

TOLER'S COVE/MARSH HARBOR

RULES & REGULATIONS

Updated 7/30/2019

TOLER'S COVE/MARSH HARBOR DESCRIPTION OF COMMON AREA AND LIMITED COMMON AREA (CONDOS)

The Common Area shall consist of all the Project after, excluding the Units, including (without limitation) the following:

1. the Land;
2. the clubhouse, tennis courts and swimming pool;
3. condo foundations, main walls, load bearing walls, roofs and all other structural components of all condo Buildings;
4. all parking areas and roadways, subject to any easement and use rights reserved;
5. all yards, open spaces, lagoons and gardens;
6. all devices or installations existing for common use; and
7. all other elements of the property rationally of common use or necessary to its existence, upkeep and safety.

The Limited Common Area shall consist of and include generally those elements of the Common Areas which are reserved for the use of a particular Unit or Units to the exclusion of the other Units, including (without limitation) the following:

1. ground level storage areas which are assigned by the Board of Directors;
2. balconies; and
3. bays under Units, which are assigned. The Board of Directors may alter the assignments with the consent of the Owners of the affected Unit or Units.

The description of the Common Area, Limited Common Area, and bay assignments can be found in the Amended and Restated Master Deed of Toler's Cove Horizontal Property Regime, Dated May 31, 1986, exhibit D.

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GENERAL INFORMATION

The following information is provided by your property owners association. It contains information about your property owners association and its management. It includes key elements of rules and regulations essential to a condominium community.

Our rules and regulations establish codes with expectations of compliance. Their purpose is to set standards of livability that will contribute to and promote an appealing environment for owners, residents and visitors. We need your support and cooperation to enhance and protect our lifestyle and investment.

THE CLUBHOUSE, POOL AND TENNIS COURTS ARE AMENITIES OWNED BY THE HOMEOWNERS AND YOUR AMENITIES PRIVILEGES ARE TRANSFERRED TO TENANTS WHEN YOU LEASE YOUR UNIT.

THESE AMENITIES ARE FOR THE SOLE USE OF HOMEOWNERS. GUEST(S) USING OUR AMENITIES MUST HAVE THE HOMEOWNER'S NUMBERED FOB AT ALL TIMES.

The homeowner's association is responsible for normal wear and tear and replacement of our amenities. The cost of repairing or replacing accidental or willful damages will be charged to the homeowner's accountable.

HOMEOWNERS, TENANTS AND GUEST USE FACILITIES AT THEIR OWN RISK.

The policies outlined herein are to assure the safe and fair enjoyment by all Homeowners. Thoughtful and well-mannered conduct will achieve these objectives.

It is the owner's responsibility to relate all rules and regulations to tenants and guests.

- **MANAGEMENT**

Report any problems and requests for service to Steve Morrison at Ravenel Associates (843 266-3908) or email smorrison@ravenelassociates.com.

Timely reporting of any maintenance problem which threatens the structure is required, even when the unit is vacant.

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1. NOISE

No owners shall make or permit any noise that will disturb or annoy the occupants of any of the Units in the Association or do or permit anything to be done which will interfere with the rights, comfort or convenience of other Owners. Being thoughtful of one's neighbor can be another answer to good living and is an especially important consideration in a multifamily setting. Excessive noise from any source is governed by town ordinances and should be reported to the police for resolution.

2. PARKING

Each condo unit has assigned parking in their bay area. These parking areas are limited common areas. The use of this area is limited to parking of vehicles and trailered watercraft. Empty trailers may be parked in this area, however, they shall be in working order. These parking areas are not to be used as storage areas for inoperable vehicles or trailers. If necessary, such vehicles will be towed and stored at the owner's expense. No bicycles, freezers, refrigerators, auto or boat parts, lumber, coolers or any other objects are to be left in the parking bays. Vehicles must not be parked on roadways at any time. Furthermore, it is not permissible to park or drive cars or bikes on the grass area. Sidewalks, fire lanes and breezeways must never be obstructed with automobiles, bicycles, motor bikes, trash cans, toys or other objects.

HOMEOWNERS MUST STORE BOATS AND TRAILERS IN THEIR GARAGE/BAY AREA. NO BOATS, TRAILERS OR MOTORCYCLES ARE TO BE STORED IN OPEN PARKING AREAS. VIOLATORS WILL BE TOWED AND STORED AT THE HOMEOWNER'S EXPENSE.

3. VEHICLE RESTRICTIONS

Recreational vehicles or campers are not allowed to be parked overnight. Vehicles which are gaudy, unsightly or otherwise objectionable in a residential environment must not be kept on the property overnight. Vehicles must have proper and current tags. The Board of Directors, at its sole discretion, or its representative, will make a ruling in any particular case called to its attention. Some examples of prohibited are:

- Trucks larger than 1/2 ton
- Vans or other vehicles with wheelbase or width greater than that of ordinary passenger cars.

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- Motorcycles unless on a trailer
- Buses and sleeper-type recreational vehicles
- Otherwise permissible vehicles with exposed loading of substantial amounts of waste materials, tools, equipment, appliances and the like.

4. STAIRWELL AND WALKWAY AREAS

The only authorized use of stairwell areas is the storage of Mt. Pleasant-supplied trash receptacles.

The greens and walkways in front of the buildings and the entranceways to the Units shall not be obstructed or used for any other purpose other than ingress and egress.

No bicycles, scooters, baby carriages, or similar vehicles or toys, or other personal articles shall be allowed to stand in any of the Common Areas.

5. PETS

Pets must be on a leash and under your personal control and supervision. Mt. Pleasant has a strict leash law. A pet warden patrols on a regular basis and will pick up unleashed pets. Do not allow your pets to run loose.

NOTE: EVEN IF ON A LEASH, A PET WHICH IS ALLOWED TO DEFECATE ON GRASS AREAS IN FRONT AND IN THE REAR OF UNITS, WALKWAYS AND ANY OTHER COMMON AREAS IS NOT UNDER YOUR CONTROL. PLEASE USE A LEASH AND A SCOOPER WITH YOUR PET.

NO LARGE ANIMALS AND NO MORE THAN TWO (2) PETS ARE ALLOWED IN EACH UNIT. LARGE ANIMALS ARE THOSE THAT EXCEED FIFTY (50) POUNDS.

6. PATIOS

Only appropriate furniture and attractive plants are to be kept on balconies and patios. All other personal belongings are to be kept inside. Draping of towels and other items over the railing and on balconies visible from the exterior is not permitted. FIRE CODE PROHIBITS CHARCOAL GRILLING IN THE BUILDING OR ON THE DECKS AND PORCHES.

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7. SPEED LIMIT

The speed limit in Toler's Cove/Marsh Harbor is 15 MPH. Every resident is expected to comply for the safety of all.

8. FACILITIES AND AMENITIES

The facilities and amenities of the development are for the exclusive use of the owners, tenants, and guests. No guest of any owner or tenant will be permitted to use the facilities and amenities unless they have the owner's numbered amenities fob.

9. RENTING OF UNIT

Owners must inform the managing agent, in writing, the name of the person(s) leasing their unit. It is the owner's responsibility to ensure tenants comply with existing rules and regulations. The owner is required to place a copy of these rules and regulations in each unit.

•Reminder - No time sharing or leases less than six (6) months are permitted.

10. WINDOWS AND BUILDING EXTERIORS

No signs of any nature, including (without limitation) "FOR SALE" signs, shall be placed on or about the Property or any Unit, including (without limitation) the inside of windows or sliding glass doors visible from the exterior of the Property.

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 such draperies, blinds or curtains visible from the exterior shall be white or off-white.

No shades, awnings, window guards, ventilators, fans, or air-conditioning devices shall be used in or about any building except such as shall have been approved by the Board of Directors, in writing.

Each owner shall keep his/her Unit, including the deck, in good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown from doors or windows thereof, any dirt or other substance.

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Garden hoses, bicycles, toys, tools, or any other objects should not be left anywhere in the common area or exposed limited common area when not in use or personally attended.

Damage to landscaping or property in the common or limited common areas will be repaired at the expense of the owner responsibility for the damage.

11. ALTERATIONS

The Association encourages residents to enhance the beauty of their particular area. Hence, minor additions or replacement of shrubs in the limited common areas is permissible without Board approval. However, extensive “landscaping” in limited common areas, and any planting in general common areas require written approval by the Board. Under no circumstances will any change, alteration or addition be made to any building, fence, sidewalk, or any other common element without authority from the Board. No owner or lessee shall install wiring for electrical or telephone installations, television antenna, gas storage tanks, machines or air conditioning units, or similar objects outside of the Unit, which protrude through the walls or the roof of the unit except as authorized in writing by the Board.

Nothing shall be altered or constructed in or removed from the common area, except upon the written consent of the Board.

12. AMENITIES ACCESS

AMENITY FOB will be loaned to each homeowner or their tenant. The fob must be in the possession of the user of the amenities at all times. Users may be subject to fob checks from time to time. If the user cannot provide a correct fob, they will be requested to leave the facilities.

13. POOL AND TENNIS COURTS

The use of the pool and tennis courts is limited to those persons specified under facilities section number 8 above.

AT CLOSING, PLEASE TRANSFER YOUR KEYS, FOBS, AND CLICKERS TO THE NEW RESIDENT.
TENANTS SHALL BE PROVIDED THE OWNER’S FOB.

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POOL & SPA

- A. No children under 12 years of age will be allowed at the pool unless accompanied by an adult.**
- B. Swim and use the facilities at your own risk. The homeowner's association and its representatives assume no liability for damage to, or theft of, personal belongings.**
- C. The pool is open from 10:00 A.M. to 10:00 P.M., April 1- Oct. 31.**
- D. Running or scuffling in the pool area is prohibited.**
- E. No cut-offs or shorts are permitted in the pool- bathing suits only!**
- F. Persons with skin disorders or other infections must not enter the pool or use the shower facility.**
- G. No glassware of any kind is permitted in the pool or area.**
- H. Swimmers must take a shower before entering the pool if they have suntan lotion or oil on their body.**
- I. Trash must be placed in containers in the pool area.**
- J. Any damage to equipment or facilities will be charged to the resident involved.**
- K. The pool is restricted to HOA owners, tenants, and guests. Guests must be accompanied by an HOA resident at all times. Trespassers will be prosecuted.**
- L. ANIMALS ARE NOT PERMITTED IN THE POOL AREA OR POOL!**
- M. Please be sure the pool gates are closed and locked.**

TENNIS COURTS

- A. No children under 12 years of age will be allowed on the tennis courts unless accompanied by an adult.**
- B. Use the facilities at your own risk. The homeowner's association and its representatives assume no liability for damage to, or theft of, personal belongings.**
- C. The tennis courts will be open daily from 8:00 A.M. to 11:00 P.M.**
- D. If owners or tenants are waiting for a court, please limit your time to one (1) hour on the court.**
- E. Lights out at 11:00 P.M. ABSOLUTELY NO EXCEPTIONS!**
- F. No glassware of any kind is permitted in the court area.**
- G. Trash must be placed in containers in the mailbox area.**
- H. Any damage to equipment or facilities will be charged to the resident involved.**
- I. Trespassers will be prosecuted.**
- J. Animals are not permitted on the courts.**

- K. Please be sure the tennis court gates are closed and the light control box is locked when you leave.

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- L. **SKATEBOARDS, SKATES, BICYCLES, MOTORBIKES, OR OTHER TOYS OR EQUIPMENT ARE NOT PERMITTED ON THE COURTS.**

14. CLUBHOUSE

The use of the clubhouse, exercise room, and sauna is limited to those persons specified under facilities section number 8 above.

EXERCISE ROOM AND SAUNA

- A. **NO CHILDREN UNDER 12 YEARS OF AGE WILL BE ALLOWED TO USE THE FACILITIES UNLESS ACCOMPANIED BY AN ADULT!**
- B. **Use the facilities at your own risk. The homeowner's association and its representatives assume no liability for damage to, or theft of, personal belongings.**
- C. **The facilities will be open daily from 6:00 A.M. to 11:00 P.M.**
- D. **If owners or tenants are waiting, please limit your time on the equipment.**
- E. **No glassware of any kind is permitted in the exercise area.**
- F. **Trash must be placed in containers in the restrooms.**
- G. **Any damage to equipment or facilities will be charged to the resident involved.**
- H. **Trespassers will be prosecuted.**
- I. **Animals are not permitted in the exercise room.**
- J. **Please make sure the doors are closed and the lights are off when you leave.**

CLUBHOUSE

The clubhouse area is available for rental to owners and their tenants only!

DOWNSTAIRS

May be reserved for parties of 60 or fewer by contacting the property manager.
Contact Ravenel Associates for information on the rentals.

If you will be having a band or commercial sound system, please make sure that it will not disturb other residents.

The owner or tenant reserving the facility must be in good standing with the regime.

Any damage to equipment or facilities will be charged to the resident involved.

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Lights out at 11:00 P.M. ABSOLUTELY NO EXCEPTIONS!

UPSTAIRS AREA (EXCLUDING EXERCISE AREA)

May be reserved for parties of 30 or fewer persons by contacting the property manager.

If you will be having a band or commercial sound system, please make sure that it will not disturb other residents.

The owner or tenant reserving the facility must be in good standing with the regime. Any damage to equipment or facilities will be charged to the resident involved.

Lights out at 11:00 P.M. ABSOLUTELY NO EXCEPTIONS!

15. WATER

Water shall not be left running any unreasonable or unnecessary length of time.

Water closets and other water apparatus in any building shall not be used for any purpose other than those which they were constructed nor shall any sweepings, 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 by the Owner in whose Unit it shall have been caused.

The owner shall close all windows when their condo unit is unattended to avoid possible damage from storm, rain, freezing or other elements. During the winter months, heating units will be left on 55 degrees to assure that sufficient heat is contained in each unit to prevent the freezing of pipes or other damage from cold weather.

16. OTHER

The agents of the Board or the managing agent, and any contractor or workman authorized by the Board 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 each unit for the presence of any vermin,

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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.

The Board, or its designated agent, may retain a pass key to each unit. Owners shall not alter any lock or install a new lock or a knocked of any door of a unit without the written consent of the Board. In such a case consent is given, the owner shall provide the Board or its agent with an additional key pursuant to its right of access to the unit.

No owner or tenant shall use or permit to be brought into the property any inflammable oils or fluids such as gasoline, kerosene, naphtha, or benzene, or other explosive or articles deemed extra hazardous to life, limb or property, without in each case obtaining written consent of the Board.

The owners shall not be allowed to put their names on any entry of the property, except by causing the standard door knockers on the exterior of each door to be engraved with appropriate names in the place provided therefore and as used by the property manager for the security gate listing.

No fireworks are allowed in or about the property.

17. COMPLAINTS

Complaints regarding the management of the units and grounds or regarding actions of other owners, shall be brought to the attention of the Board of Directors by forwarding same, in writing, to Ravenel Associates, 960 Morrison Dr., Ste. 100, Charleston, SC 29403. Or, please phone Steve Morrison, Property Manager, 843 266-3908, fax 843-352-0317 or email smorrison@ravenelassociates.com

18. CHANGES

Any consent or approval given under these Rules & Regulations by the Board of Directors shall be revocable any time.

These Rules & Regulations may be added to or repealed at any time by the Board of Directors.

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19. FINES

The Board of Directors shall have the power to impose reasonable fines upon and issue a cease and desist request to a Unit Owner, his guests, invitees, or lessees whose actions are inconsistent with the provisions of the Master Deed, the Rules and Regulations or resolutions of the Board of Directors.

Failure to remedy any noted deficiency or deficiencies within five (5) days may result in daily fines of up to \$100 per deficiency (at the discretion of the Board of Directors) until said deficiency is remedied.

Those owners who drive or park illegal vehicle(s) are subject to daily fines of \$100 and/or the vehicle(s) will be towed at the owner's expense.