

ONE OCEAN PLACE HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS
Revised January 2023

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

1. Owners are defined by what is recorded in the Horry County records.
2. The greens and walkways in front of the building and the entranceways to the units shall not be obstructed or used for any purpose, including but not limited to, ingress and egress.
3. No article shall be hung or shaken from the exterior doors, windows or balcony or be placed upon the window sills, railings or corridor railings of any units.
4. No personal articles including but not limited to bicycles, scooters, baby carriages, chairs, umbrellas, toys or similar articles shall be placed or allowed to stand in any of the common areas by order of the Fire Marshal. If fined by the Fire Marshal, the owner will be responsible for the fine imposed by the Fire Marshal.
5. No owner shall make or permit such noise that may disturb or annoy the occupants of any of the units in the complex or do or permit anything to be done which will interfere with the right, comfort or convenience of other owners.
6. Each owner shall keep his unit in a good state of repair and cleanliness. Further no owner shall sweep or throw or permit to be swept or thrown any dirt or substance from the balconies, doors or windows.
7. No exterior shades, awnings, window guards, ventilator fans or air conditioning devices shall be used in or about any units without prior approval of the Board of Directors.
8. All trash and refuse from the units shall be deposited with care in trash containers located at the far north and south ends of street level parking lots.
9. Toilets, sinks, drains and other water apparatus in any units shall not be used for any purpose other than for those for which they were intended. Owner shall be responsible for all costs resulting from misuse of any water closets or other apparatus.
10. Dog/Pet Rules
 - a. Only owners are allowed to have dogs on premises.
 - b. Owners are defined as individuals listed on the unit deed and Association records.
 - c. Corporations, trusts, partnerships or family relatives, guests and renters are prohibited from bringing dogs onto Association grounds.

- d. In accordance with South Carolina law (47-3-10, Sections 4-9), an owner cannot keep, possess or maintain an animal in such a manner as to constitute a nuisance to other owners, lessees of owners, their families, invitees and guests to include the following:
 1. Having an animal that disturbs the rights of, threatens the safety of, damages, or interferes with the ordinary use and enjoyment of other owners, lessees of owners, their families, invitees and guests.
 2. Allowing or permitting an animal to damage the property of the complex, including but not limited to, turning over garbage containers or damaging gardens, flowers or vegetables or repeatedly defecating upon the complex property.
 3. Maintaining animals in an environment of unsanitary conditions or lack of cleanliness which results in offensive odor or is dangerous to the public health, welfare, safety or a failure to maintain a condition of good order and cleanliness which reduces the probability of transmission of disease.
 4. Allowing or permitting an animal to bark, whine or howl in an excessive, continuous or untimely fashion so as to interfere with the reasonable use and enjoyment of other owners, family, friends or invitees.
 5. Maintaining an animal that is diseased and dangerous to other owners, lessees of owners, their families, invitees, and guests; and
 6. Maintaining an animal that habitually or repeatedly chases, snaps at, threatens, attacks or barks at other owners, lessees of owners, their families, invitees and guests.
- e. Dogs must be kept on a 6 foot leash at all times and must have a One Ocean Place dog tag affixed to their collar. Owners are responsible for removing dog excrement from the 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 the lounge, exercise room or on pool decks.
- i. If an assessment is not paid, cable and internet service will be terminated after ten (10) days from receipt of the certified letter and the owner will be responsible for shutoff and re-connection fees.
- j. Service Animals – As only owners are allowed pets at the property, all guests/renters are requested to provide certification to the management company prior to visiting One Ocean Place. Please provide this information to your rental agencies, etc. that are responsible for your unit.

A service animal is an animal trained to do work or perform tasks for the benefit of an individual with a disability. Pets providing emotional support, well-being, comfort or companionship are also recognized by the Fair Housing Act.

However, a request for documentation is a standard practice and is allowed as such. Forms of documentation can be a simple verification from a medical professional or licensed therapist or a service animal certification. (Please Note: intentional misrepresentation of a service animal is illegal and punishable by law.)

11. Nothing shall be altered or constructed in or removed from the common area, except upon prior written consent of the Board of Directors.
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 an 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 master key to each unit. The owner shall coordinate with the Board of Directors, or its agent, to assure that the key matches the existing master. All lock handles and dead bolt finishes need to be consistent with the existing hardware such as stainless steel or brushed nickel. If a key is not provided and it is necessary to enter the unit for an emergency purposes, the owner will be responsible to repair the door.
14. All persons shall comply with 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. Only owners are permitted to legally possess firearms on property. No open carry is permitted on property.
17. No owner shall use or permit to be brought into the complex any flammable 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. If consent is not given, the owner will be fined \$250.00.
18. The owners shall not permanently modify the exterior appearance of entry doors and all glass in any way, including but not limited to decals or stickers, other than the authorized items in Section VIII, item 5.
19. The owner shall close all windows while their units are unattended to avoid possible damage from storm, rain, freezing or other elements. During all winter months, heating unit thermostats shall be maintained at 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. In unattended condos, the AC must maintain a maximum temperature of 80 degrees during the summer months.

20. Draperies, curtains or mini-blinds can 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 complex. No hot tubs are permitted on balconies. Failure to abide by this rule will result in a \$250.00 fine to the owner.
22. No signs of any nature, including but not limited to, "For Sale Signs" shall be placed on or about the complex, including but not limited to, the inside of windows or sliding glass doors visible from the exterior of the complex.
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 HOA management company.
25. These rules and regulations may be modified to or repealed at any time by the Board of Directors.

II. One Ocean Place - Owners' Lounge - Rules and Regulations

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

1. Only owners may use the Owners' Lounge for social functions. A reservation will be accepted no more than sixty (60) days prior to the function date. Anyone reserving the Owners' Lounge from the previous year must acquire special permission from the Managing Agent to reserve the same holiday.
2. Any Owner who wishes to reserve the Owners' Lounge must complete, sign and submit to the HOA management company, the Owners' Lounge reservation form.
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. 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 and any damages of their invited guests.
6. No person under eighteen (18) years of age is allowed in the Owners' Lounge unless accompanied by an adult owner.
7. The function can start at 9:00 a.m. and must be concluded by 10:00 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. The last individual leaving the Owners' Lounge will be responsible for turning off all lights and locking all doors.
10. The Owners' Lounge will be closed to all other owners during the reservation period. The Owner's Lounge must be cleaned prior to leaving the lounge the day of the function. If it is not, management will have it cleaned at a charge of \$150.00, which will be deducted from the security deposit.
11. 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.
12. No smoking or vaping is permitted in Lounge.
13. Lounge 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. If the owner has a reserved spot only one parking pass can be given out.
- 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 a penalty will be incurred. The vehicle will be released upon payment of the penalty in cash.
3. 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 a yearly amount to be determined and approved by the Board. 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.

A waiting list will be maintained by the management company should more than 20 owners wish to rent a reserved space. Owners wishing to keep their current reserved space must have their parking contracts signed and paid for prior to December 15.

4. Unauthorized and or unregistered vehicles parked in handicapped or other specifically designated parking areas are subject to being booted.
5. Golf carts and trailers are not permitted on One Ocean Place property. Off season owner/contractor trailers may be parked in a designated space, but must be removed weekly. No motorcycle trailers are allowed on property.
6. All vehicles must park between the white lines. Violators are subject to being booted and fined. The cost to remove the boot is \$100.00 cash. Those vehicles parked beyond the yellow lines will be fined \$200.00.

IV. One Ocean Place 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. Children between the ages of 13-17 are allowed in the fitness center if accompanied by the unit owner or guardian.

5. No food allowed.
6. No smoking.
7. Proper attire only - no bathing suits.
8. Wipe off machines when finished.
9. No horseplay allowed.
10. There is a 45 minute limit on the treadmill.
11. Hours 7:00 a.m. - 11:00 p.m.

V. One Ocean Place Pool and Hot Tub - Rules and Regulations

1. Use of boom boxes or speakers are not permitted on pool decks.
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 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, hot tubs or on pool decks.
13. No children under 13 years of age are allowed in the pool or hot tubs without parent or guardian.

14. You must take a shower before entering the pool or hot tub.
15. You must 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 or vaping in the pool area.
20. All posted 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. One Ocean Place 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. No objects of any kind should be thrown from the balcony.
3. Birds are not to be fed anywhere on the complex.
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 843-347-1651.
5. One Ocean Place is not responsible for damage to cars or valuables left in them.

VII. Contractors

1. All contractors shall be licensed pursuant to the laws of South Carolina and submit a contractor registration form to the HOA management company or on the One Ocean Place website.
2. Renovations to condos cannot be done between the Thursday before Memorial Day weekend and the day after Labor Day.
3. 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.

4. 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.
5. The use of demolition/breaker hammers, jack hammers, concrete drills and non-powered tile removal either by a contractor or homeowners is limited to the hours of 10:00 a.m. to 3:00 p.m., Monday through Friday.
6. No work will be allowed on any of the One Ocean Place designated holidays. Reference Section VIII, Item #5.
7. Any and all contractor rules or restrictions do not apply to One Ocean Place HOA hired contractors.
8. **ALL CONTRACTORS AND SERVICE PROVIDERS MUST:**
 - a. Register with the maintenance department and receive a parking pass.
 - b. Provide a scope of work and unit number.
 - c. Never use the luggage carts.
 - d. Never put construction debris in DUMPSTER. Violators will be fined.
 - e. Never make noise before 9:00 a.m. or after 5:00 p.m.
 - f. Never work on Sundays.
 - g. Keep all common areas and elevators clean.
 - h. Never cut tile or construction materials on balconies or walkways.
 - i. Contractors can work from 8:00 a.m. to 5:00 p.m.
 - j. No work is allowed on the following designated holidays:
 - New Year's Day
 - Martin Luther King, Jr. Day
 - President's Day
 - Memorial Day
 - Independence Day
 - Flag Day
 - Labor Day
 - September 11 (911)
 - Veterans Day
 - Thanksgiving Day
 - Christmas Day

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 complex, 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 complex 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. Condo occupancy is limited to ten (10) people in the penthouse, 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. Permitted holidays to hang flags are as follows:

- New Year's Day
- Martin Luther King, Jr. Day
- President's Day
- Memorial Day
- Independence Day
- Flag Day
- Labor Day
- September 11 (911)
- Veterans Day
- Thanksgiving Day
- Christmas Day

Holiday lights and/or decorations will be permitted from Thanksgiving through January 2.

For Independence Day and other federal holidays, decorations would be allowed a total of five (5) days. Two (2) days before the holiday, the actual holiday and two (2) days after the holiday.

6. Window Tint – The HOA requires that window films not be noticeable from the exterior. This means that the film specifications must meet the following: Visible Light Transmittance of at least 68-70% and Visible Light Reflectance for exterior of no greater than 8-9%.

The window film currently on the market that is a match to new window glass (low E) is Vista's Spectra select VS70 SR CDF. The local company dealer for that product is Coastal Tinting in Surfside Beach, 843-828-8468.

Another brand and product that also meets One Ocean Place specifications is 3M's

Prestige 70. The local dealer for that product is Carolina Solar Security, Inc. of Murrell's Inlet, 843-907-0143.

Both products offer 99.9% Ultraviolet Rejection and 50-52% Total Solar Energy Rejection.

7. All replacement windows and doors must comply with engineering specifications located on the HOA website.