

ONE OCEAN PLACE HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS
Revised May 2021

I. Rules and Regulations of One Ocean Place Horizontal Property Regime.

1. The greens and walkways in front of the building and the entranceways to the units shall not be obstructed or used for any purpose other than ingress and egress.
2. No article shall be hung or shaken from the doors, windows or balcony or be placed upon the window sills, railings or corridor railings of any units.
3. No bicycles, scooters, baby carriages or similar vehicles or toys or other personal articles shall be placed or allowed to stand in any of the common areas.
4. No owner shall make or permit any noise that will disturb or annoy the occupants of any of the units in the project or do or permit anything to be done which will interfere with the right, comfort or convenience of other owners.
5. Each owner shall keep his unit in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown there from or from the doors or windows there of any dirt or substance.
6. No shades, awnings, window guards, ventilator fans or air conditioning devices shall be used in or about any buildings except such as shall have been approved by the Directors of the Board.
7. All garbage and refuse from the units shall be deposited with care in garbage containers intended for such purpose
8. Water closets and other water apparatus in any buildings shall not be used for any purpose other than for those for which they were constructed, nor shall any sweeping, rubbish, rags paper, ashes or any other article be thrown into the same. Any damage resulting from misuse of any water closets or other apparatus shall be paid for by the owner of the unit in which the damage shall have been caused.
9. Dog/pet Rules
 - a. Only owners are allowed dogs. Guest and renters are specifically prohibited from bringing dogs onto Association grounds.
 - b. Only listed deed unit owners are allowed to have dogs on property.
 - c. Owners are defined as individuals listed in Association records.
 - d. Corporations, trust, partnerships or family relatives are not allowed to have dogs on premises.

- e. Dogs must be kept on a leash at all times and must have a One Ocean Place dog tag affixed to their collar. Owners are responsible to remove dog excrement from grounds.
 - f. All tags for dogs will be issued by maintenance and will only be issued to unit owners.
 - g. Violations of this rule will result in the managing agent notifying the owner and rental agent allowing 24 hours for the dog's removal. Failure to comply will result in a \$500.00 assessment to the owner.
 - h. Pets are not permitted in lounge or exercise room.
 - i. If an assessment is not paid, cable and internet service will be terminated after 10 days from receipt of the certified letter and the homeowner will be responsible for shutoff and reconnection fees.
10. Nothing shall be altered or constructed in or removed from the common area, except upon the written consent of the Board of Directors.
11. All radio, television or other electrical equipment of any kind or nature installed or used in each unit shall fully comply with all rules, regulations, requirements or recommendations of the Board of fire underwriters and the public authorities having jurisdiction, and the owner alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in each unit.
12. The agents of the Board of Directors or the managing agent, and any contractor or workman authorized by the Board of Directors or the managing agent, may enter any room or unit in the buildings at any reasonable hour of the day after notification (except in case of emergency) for the purpose of inspecting such unit for the presence of any vermin insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin insects or other pests.
13. The Board of Directors or its designated agent shall retain a pass key to each unit. No unit owner shall alter any lock or install a new lock on any door of a unit without the written consent of the Board of Directors. In such case, if consent is given, the owner shall coordinate with the Board of Directors, or its agent, to assure that the key matches the existing master.
14. All persons will obey the posted parking regulations.
15. All damage to the common area caused by moving or carrying of any article therein shall be paid by the owner responsible for the presence of such article.
16. Water shall not be left running for any unreasonable or unnecessary length of time.
17. No owner shall use or permit to be brought into the project any inflammable oils or fluids such as gasoline, kerosene, naphtha, or benzene, or other explosives or

articles deemed extra hazardous to life, limb or property without in each case obtaining written consent of the Board of Directors.

18. The owners shall not modify the exterior of entry doors in anyway.
19. The owner shall close all windows while there units are unattended to avoid possible damage from storm, rain, freezing or other elements. During all winter months, heating unit thermostats shall be maintained as a setting so as to maintain a minimum temperature of 55 degrees Fahrenheit to assure that sufficient heat is contained in each unit to prevent the freezing of pipes or other damage from cold weather.
20. Draperies, curtains or mini-blinds must be installed by each owner on all windows of his/her unit and must be maintained in such windows at all times. The color of the portions of such draperies, blinds or curtains visible from the exterior shall be white or an off white.
21. No fireworks, outdoor grills or fire pits are allowed in or about the Project.
22. No signs of any nature, including (without limitation) "For Sale Signs" shall be placed on or about the project including (without limitation) the inside of windows or sliding glass doors visible from the exterior of the project.
23. A condensed set of these rules and regulations applicable to persons using any unit will be prepared and made available to all owners. These condensed rules and regulations will be required to be placed in a conspicuous location in each unit which is rented, and sufficient copies provided to all rental agents with instructions to provide at least one copy of the condensed rules and regulations to each renter.
24. Complaints regarding the management of the units and grounds or regarding actions of other owners shall be made in writing to the Board of Directors.
25. Any consent or approval given under these rules and regulations by the Board of Directors shall be revocable at any time.
26. These rules and regulations may be added to or repealed at any time by the Board of Directors.

II. One Ocean Club - Owners Lounge - Rules and Regulations

The One Ocean Place Owners' Lounge is available to One Ocean Place Homeowners only. The following rules and guidelines will be strictly enforced and adhered to by all members of the One Ocean Place Homeowners, Inc.

1. Only Owners, as listed in Association records of One Ocean Place may use the Owners Lounge for social functions.

2. A reservation will be accepted no more than ninety (90) days prior to the function date. Anyone reserving the Owners' Lounge earlier than the above mentioned time frame must acquire special permission from the Managing Agent.
3. The Owners' Lounge will be available upon request at no charge for Owner social functions. The Association will have priority over all requests, which will include all holidays, i.e. Christmas Eve and New Year's Eve. Each unit is allowed three (3) reservations per calendar year. Peak Season summer reservations of the owners lounge will be allowed, but all parking rules will be fully enforced and any guests to the event would be restricted to use of the lounge only. Additional reservations will be accepted at a rate of \$75.00 per hour (2 hour minimum). The Owners' Lounge will not be available for any type of commercial function. Reservations require a security deposit in the amount of \$300.00. Damages will be deducted from the security deposit. Any excess damage will be the responsibility of the reserving owner. Any and all leases are subject to Board approval.
4. Owners who make a reservation must be present for the duration of the function.
5. Owners will assume responsibility for the conduct of their invited guests.
6. No person under eighteen (18) years of age is allowed in the Owners' Lounge unless accompanied by a parent or responsible adult owner.
7. The function must be concluded by 11:00 p.m., unless prior written approval has been obtained from the Board.
8. The Pool Area may not be reserved for private parties.
9. No swimming attire, either wet or dry, will be permitted in the Owners' Lounge.
10. The last individual leaving the Owners' Lounge will be responsible for turning off all lights and locking all doors.
11. As stated above, the Owners' Lounge will be available only on a reservation basis with a refundable cleaning and security deposit of \$300.00. The Owners' Lounge will be closed to all other members during the reservation period. The Owners' Lounge must be cleaned by 10:00 a.m. the day following the function. If it is not, management will have it cleaned at a charge of \$100.00, which will be deducted from the security deposit. A reservation for the Owners' Lounge may be made by contacting Waccamaw Management at (843) 272-8705.
12. The Owner making the reservation agrees to pay for any damage or loss to furniture, accessories, fixtures or equipment. The owner must agree to these terms by signing off on the Owners' Lounge reservation form and thereby assumes responsibility for the reserved use of the Owners' Lounge.

13. The Owner who wishes to reserve the Owners' Lounge must complete and sign the Owners' Lounge reservation form.
14. No smoking permitted in Lounge.
15. Clean up after you are finished using the facilities.
16. Please be considerate of others using the club.
17. Hours are 7:00 a.m. – 11:00 p.m.

III. Parking Policy

1. Rental agents shall issue no more than two (2) parking permits per rental unit.
- 2a. HIGH SEASON (May 1 thru September 30) - All vehicles parked on the property shall be duly identified with an approved parking permit, or a One Ocean Place homeowner decal. Vehicles not so identified (including visitors) must be registered with the property manager. Any vehicle failing to comply with this regulation is subject to being booted and fined
- 2b. LOW SEASON (October 1 thru April 30) - All vehicles must be identified by a unit number. A total of three vehicles are permitted per unit (visitors and/or owners) providing the vehicles have the unit number visibly displayed in the vehicles window. Vehicles without a unit number displayed will be booted and fined.
3. Starting January 1, 2019, One Ocean Place management will make available to all owners up to 20 reserved parking places on the 2nd floor (street side) of the parking garage for \$750.00 per year. Rentals will be for the entire year with no partial years available and each owner will only be allowed to reserve one space. No refunds will be given for any reason including the sale of the condominium. Reserves spaces are not transferrable under any conditions.

Reserved spaces cannot be used by renters. Resident owners shall have first option to reserve.

A waiting list will be maintained by the management company should more than 20 owners wish to rent a reserved space. Owners who have a space prior to revising the reserved parking policy will be given first right of refusal. Owners wishing to keep their current reserved space must have their parking contracts signed and paid for prior to January 1, 2019 this year and every January 1st every year thereafter.

4. Unauthorized and or unregistered vehicles parked in handicapped, van or other specifically designated parking areas are subject to being booted and fined.

5. Golf Carts and Trailers are not permitted on One Ocean Place property.
6. All vehicles must park between the white lines. Violators are subject to being booted and fined.

IV. Ocean Fitness Center - Rules and Regulations

1. Exercise at your own risk.
2. The fitness center is for the use of owners and their immediate family only.
3. No one under the age of 12 is allowed in the fitness center.
4. No one under the age of 18 is allowed in the fitness center unless accompanied by an adult. (Owner)
5. No food or drinks allowed.
6. No smoking.
7. Proper attire only - no bathing suits.
8. Wipe off machines when finished.
9. No horseplay allowed.
10. 45 minute limit on treadmill.
11. Hours 7:00 am - 11:00 pm.

V. Pool and Hot Tub - Rules and Regulations

1. Hours 9:00 am - 9:00 pm.
2. No boisterous or rough play is permitted in the pool and deck area.
3. No diving permitted.
4. No running is permitted in the pool and deck area.
5. Lounge chairs may not be reserved. Lounge chairs are to remain on the pool deck and may not be reserved.
6. No glass allowed in the pools, hot tubs or on the deck.
7. Management reserves the right to limit the use of flotation devices in the pools.

8. Management reserves the right to prohibit pool and hot tub access, to any person deemed by the management or his/her designated agent to be under the influence of alcohol or drugs.
9. No spitting or blowing nose in the pool or hot tub.
10. No person with communicable disease is allowed in the pool or hot tub.
11. No person with skin, eye, ear, or nasal infections is allowed in the pool or hot tub.
12. No pets are allowed in the pools or hot tubs.
13. No children under 13 years of age are allowed in the pool or hot tubs without parent or guardian.
14. You should take a shower before entering the pool or hot tub.
15. You should utilize the showers and water facilities at the entrance to the beach to remove maximum sand from your person and beach items before returning to your unit or the pool and deck areas.
16. Management reserves the right to limit the number of persons in the pools or hot tubs.
17. No solo swimming.
18. There is no lifeguard on duty at the pool and deck area. Swim at your own risk.
19. No smoking in the pool area.
20. All pool rules must be observed. Jacuzzi and pool hours are 9:00 a.m. – 9:00 p.m. and shall not be occupied other than those hours.

VI. General Rules and Regulations

1. Fireworks, outdoor grills, fire pits or any open flame are fire hazards and are not allowed on the premises.
2. Towels and other articles are not to be hung from any balcony railings.
3. Birds are not to be fed anywhere on the Project.
4. Trash and garbage must be deposited in the dumpsters at the end of the parking area. Building materials, large furniture and household appliances including electronics are not permitted in the dumpster. These items need to be brought to a Horry County recycle center 843-650-9792.

5. No objects of any kind should be thrown from the balcony.
6. One Ocean Place is not responsible for damage to cars or valuables left in them.

VII. Contractors

1. Any renovation work, including flooring, kitchen and bath renovations, cannot start prior to September 30 and must be completed by May 1.
2. All owners are required to get proof of insurance from their contractor prior to the starting of any work. Proof of insurance must be sent to the management company via email.
3. Any major renovations where walls or plumbing will be changed or rerouted from original floor plan require an approval from the Board prior to the commencement of any work.

VIII. Miscellaneous Rules and Regulations

1. No animals, livestock or poultry of any kind shall be raised, bred or kept on any part of the project, except that dogs, cats or other normal household pets may be kept by the respective owner inside their respective units provided that they are not kept, bred or maintained for any commercial purpose and do not create any health hazard or in the sole discretion of the Board of Directors, unreasonably disturb the peaceful possession and quiet enjoyment of any other portion of the project by other owners, lessees of owners, their families, invitees and guests.
2. One Ocean Place is private property for owners and guests only. Violators will be prosecuted.
3. Rental occupancy is limited to eight (8) people in a three (3) bedroom unit, and six (6) people in a two (2) bedroom unit.
4. Electrical outlets in the public area of the building are for maintenance purposes only. Any devices found plugged into these outlets will be disconnected and disposed of appropriately.
5. The American flag is permitted to be hung on balconies from railings during federal holidays for only the duration of the holiday. No flags that include any political symbol or wording are allowed. The flag can only be attached to the balcony railings by nylon or Velcro ties. No other means or places of attachment are permitted. The flag cannot hang lower than the floor of your balcony.