

# **SANDPIPER RUN COUNCIL OF CO-OWNERS, INC.**

## **RULES AND REGULATIONS**

Revised April 24, 2017

### **Please Note**

**If your unit will be occupied by rental or other guests, you must keep a copy of the attached Rules & Regulations available for their review in your unit at all times. Also, for those units with multiple owners, the managing owner, administrator, partner or agent must make sure that these Rules & Regulations are made available and reviewed by all of the multiple owners.**

## **INTRODUCTION**

Because of its unique principles of operation, condominium living, whether you are a vacationing guest, a permanent resident or an occasional resident, requires a lot of cooperation on everyone's part. With everyone's cooperation and consideration, however, all can enjoy the advantages that it brings. Thoughtfulness and courtesy on the part of each individual resident are paramount to ensuring this.

In order to create a congenial and dignified vacation and residential atmosphere, the Sandpiper Run Board of Directors has adopted this set of Rules and Regulations in accordance with the Association's governing documents for the guidance of all owners, their families, their guests and rental guests. These Rules were established based upon our own experience, as well as the experience of other condominium associations. Although no set of Rules and Regulations could please everyone, we believe that these are in the best interest of all our owners and will meet the approval of the majority.

Please keep in mind that owners not only have an obligation to follow the rules, but also a responsibility to make sure that others using Sandpiper Run facilities do so, as well. Therefore, actively involved owners play a significant role in keeping unauthorized persons from using our facilities and insuring that other owners, renters and guests respect our property and follow our rules.

We ask anyone spending time at Sandpiper Run to please take a little of that time to become familiar with these Rules and Regulations.

Any questions, suggestions, or concerns regarding these Rules and Regulations should be made in writing to the Managing Agent, Waccamaw Management, 605 Briarwood Drive, Suite C, Myrtle Beach, SC 29572. If the Managing Agent is unable to address them, they will be referred to the Board of Directors.

Board of Directors  
Sandpiper Run Council of Co-Owners, Inc.  
April 24, 2017

# SANDPIPER RUN COUNCIL OF CO-OWNERS, INC.

## Association Rules and Regulations (Revised April 24, 2017)

### 1. GENERAL

As specified in Sandpiper Run Horizontal Property Regime By-Laws and Master Deed, Owners are responsible and liable for the conduct of members of their families, guests, renters/lessees and service personnel occupying or visiting their respective Sandpiper Run (SPR) Condominium Units, during the time these people are on the Sandpiper Run property. Therefore, it is each Owner's responsibility to be certain that all such individuals are familiar with and observe all Association Rules and Regulations. ***All renters/lessees must be advised of these Rules & Regulations and all SPR Units in a rental program must have a copy of the SPR Rules & Regulations prominently displayed in the rental unit. Also, any unit that may be occupied by guests who are not familiar with these rules must have a copy prominently displayed.***

### 2. STAFF

The number of employees and sub-contractors allowed by the SPR Budget is limited. Each of these individuals is therefore expected to have a full work schedule. Therefore, only the Managing Agent, his authorized representative, or the SPR Board President or his authorized representative, is authorized to give instructions to any of the management, maintenance, landscaping, or contracted personnel. Any resident encountering a situation where a task is not being performed or not being performed properly should contact the Managing Agent (843-272-8705).

### 3. SECURITY

Security is the responsibility of every SPR unit owner and resident; however, some situations are not appropriate for unit owners or residents to handle. In such cases, unit owners and residents should contact Litchfield By The Sea Security (843-237-2451), the Managing Agent (843-272-8705) or the Georgetown County Sheriff's Office (911). Examples of such situations include any suspicious persons and/or any unusual activities on SPR property, including the Pool, Spas, Water Feature and Parking Garages/Areas.

Also, Unit Owners may wish to notify LBTS Security (843-237-2451) when any unit will be left unoccupied for an extended period of time.

### 4. HAZARDS

No owners or residents shall use or permit to be brought into a SPR Unit or Unit Storage Facility any flammable materials, gasoline containers, propane gas tanks, explosives, weapons, or any other articles deemed hazardous to life, limb or property.

Barbecue grills can be used **only if placed at least 25 feet from any building or structure.** No cooking devices of any kind may be used on any SPR balcony, in any corridor, in any stairwell, in any garage area or within the pool enclosure. Persons in violation of the fire code are subject to arrest and fines.

The discharge of fireworks and/or any other noise making devices is strictly prohibited on association property or from any Sandpiper Run building. Security rigidly enforces these rules.

### 5. MOTOR VEHICLES

Motorists shall obey all posted speed limits and traffic/parking signs. Security and the Georgetown County Sheriff's Office will strictly enforce vehicular traffic/parking rules. Be aware of bicycle and golf cart traffic at all times.

Each SPR Unit has at least one assigned and marked parking space for the use of that unit. Unauthorized vehicles parked in an assigned space or in a fire lane will be towed at the owner's expense. Unit owners parking in an assigned space other than their own, who do not have a valid "**Parking Permission Slip**" from the owner assigned that parking space prominently displayed on the dashboard of their vehicle, will be subject to a fine of \$25.00 per day. (*Blank permission slips can be obtained from the Managing Agent 843-272-8705.*)

Visitors and overflow parking should only park in the unassigned "open" parking areas. No vehicles, including golf carts, are allowed to park on any landscaped area.

Commercial vehicles, campers, trailers and RV's are prohibited from parking anywhere on SPR property. **UNIT OWNERS ONLY** are allowed to have boats and boat trailers or golf carts on SPR property, provided these fit in the owner's assigned covered parking space without interfering with other parking or vehicular movement.

All individuals operating motorized vehicles, including golf carts, on SPR property must be a licensed driver or meet the requirements of a state licensed learner's permit and be accompanied by a licensed driver.

The riding of motorcycles, motorbikes, mopeds or scooters is prohibited on SPR property. No vehicles of any type, including golf carts, are allowed on the walkways or on any landscaped area. No motorized vehicles are allowed on the dunes, walkovers or beach at any time.

**PLEASE BE ESPECIALLY AWARE OF CHILDREN WHEN ENTERING OR EXITING THE PARKING GARAGES.**

## **6. GUESTS-RENTERS-LESSEES**

No persons under 21 years of age will be permitted to occupy a SPR unit unless a parent or the owner of the unit is in residence at the same time. Any request for an exception to this rule must be made in writing to the SPR Board of Directors.

All guests, renters and lessees must be given a copy of these SPR Rules & Regulations and advised that they are required to obey them while on SPR property. Guests, renters and lessees, as well as owners, must be prepared to show proper identification and authorization to be in any of the SPR Common Areas, including the Pool/Spa areas. Security and the Managing Agent make periodic checks to ensure compliance with this requirement.

## **7. NOISE**

Being considerate and thoughtful of neighbors are especially important in a multi-family condominium. Even when buildings are well constructed and insulated, excessive loud noises can travel through glassed areas, elevators, corridors and balconies. Therefore, loud noises from televisions, stereos, musical instruments, boisterous conversations, and pets should be kept to a minimum, especially during the hours of 11:00 p.m. to 9:00 a.m. Anyone disturbed by excessive noise should contact Security (843-237-2451) or the Managing Agent (843-272-8705) for resolution.

## **8. CHILDREN**

Reasonable supervision of children by a responsible adult is required at all times when children are playing on the SPR grounds or within the SPR buildings and facilities, including the Pool/Spa areas. **Playing in the Water Feature is strictly prohibited.** Also, children are not allowed to play in the corridors, the stairwells or on the elevators. Extreme caution should be exercised when driving within the SPR areas to ensure safety of all pedestrians, but especially children, who may be playing near vehicular movement areas or exiting buildings without checking for oncoming vehicles. No children are allowed in the Pool/Spa areas without a parent or guardian.

## 9. PETS

**No guests, renters, or lessees are permitted to have pets in a SPR Unit or on SPR property. Violation of this rule will subject the Unit owner to a \$25.00 per day fine.** If you rent your unit, please be sure to make your rental agent aware of this.

No Unit Owner is allowed to keep or harbor animals or pets of any type in any SPR Unit unless expressly permitted in writing by the SPR Board of Directors or the Managing Agent. Such permission will be conditioned on such terms as the Board of Directors deems in the best interests of the SPR Association. Permission in one instance is not deemed to be "blanket permission" for other similar requests. The Board of Directors may revoke permission at any time. Any owner who has permission to keep a pet shall indemnify the Association and hold it harmless against any loss or liability of any kind or character arising from having any animal in a SPR Unit or on SPR property.

In no event shall dogs, cats, or any other pet be permitted in any common areas of SPR property unless leashed. All unleashed animals and pets are subject to collection by the Georgetown Animal Shelter. Reclamation of the pet will be the sole responsibility of the owner.

**No pets are allowed in the Pool/Spa or Water Feature areas at any time.**

**Pet owners are responsible for cleaning up after their pets. Failure to do so will result in a \$25.00 fine.**

## 10. WILDLIFE

Feeding of seagulls or other birds from the balconies, the walkovers, or in the Water Feature or Pool/Spa areas is not permitted. If you wish to feed the sea gulls, for safety and sanitation reasons, you may do this on the beach only.

It is against South Carolina law to feed or molest alligators. Therefore, do not feed, entice or attempt to play with the alligators that live in the lakes and ponds. These animals are wild and will act accordingly.

## 11. COMMON FACILITIES USE

### Pools and Spas

- a) The pools, spas and other common facilities are for the exclusive use of owners, their guests and renters. No guest or relative of an owner or of a renter, other than those guests or relatives who are actually in residence in a SPR Unit, shall be permitted to use the Pool/Spas unless accompanied by an Owner in residence. Anyone using these facilities must be prepared to show proper identification and authorization to do so. Security and the Managing Agent make periodic checks to ensure compliance with this requirement.
- b) All owners, guests and renters/lessees are required to observe the Pool & Spa Rules attached to these Rules and Regulations. **Please Note:** Children wearing diapers or swim diapers are not permitted in the pool or spas. Children in diapers are permitted in the "**kiddie's pool**" **only!** Personal items left in the pool or in the pool/spa enclosure after closing are discarded each morning with the trash.

### Walkovers

- a) The beach walkovers are for the exclusive use of owners, their guests and renters. They are not to be used for overnight storage. The storage or chaining of beach chairs, umbrellas, beach toys, etc. at or under the walkovers is prohibited. Any items left overnight in these areas will be disposed of each morning.

**Water Feature** (located between the C & D Buildings and the Pool)

- a) **This feature is a visual amenity-not a recreational one! It is not a footbath!**
- b) Swimming, wading or playing in the water feature is not allowed at any time. **NOTE: The water is chemically treated to kill algae.** Also, playing in the water feature landscaping is prohibited.
- c) Playing with toy boats, remote controlled toys, floats, balls, etc. in the water feature is not allowed.
- d) The impellers that operate this feature are easily damaged; therefore, parents are responsible for making sure that their children do not throw anything (coins, shells, rocks, sticks, pine straw, etc.) into the water feature. Because repairs to this feature are very costly, anyone caught throwing anything into or otherwise damaging this feature is subject to arrest and prosecution.
- e) No pets are allowed in the Water Feature.

**12. TRASH**

Buildings A & B

Newspapers, magazines, bottles and other breakables should be securely wrapped before placing them into the trash chutes. Household trash, bones and other non-breakables should be put into heavy duty secured bags and placed into the trash chutes.

Buildings C & D

All trash should be put into heavy duty plastic bags and placed in the dumpsters located at the South end of Building C (between Buildings C&D). Household trash **should not** be put in the trash containers in the lobbies.

All Buildings

At no time is trash of any kind to be left at the entrance of any unit or in any common areas even for short periods of time, because it contributes to the development of a severe ant problem. Such items of trash will be removed by maintenance and a \$25.00 fine imposed on the **Unit Owner**.

SPR is charged for garbage collection by weight; therefore, the dumpsters should be used to depose of household trash only. Any violation of this rule by Owners, contractors, (i.e. building materials) installers, (i.e. flooring or carpet) or delivery people (i.e. old furniture or mattresses) will result in a charge back to the **Unit Owner** involved.

**13. BALCONIES & STAIRWELLS**

Do not throw cigars, cigarettes, food or any other objects from any balconies. No cooking is permitted on any balconies. Feeding sea gulls from any balconies is prohibited.

Unit Balconies

Articles of clothing, linens, towels, decorations, flowers, etc. may not be hung from the balconies or windowsills. Nothing shall be kept, placed, maintained on or allowed to hang over the ledges or railings of the balconies. All loose objects should be removed during hurricane season. Glass tops for tables should be avoided unless securely fastened to the tabletop.

Any owner who wishes to replace the floor covering on his/her unit balcony must submit a colored sample of the material he/she intends to use to the Board for approval prior to any installation.

## Common Balconies

Laundry, dry cleaning items, supplies of water and other articles may not be left unattended on the common balconies. Also, tricycles, bicycles, scooters, roller skates, skateboards, wagons, baby carriages, strollers, toys, beach and pool toys, beach chairs, beach umbrellas, surfboards, rafts, shoes, sandals, fishing equipment, boat paddles, etc. may not be left on these balconies or in the stairwells at anytime. The Fire Code prohibits these and anything else not fastened down from being left in the egress (common balconies and stairwells) at anytime for any length of time. This includes benches, chairs, flowerpots, plants, building materials, carpets, window treatments, furniture, mattresses, etc. Any such items will either be removed to a storage area maintained by the Maintenance Department (843-235-8626) and a \$25.00 storage charge imposed upon retrieval or (for items deemed to have been discarded) they will be disposed of and a handling charge of not less \$25.00 or more than \$200.00 imposed. The riding of tricycles, bicycles, scooters, roller skates, skateboards, wagons, etc. on the common balconies or in the stairwells or garages is prohibited.

## **14. ALTERATIONS**

No alterations or additions to any of the SPR Common Elements or Limited Common Elements (exteriors of individual SPR units) shall be made by any owner or resident without prior written consent of the Board of Directors, as outlined in Article VII of the Council's By-Laws. Owners or residents shall not undertake to do any painting, landscaping, maintenance or repair work in common areas unless an emergency situation requires it or it is done pursuant to written approval of the Board of Directors.

## **ROOFS OF BUILDINGS**

The HVAC system external components for the majority of SPR Units are located on the roof of the building, together with other ancillary maintenance equipment. For safety, insurance and security reasons, the access doors to the roofs are locked at all times. Owners, renters, or guests are not permitted on the roofs for any purpose, unless accompanied by an experienced maintenance person who must obtain a passkey from the Maintenance Department.

If your air conditioning unit needs servicing, please refer to the Yellow Pages of your telephone directory for a list of service companies. The company you select must notify the on-site Maintenance Department (843-235-8626) to gain access to the roof. After the repairs are made, the Maintenance Department will inspect all work done on the roofs to ensure no damage was done to the roof.

## **15. LUGGAGE LOADING CARTS**

Owners, renters, and guests shall be responsible for the **prompt return of loading carts to the area from which they were obtained**. These carts are not toys and should not be used for any purpose other than loading and unloading of personal items. They are not to be taken from the garage or parking areas or used to transport items to the pool or walkovers. Children are not allowed to ride on or play with these carts at anytime.

## **16. PARKING**

Only authorized vehicles are allowed in the SPR parking areas. Appropriate and up-to-date parking decals/tags must be prominently displayed on each vehicle at all times while on SPR property. *Note: The identity information on hanging tags must be readable from outside the vehicle, whether they are hung from the rearview mirror or placed on the dashboard.* All vehicles must be parked within the confines of the painted lines and pulled up to the bumper curb. Reserved spaces are only to be used by residents of that specific unit shown on the bumper curb or other signage.

Individuals parking in unauthorized areas or in someone else's assigned space will be subject to having their vehicles towed at their expense and/or a fine of \$25.00 per day.

Only Unit Owners are allowed to have golf carts on Sandpiper property and these carts can only be parked in the owner's covered assigned parking space. Non-owner carts and carts improperly parked will be removed.

Bicycles should be parked in the designated racks. As a security measure, all vehicles, including bicycles, should be locked at all times while parked on SPR property.

## **17. WINDOWS & WINDOW TREATMENTS**

Broken windows and windows with broken vapor seals ("fogged over") must be replaced by the unit owner within 60 days of notification by the Board of Directors or the Managing Agent. Faulty windows that are not replaced by the Unit Owner or the Unit Owner of Record within the 60-day period may be replaced by the Sandpiper Run Association at the owner's expense in accordance with Section 7.3 of the SPR By-Laws, or the owner may be subject to a \$25.00 per day fine for each day beyond the 60 day period if the windows are not replaced. Replacement glass must meet the building code requirements for hurricane zones.

All window treatments, shades, drapery linings, blinds or other window/glass coverings that are visible from the unit exterior must be white in color when viewed from the outside.

## **18. SIGNAGE**

No sign or notice of any type including, but not limited to, "For Rent", "For Sale", etc., shall be displayed on the exterior of any SPR building or facility, nor shall such be posted or displayed in any manner that would be visible from the outside of any SPR building or facility.

## **19. SAND DUNES & BEACH**

South Carolina law prohibits trespassing on the beach sand dunes or damaging or destroying the sea oats or the sea grass that grows on the dunes. Therefore, SPR residents should not walk on the dunes or allow children to play on them. Use the walkovers only for access to and from the beach. No jet skis, boats, kayaks, canoes, or canopies/tents are allowed on the sand dunes.

No items of any kind, including canopies, shade tents, beach umbrellas, chairs, floats, kayaks, canoes, etc. may be left on the beach overnight. Any such items left after sunset will be removed and stored for seven days at the owner's expense. The storage charge will be \$25.00 per day. At the end of seven days, any stored items will be appropriately disposed of. The Association is not responsible for any accidental damage that may result from the removal and storage of any such items.

## **20. ACCESS TO SPR UNITS**

For security and emergency reasons the Managing Agent must keep a passkey, on behalf of the Association, for each SPR Unit. Unit owners may not alter or replace any entry locks without providing a duplicate key to the Managing Agent.

## **21. TRANSFER OF OWNERSHIP**

The governing documents of the Sandpiper Run Council of Co-Owners, Inc. require that the Managing Agent be notified prior to any sale or transfer of ownership for any SPR Unit or any part interest in one. Selling owners can be held responsible and liable for any debts incurred by the "buying owner" if this notice is not given in a timely manner which will allow the Managing Agent to change and update billing documents. While the "selling owner" has responsibility for this notification, the "buying owner" should also confirm that the notification has taken place.

## **22. MAINTENANCE RESPONSIBILITIES**

Maintenance and upkeep of all Common Areas, including landscaping, is done for the Association under contracts granted and overseen by the Managing Agent and the Board of Directors. Any complaints,



suggestions, or comments regarding maintenance should be addressed to the Managing Agent (843-272-8705) or the Board, not to the maintenance employees on site.

Each SPR Unit Owner, or Owner of Record, is responsible for the proper upkeep and maintenance inside his/her respective unit. This includes any fixture, appliance, hot water heater, ice maker, water purifier, HVAC unit, etc. that might cause damage or have an adverse impact on areas outside his/her unit, including areas above and below.

Each owner is responsible for maintaining and periodically replacing all appliances and facilities that, because of age, are subject to failure causing water damage. This includes water heaters, air-conditioning units, sinks, commodes, water closets, freezers, ice makers, etc. The unit owner can be held responsible for the cost of repairing water damage done to another unit resulting from such a failure. *For example, if your water heater is over ten years old, a failure is to be expected. Therefore, not replacing it prior to an expected failure will make you liable for all of the damages resulting from that failure.*

### **23. RESPONSIBILITY FOR DAMAGE**

Unit Owners shall be liable for all damages to any SPR building or facilities caused by receiving deliveries or the moving of furniture and other articles in or out of the building. Unit Owners should notify the Managing Agent (843-272-8705) prior to any move involving the use of the elevators so that appropriate wall shields can be installed in the elevators.

### **24. REMEDY FOR VIOLATION**

All of these Rules and Regulations are designed to make living for you and your neighbors at Sandpiper Run pleasant and comfortable. The restrictions that we impose upon ourselves are for the mutual and lasting benefit of all. Owners have a right to expect these rules will be followed so that Sandpiper Run offers the pleasant and enjoyable experience they and their guests deserve. Owners also have an obligation to help enforce these rules by pointing out violations to the violators, as well as to Security (843-237-2451) and the Managing Agent (843-272-8705) when necessary.

Violations of these Rules and Regulations that are reported to Security or the Managing Agent will be called to the attention of the violating owner, guest or renter for corrective action. The failure of any owner, guest or renter to comply with the Rules and Regulations will result in a \$25.00 per day fine to the **Unit Owner** which will become part of and collectable with the next regular assessment. Any disagreement over a violation fine will be reviewed by the Board of Directors for an appropriate and final resolution.

### **25. RULE CHANGES**

The Board of Directors, as authorized in the By-Laws, reserves the right to amend, change or revoke any or all of the existing Rules and Regulations. The Board is also authorized to make such additional Rules and Regulations from time to time as, in their opinion, shall be necessary or desirable for the safety and protection of the SPR buildings and their occupants and to promote cleanliness and good order for all SPR facilities and property and to assure the comfort and convenience of owners, their guests and renters, while protecting, preserving and enhancing each owner's investment in Sandpiper Run.

*These revised SPR Rules and Regulations are effective as of April 24, 2017 and supersede any and all previous versions.*

**PLEASE REFER TO THE NEXT PAGE FOR SWIMMING POOL RULES  
AND TO THE LAST PAGE FOR EMERGENCY TELEPHONE NUMBERS**

**SANDPIPER RUN SWIMMING POOL AND SPA RULES  
THESE FACILITIES ARE FOR THE USE OF SANDPIPER RUN UNIT  
OWNERS AUTHORIZED GUESTS AND RENTERS ONLY**

**POOL HOURS: 9:00 AM—10:00 PM**

**THERE IS NO LIFEGUARD – SWIM AT YOUR OWN RISK**

- No solo swimming
- No running
- No boisterous or rough play
- No person under the influence of alcohol or drugs allowed
- No spitting or blowing nose in pool
- No persons with communicable disease allowed
- No persons with skin, eye, ear or nasal infections allowed
- No animals or pets allowed
- No glass allowed anywhere within the pool area enclosure
- No children are allowed without parent or guardian
- Shower before entering the pool
- Maximum number of swimmers allowed in pool is 70
- The emergency phone is located at front of pool house and is for emergency only
- A first aid kit is located in emergency phone box
- Children wearing diapers or swim diapers are not permitted in pool or spas
- Children not toilet trained or in diapers are permitted only in “kiddie pool”
- Appropriate swimming attire is required
- Radios will be permitted in pool area with use of earphones/headsets only
- Pool furniture may not be reserved
- Diving is not permitted
- Climbing onto or jumping off the pool island is not permitted
- Large pneumatic floats, boats, pool toys, etc. are not permitted
- Trash should be disposed of in trash containers only
- Personal items should not be left in the pool or pool/spa area after closing-all such items are discarded each morning with the trash
- Pool furniture should be properly cared for
  - Under no circumstances should the pool furniture be removed from the immediate area or placed in the pool or spas
  - Anyone caught throwing debris of any kind into the pool or spas or otherwise damaging the pools or spas will be subject to arrest and prosecution
- Cigarette and cigar ashes and butts should be properly disposed of and not snuffed out on the pool deck

## EMERGENCY TELEPHONE NUMBERS

Fire Department	911
Georgetown Police	911
Sheriff	911
Highway Patrol	911
Ambulance	911

L.B.T.S. SECURITY (24 Hours) 843-237-2451

### HOSPITALS

Georgetown Memorial 843-527-7000  
606 Black River Road

Grand Strand Regional Medical Center 843-692-1000  
809 82<sup>nd</sup> Parkway, Myrtle Beach

Conway Hospital 843-347-7111  
300 Singleton Ridge Road, Conway

South Strand Ambulatory Care Center 843-839-1000  
5050 Highway 17 Bypass, Surfside Beach

Waccamaw Same Day Surgery Center 843-651-9658  
4070 Highway 17 Bypass, Murrells Inlet

Waccamaw (Tidelands) Community 843-652-1315  
Hospital  
4070 Highway 17 Bypass, Murrells Inlet

### Managing Agent

Waccamaw Management 843-272-8705  
Maintenance Office 843-235-8626  
After Hours 843-272-8911