

All owners, as long as The Marshland Communities is the property manager, have the following options for paying their regime fees:

In February 2011, Owners will have the option to receive e-statements rather than paper statements. Please contact the management office if you would like to sign up to receive e-statements.

Because timely payment of regime fees is essential to the operation of Island Bluff, if your mail is not postmarked by the seventh day of each month, you will automatically receive a late fee charge of \$25.00 which will be added to your next month's regime fee. If those fees are not received on time, a collection fee of \$10.00 will be added for each additional month that the regime or late fee is not paid. In addition, if fees are not received on time, a homeowner may be subject to any filing fee and legal fees incurred to recover the funds owed to the Homeowners Association.

Homeowners shall be charged \$35.00/check for any check returned due to insufficient funds.

REPAIRS: To protect your investment, owners should report any cracked or loose bricks, as well as other needed repairs to the exterior of their building to the Property Manager for immediate repair, as this could be a major liability.

Doors: If doors are replaced, they must be the same as those on the other units of the building. No owner may make changes to the style or color of the door without Board approval. Failure to do so may result in the owner, at his or her own expense, replacing the door with the correct one. Brass kick plates may be installed on the bottom of the front door only. The approved color is Sherwin Williams Historic Charleston Green.

Storm Doors: Storm doors must be approved by the Board. The framework must match the color of all other existing storm doors on your building. The back door must match the same color of all the other doors on your building.

SCREENS: All owners are to keep all screens on windows in good condition, free from rips and/or bending.

SHUTTERS: The Board shall replace shutters when necessary. If you wish to change the style, you must have the approval of the Board.

SIDEWALKS: Homeowners are asked to report any chipping or holes to the Property Manager for immediate repair, as this could be a major liability concern.

SOCIAL GATHERINGS: Owners and renters are expected to respect others' privacy when hosting a social event. After 11:00 PM, all music, radios, and TV's are to be turned down. Because we have limited parking and each owner is entitled to two spaces, you might encourage your guests to car-pool or locate off-site parking. Parking on the adjoining streets is permitted, where lawful.

STRUCTURAL CHANGES: To protect your investment and provide consistency in appearance, a fine in the amount of \$200.00 may be levied against any homeowner for any

structural changes made by any owner who does not receive **PRIOR** approval from the Board before making changes or additions, as follows:

- Decks – blueprint must be submitted and approved by the Board
- Flower beds extended beyond the 2 feet allowed in the complex
- Windows replaced, door(s) replaced, and/or adding a storm door that is not of the same type permitted in the complex (see —Windows, pg. 7) or the owner, at his or her own expense, will be required to replace the door(s) or window(s) with the correct one(s).
- Adding any decorations to the wood or brick siding
- Any changes to the privacy fences between units
- Any window treatment that is not of code permitted
- The removal of any tree or bush either in the flower bed or Common Ground area
- Planting of any trees in the Common Ground area
- No installation of wiring for electrical or telephone installations, television antennae or dishes, machines or additional air-conditioning units, or similar objects outside his/her condo or which protrude through the wall or the roof of his/her condo except as authorized in writing by the Board.

SWINGS (Porch): Owners are responsible for the appearance and up-keep of swings and to ensure that the weight requirements are correct. If any damage is caused, it's not covered by the regime fee and will be the owner's responsibility. If a swing is unsafe, the Board may require that it be taken down.

TIME-SHARE: No time-share use is allowed at Island Bluff.

TRASH: Trash is collected twice a week at the dumpster on Dills Bluff/Julian Clark Road and once a week on Simpkins Street. Trash must be bagged and tied and boxes broken down before being placed into a bin. No trash bags may be left outside a residence, on a patio, deck or porch area. No trash is to be left beside a bin because the garbage removal company will NOT pick it up. Please show respect for others by closing the doors on the trash bins at all times.

All solid waste (appliances, metal, etc.) must be placed at the curb by 7:00AM on the day of pick-up. (Call James Island Public Service District (JPSD) for any questions.) Place all materials away from underground water and gas meters, fences, or low hanging tree limbs. DHEC requires that JPSD separate all solid waste by the following major types: yard trash, manmade materials, electronics, and metal materials.

Manmade materials must be separated and placed on the ground as indicated: furniture, carpeting and backing, mattresses and box springs, paint can(s) (lids off, empty, dry), plastic materials (including old plastic trash cans) and bathroom fixtures. Debris piles must not exceed four feet in height, five feet in width, and fifteen feet in length. Before placing any tires (mounted on or off rims), call the JPSD office and ask for date of next tire pickup. Call the aforesaid number to schedule any electronics pickup (TV, computers, VCRs, vacuums, etc.).

METAL MATERIALS: Included, but not limited to, the following:
Refrigerators and freezers (doors must be removed and units cleaned out).
Air conditioners.
Ranges/stoves, water heaters.
Furnaces.
Large drums.
Tire rims without tires.
Pipes, fencing, wiring, scrap pieces (Note: No metal will be picked up if it has concrete, insulation, wood, plastic, or vegetation attached.)

RESTRICTIONS: JPSD will NOT pick up the materials listed in the following groups:

Group I: Call the Bee's Ferry Landfill about disposal or recycling of: construction stuff, rocks, pebbles, stones, or housing materials.

Group II: Call Charleston County Recycling about recycling of lead acid batteries, gasoline or #2 fuel oil, liquid paint, antifreeze, used oil. Note: Advanced Auto Parts & Auto Zone accept used oil/batteries.

Group III: Infectious materials: Carefully dispose of needles, syringes and/or lancets in an empty bottle or plastic container with the bottle cap or lid and place tape over the closed container. Double bag it and dispose of it in the dumpster (for our purposes).

Group IV: Call Berkeley County Landfill about disposal of hazardous waste or any materials which have come in contact with hazardous materials, any mechanical part used in any manufacturing process: broken, cut, or chipped pipe insulation, sheet rock, roofing materials, floor tiles, etc.

Group V: The following WILL NOT be picked up or disposed of by JPSD under any circumstances: ammunition, swimming pool chemicals, explosives, or hazardous waste.

Please do not put any materials falling in any of the above five groups in the dumpster provided by the Association.

TREES: Owners with trees are asked to report to the Property Manager any trees or branches scraping the side of the building or roof for immediate cutting. Any owner who wishes to plant a tree must first obtain approval from the Board. Failure to do so may cause the owner to be fined and possibly remove the tree.

VEHICLE REPAIR: No owner or renter may change their oil on the property due to potential contamination of the pond and damage to the parking lot. Oil leaks are also to be repaired immediately upon discovery. Failure to comply may result in a fine to be levied by the Board.

WINDOWS: Window dressings for both front and back are to have blinds/draperies with white backing. All blinds are to be in good condition and in working order. If slats are bent, broken or missing, the owner is responsible for replacing the blinds.

If windows are replaced, they must be the exact same frame, color, glass strength and thermal insulation, if possible. If an exception is necessary, the owner must have the **PRIOR** approval of the Board. Failure to do so may result in a fine in the amount of \$200.00, or the owner, at his or her own expense, will be required to replace the window(s) with the correct one.

OFF-PROPERTY OWNERS:

Upkeep of Property:

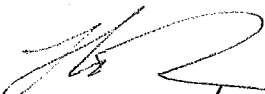
Owners must notify the Property Manager in the event that a renter moves out. Any addition to the property which was permitted such as a deck/patio will be inspected for damage. A full report will be sent to the owner with any damage and cost to repair the area. Owner will have 30 days to have items repaired. Owner may call the Property Manager to have someone make the necessary repairs and send a bill to the owner or have the charge added to the next regime fee due.

No off-property owner may neglect the up-keep of his or her condo. Notice will be sent if the owner does not keep the property, including decks, flower beds, patios and porches in good condition and in compliance with all restrictions of the Rules & Regulations, Bylaws and Master Deed. If owner neglects the notice, the Board may have someone perform the repairs at the owner's expense and a bill will be sent to the owner. Failure to pay for repair work will call for placement of a lien on the property for failure to comply with the Master deed and Bylaws. If owner neglects the notice, the Board may have someone perform the repairs at the owner's expense and a bill will be sent to the owner. Failure to pay for repair work will call for placement of a lien on the property for failure to comply with the Master Deed and Bylaws.

Tenants must comply with the rules and regulations for Island Bluff. Fines will be issued to the property Owner for violations noted on their property.

I certify that the foregoing Rules and Regulations constitutes the Rules and Regulations of Island Bluff Villas Horizontal Property Regime as duly adopted by the Board of Directors thereof, and have executed the Rules and Regulations this 8 day of January, 2019.

ISLAND BLUFF VILLAS HORIZONTAL
PROPERTY REGIME

By: 
Printed Name: Nathan Gueffon
Its: President

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