



## Introduction

Our Covenants (Governing Documents) state that the Seabrook Point Property Owners Association (SP POA), from time to time and subject to the provisions of the SP POA Governing Documents, may adopt, amend and appeal rules and regulations, to be known as the “Association Rules”. The intent of this summary of our rules and regulations is to provide Members and other interested parties with an easy to read document; please refer to the Governing Documents for definitions of terms used in this summary.

The Rules are designed to foster a pleasant atmosphere in the Seabrook Point community, which promotes a relaxed and enjoyable quality of life. Additionally, compliance with our published rules, etc. preserves the value of Owner’s property and enhances the overall appeal of Seabrook Point. Copies of our Governing Documents (as recorded with the County) are posted to our [website](#), and supplied to new Members via our Property Management company.

## Administrative Rules

1. Use of Common Property: The privilege of use given to family members, tenants, or guests shall not be construed as granting membership to such persons.
2. Rental Agreements: 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.
3. 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.
4. Improvements: The requirements and restrictions relative to plans for any exterior improvement, modification or addition must be approved by the Architectural Control Committee (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.
5. Property Maintenance: All OWNERS must maintain the property to standards established by the BOARD. This includes proper and attractive landscaping.

6. 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.
7. Animals: Seabrook Point allows only certain household pets.
8. Fires: No outdoor flame or fires are permitted except those safely contained in cooking grills or fire pits. Per discussion with the Burton Fire Department, the following Rules are set forth relative to fires:

**Fire Pits:**

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

**Burn (debris) piles:**

- The debris pile should be no closer than seventy five (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 and contact 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.

9. Garage/Yard Sales: The BOARD has established RULES from time to time to determine when yard sales can be conducted.

## **Enforcement Rules**

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 thirty (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. 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 ten (10) days from the first notice, fines are as follows:

- a. FIRST notice of violation – Courtesy letter warning of possible fines for failure to cure violation with ten (10) working days to comply.
- b. SECOND notice of violation – a fine of twenty-five dollars (\$25) assessed to Member’s account with ten (10) working days to comply.
- c. THIRD notice of violation - a fine of fifty dollars (\$50) assessed to Member’s account with ten (10) working days to comply.
- d. FOURTH notice of violation - a fine of one hundred dollars (\$100) assessed to Member’s account with ten (10) working days to comply.
- e. FIFTH notice of violation - a fine of two hundred dollars (\$200) assessed to Member’s account.
- f. 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.
- g. If offense/violation recurs within one (1) year, it carries a fine of two hundred and fifty dollars (\$250) and 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.
- h. Any violation is considered independent of any previous violation for the OWNER.
- i. 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.

## **Boat Landing and Dock Rules**

### Dock Rules: Article VII, Section 22

- a. All vehicles shall be parked beyond the sign at the entrance to the boat landing area 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 vehicle owner’s expense.
- b. 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 vehicle owner’s expense. Guests must be accompanied by an Association member (owner) at all times.
- c. All trash shall be removed from the property.
- d. No golf carts or other vehicles allowed on Dock.
- e. You are responsible for damage you cause to the Ramp and Dock.
- f. You are responsible for damage you cause to other boats, vehicles, etc.
- g. You are responsible for your guest(s).
- h. 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.
- i. Launch preparation and cleanup must be done beyond the sign so as to not delay the use of the Ramp by others.
- j. 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 twenty four (24) hour period and shall not to exceed twenty four (24) hours in duration. One outside (river side) slip,

consisting of ½ 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 twenty five (25) feet in length space to temporarily dock while launching boat or retrieving trailer). Boats violating these rules will be removed at the owner's expense.

- k. Absolutely no fuel is to be carried onto the docks or used at the dock area at any time.
- l. No action which interferes with the "quiet enjoyment" of surrounding residences is allowed.