

**Association Rules**  
**For**  
**Seabrook Point Property Owners Association**  
**Seabrook, SC**

**Adopted by the Board on January 29, 2020**

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## Seabrook Point Property Owners Association Rules Introduction

The Covenants state that the Seabrook Point Property Owners Association (SPPOA), from time to time and subject to the provisions of the SPPOA documents, may adopt, amend and appeal rules and regulations, to be known as the "Association Rules". The Rules are designed to ensure a pleasant atmosphere in the Seabrook Point community that promotes a relaxed and enjoyable quality of life. Additionally, compliance preserves the value of Owner's property. The SPPOA Board of Directors will provide a current copy of the Rules to each owner and property manager in the SPPOA.

### Administrative Rules

- Annual Assessment: Per Article V, Section 2. The Document directs the Board to collect an annual assessment from the SPPOA members by January 1 of each year for each lot owned. The assessment cannot be increased by more than 10% from year to year.
- Use of Common Property: Per Article IV. The OWNER shall have Property Rights within the COMMON PROPERTY. The privilege of use given to family members, tenants, or guests shall not be construed as granting membership to such persons.
- Conduct/Behavior: Per By-Laws Article VII, section 1. OWNERS are at all times responsible for the conduct and behavior of their family members, tenants, invitees, and guests and a violation by them shall be considered a violation by the LOT OWNER.
- Rentals: Per Article VII, sections 19 and 20. The OWNER has the right to enter into Rental Agreements subject to the RULES for leasing as well as to provide requirements to submit a copy of the written and executed Lease Agreement to the BOARD within seven days of execution.
- House Sales: Sellers shall provide a complete set of Seabrook Point documents to the purchaser prior to closing. Owners are required to obtain a signed receipt of the Documents from a buyer and to file that receipt with the Secretary of the Board within 10 days of closing.
- Nuisance and Noise: Article VII, section 14. Obnoxious or offensive activity or public nuisance is prohibited within Seabrook Point. Anonymous reports will not be considered.
- Violation Disputes: Disputes between members and reports on the existence of nuisances or other violations of the Covenants should be brought to the attention of any member of the Board. Anonymous complaints will not be considered.

- Improvements: Article VI, Architectural Control Committee (ACC). The requirements and restriction relative to plans for any exterior improvement, modification or addition must be approved by the ACC. Specific approval is required but not limited to the design, quality and type of construction, materials, color, height, grade finished ground elevation and other aesthetic considerations as defined in the ACC Standards.
- Property Maintenance: Article VII, section 9. All OWNERS must maintain the property to standards established by the BOARD. Refer to the Covenants for details of failure to comply with this section.
- Personal Property Storage: The requirements for the storage of all personal property of Owners is defined by the BOARD. Articles not appropriate for storage in view include but are not limited to trash cans, recycle bins, grills, coolers, bicycles, firewood and construction materials.
- Traffic Speed Limits and Parking: Article VII, section 25. The BOARD has the authority to establish, administer, and, enforce RULES for speed limits and parking on the COMMON PROPERTY and on the LOTS. The speed limit in Seabrook Point Subdivision is clearly posted on the roads.
- Vehicle and Boat Storage: Article VII, section 10. Parking of trucks, recreational vehicles, boats, personal watercraft or similar vehicles are strictly controlled within Seabrook Point..
- Animals: Article VII, section 15. Seabrook Point allows only certain household pets.
- Trash: Article VII, sections 4 and 13. The requirements for the control of trash, garbage and refuse are dictated by the BOARD. Suitable receptacles must be used for temporary storage of refuse.
- Fires: Article VII, section 17. No outdoor flame or fires are permitted except those safely contained in cooking grills or fire pits. The Board maintains the right to adopt reasonable Rules (RULES OF CONDUCT) for all aspects of an outdoor FIRE.

Per discussion with the Burton Fire Department, the following Rules are set forth relative to fires:

**Fire Pits:**

- Recommend a minimum of 75 feet from any structure.
- Fire pits must be metal or masonry in construction and be 2 to 3 feet in height.
- A water supply (hose) must be nearby.
- A fire should never be unattended.
- A fire must be out before retiring for the evening.

Burn (debris) piles:

- The debris pile should be no closer than 75 feet from a structure.
  - The SC Forestry Department must be notified at 800-895-7062.
  - The SC Forestry Department will determine whether it is safe to burn. When calling there will be an automated response to which you leave your name, address, phone number.
  - The Forestry Department requires a fire break around the fire and a means to control the fire.
  - Lack of notification of the Forestry Department represents a liability on the part of the lot owner if a fire results in any damage.
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- Garage Doors: Article VI, section 6, subsection f, (ACC Plans). The ACC defines the type of materials and specifications and details used in construction must be submitted to the ACC for approval.
  - Signage: Article VII, section 7. The use of signage within Seabrook Point is strictly limited. This includes for sale, commercial or political signs. The BOARD has the authority to issue RULES OF CONDUCT for the installation, administration, and enforcement of signs.
    - Real Estate "For Sale/Rent" signs. Each property which is for sale may display one (1) real estate sign, which must meet the following specifications:
      - The sign shall be green in color with cream lettering.
      - Six (6) inches high by eighteen (18) inches wide.
      - The sign may have up to 3 rows of information, the first row being the word "AVAILABLE" with the third row containing the contact number.
      - Lettering on these rows should be approximately one and a half (1 ½) inches high.
      - The optional middle row may have the listing company's name or "By Owner" in lettering approximately one half (1/2) inch high.
      - The signs must be affixed to a front facing stand no more than forty two (42) inches in height.
      - The stand may include a mounted "Take One" literature box for 8 ½ X 11 inch handouts on the listed property.
      - Tall post mounted signs or bill board signs are prohibited.
  - Outside Clotheslines: Any clothesline must be out of the view of the neighborhood.
  - Antennae: Article VII, section 24. Satellite dishes, TV dishes, antennae, wireless devices, etc. are strictly controlled within Seabrook Point.
  - Garage/Yard Sales: Article VII, section 21. The BOARD has established RULES from time to time to determine when yard sales can be conducted.

- Playgrounds/Play Yard: Article VII, section 26. The BOARD has the authority to establish, administer and enforce RULES for the installation and use of playground equipment.
- Boat Ramp/Dock on COMMON PROPERTY: Article VII, section 22. The BOARD shall have the authority to establish, administer, and enforce RULES from time to time for the use and occupation of the Boat Ramp and Dock located on the COMMON PROPERTY

#### Enforcement Rules

- Rule Enforcement Procedures: When an Owner is in violation of the Covenants, By-laws or Rules of Conduct, the following procedure will be implemented:

Conduct of Members. All OWNERS and their GUESTS shall, at all times, observe the published RULES of Conduct which may be established from time to time by the BOARD for each COMMON PROPERTY and the purposes stated in the GOVERNING DOCUMENTS and all such persons shall comply with the provisions of the DOCUMENTS and they will be liable for all remedies of Enforcement that are set forth in the DOCUMENTS.

In the discretion of the BOARD, a separate Rules Committee of three (3) members may be created to act for the BOARD in the processes of (a) negotiating resolutions, (b) conducting trials, and, (c) issuing decisions. All Rules Committee decisions are subject to appeal to the BOARD.

Subject to the limitations in the DOCUMENTS, for each single violation of a provision in the DOCUMENTS, the BOARD shall have the full power and authority to (a) monetarily fine, (b) suspend the use of the COMMON PROPERTY, (c) place on probation any OWNER (or his GUESTS), or, (d) take any other appropriate action for a violation of the DOCUMENTS. Any BOARD Member shall have the right to immediately suspend the person from temporary use of the COMMON PROPERTY without notice of hearing and subject to a subsequent hearing on the violation as set forth herein if such immediate action is necessary. Any complaint by one OWNER against another OWNER shall be in writing and signed by the complaining OWNER.

No member may waive or otherwise divest himself of the obligation of the performance of all the provisions of the DOCUMENTS or by the lack or failure to use any COMMON PROPERTY, or by the abandonment of his LOT, or by the abandonment of ownership.

- Violations: Pursuant to written notice being given forty-eight (48) hours in advance of the nature of the complaint, a person alleged to have violated any provision of the DOCUMENTS is entitled to a hearing before the Rules Committee with an

opportunity for the OWNER to be heard with cross-examination of persons and any documents. A majority decision of the Rules Committee in writing shall be necessary to fine, suspend, place on probation, or for any other remedy.

- Violation Fines: Each Owner is granted 30 days from the assessment of a fine levied against them to appeal the fine according to the Board's adopted rules governing the appeal process. LET IT BE RESOLVED that the Board of Directors for Seabrook Point, acting under the authority granted to it by the Second Consolidated Declaration of Covenants, Conditions and Restrictions for Seabrook Point, does hereby adopt the following policy for enforcement of said Covenants. The following violations, in addition to any and all provisions governing ownership and use of property within Seabrook Point, are subject to notice of violations and, if not cured within 10 days from the first notice, fines are as follows:
  - FIRST notice of violation – Courtesy letter warning of possible fines for failure to cure violation with 10 working days to comply.
  - SECOND notice of violation - \$25 fine assessed to Member's account with 10 working days to comply.
  - THIRD notice of violation - \$50 fine assessed to Member's account with 10 working days to comply.
  - FOURTH notice of violation - \$100 fine assessed to Member's account with 10 working days to comply.
  - FIFTH notice of violation - \$200 fine assessed to Member's account
  - Beyond the fifth notice and imposition of fines, the ASSOCIATION may seek all remedies available by law to correct the violation, including professional mediation, or bringing suit for non-compliance.
  - If offense/violation recurs within 1 year, it carries a \$250.00 fine requiring no prior notification. In addition, the Association may, in the sole discretion of the Board of Directors, prohibit use of the Association's amenities and deny voting rights for any OWNER.
  - Any violation is considered independent of any previous violation for the OWNER.
  - All violations subject to this resolution, but not limited to, are included in the Second Consolidated Declaration of Covenants. See Article IX for further information about Abatement and Severability.
- Appeals: By-Laws, Article VII, section 2. Any person desiring to appeal any decision of the Rules Committee to the BOARD shall give written notice to the Committee within seven days of their decision. The appeal is to be heard de novo by the BOARD within thirty days of receipt by the Rules Committee of the notice of appeal. The decision of the BOARD is to be in writing and is to be final.

## Boat Landing and Dock Rules

- Dock Rules: Article VII, section 22
  - All vehicles shall be parked beyond the sign and in the grassed field area at all times. Vehicles and trailers found parked on the ramp side of the sign will be towed at the owner's expense.
  - All vehicles must have a current Seabrook Point Property Owners Association decal displayed in the window. Guest's vehicles must have a note placed prominently in the window showing property owner's name, address and/or lot number. This note must be signed and dated by the Member. Any vehicle without a current Seabrook Point Property Owners Association decal, or guest note, will be towed at the owner's expense. Guests must be accompanied by an Association member (owner) at all times.
  - All trash shall be removed from the property.
  - No golf carts or other vehicles allowed on Dock.
  - You are responsible for damage you cause to the Ramp and Dock.
  - You are responsible for damage you cause to other boats, vehicles, etc.
  - You are responsible for your guest(s).
  - Ramp and Dock area to be used for residential purposes only. Commercial and non-residential uses are strictly prohibited. Fires, loud music, noise, profanity or fireworks are prohibited.
  - Launch preparation and cleanup must be done beyond the sign so as to not delay the use of the Ramp by others.
  - Due to the increased number and size of Boats in the Community, unattended dockage is prohibited during the following holidays: Memorial Day, Fourth of July and Labor Day. In addition, unattended dockage is prohibited during the Beaufort County Water Festival. Excluding the above, unattended dockage is limited to not more than once in a 24 hour period and shall not to exceed 24 hours in duration. One outside (river side) slip, consisting of 1/2 of the overall length of the floating portion of the dock, must be left open at all times for the purpose of temporary dockage for the immediate launching and/or removing boats (unattended boats may at no time occupy all available space so as to not allow boats up to 25' in length space to temporarily dock while launching boat or retrieving trailer). Boats violating these rules will be removed at the owner's expense.
  - Absolutely no fuel is to be carried onto the docks or used at the dock area at any time.
  - No action which interferes with the "quiet enjoyment" of surrounding residences is allowed.