



The Good Neighbor

Rules and Regulations For Living at Tides

Adopted by the Board of Directors of the Tides Horizontal Property Regime
Owners Association in accordance with the Association's Covenants and Bylaws



Contents

Property Management.....	1
General Rules	2
Trash Disposal and Recycling	3
Traffic, Parking, Garage and Storage Cages	3
Security	4
Animals.....	4
Pool and Hot Tub	6
Outdoor Grilling and Dining	7
Pool Events.....	7
Harbor House Events	8
Lobby and Common Terrace Events	9
Restrictions on Use of Pool Area, Harbor House, Lobbies and Terraces	9
Fitness Center, Sauna and Steam Room	10
In Case of a Storm or Emergency	11
Renovation Considerations and Responsibilities	12
Rules for Contractors	14
Moving and Major Deliveries	15
Unit Sales.....	15
Leasing.....	16
Fines	17

NOTE:

- *These Rules and Regulations, effective October 31, 2021, replace all prior rules and regulations in their entirety.*
- *The Rules and Regulations do not replace the Master Deed or Bylaws, which the Association uses as its primary governing documents. Both documents are in force. In a case of conflict in the wording among these documents, the Master Deed and then the Bylaws will prevail.*
- *The governing Master Deed as amended was recorded originally on July 20, 2007 in Book C 633, page 488 in the RMC Office for Charleston County, South Carolina.*
- *“Residents” as used in these Rules and Regulations refers to both owners and tenants.*

Property Management

CAMS (Community Association Management Services) is the management company for the Tides Horizontal Property Regime (HPR). If at any time you have a problem related to community property or buildings, please enter a service request through your owner dashboard on the CAMS website or call the CAMS office at 877-672-2267. Please use this same number for any after hours emergencies as well.



Walter Jankov, the full-time **Facilities Manager**, has an office in the lobby of Building 2. His hours are Monday through Friday, 9 a.m. to 5 p.m. You can reach Walter by email (wjankov@camsmgt.com) or telephone (843-408-2403).

Bonne Taylor, the full-time **On-Site Manager**, has an office in the lobby of Building 3. Her hours are Monday through Friday, 9 a.m. to 5 p.m. You can reach Bonne by email (btaylor@camsmgt.com) or telephone (843-216-6476).

Any question regarding a rule, regulation or policy should be directed to Bonne. In addition, she should be notified as follows:

- To request (a) new code, temporary code or code for workmen, (b) replacement for a lost unit fob or an additional one (\$20), (c) request a new or replacement garage door opener (\$50), or (d) resident parking sticker or visitor parking tag (see page 3). Allow 2-3 business days for programming a fob.
- To register a dog (see page 4).
- At least one business day before the delivery of a major item, such as an appliance or piece of furniture, so that protective pads can be installed in the elevator (see page 14).
- After a move or furniture delivery has been completed to have elevator pads removed.
- To reserve the Harbor House for a private event (see page 7).
- If you want to host a pool or lobby/common terrace event involving more than 10 people (see pages 6 and 8).
- At least 30 days before starting a renovation or major repair in your unit, an Architectural Modification Request form must be completed and submitted to management for board review, and an acknowledgement of contractor rules and an Indemnity Agreement must be signed (see page 11). The AMR form must be approved by the Board at least 5 days prior to commencement of construction.
- If your HVAC equipment or any of your interior work (including hot water heater) requires any soldering in your unit, please advise management as the building will need to be placed in test mode. If you are replacing HVAC, please complete the appropriate form and provide all documentation to Bonne.
- At least three business days in advance of any work that requires a crane or outside access of the building by repelling.
- If you plan to sell your unit (see page 14).
- At least one week in advance of a move so that neighbors can be notified and cars relocated as needed (see page 14). Be sure you understand all requirements, including days and times when moves are prohibited.
- At least 30 days in advance of the start date of a unit lease. A number of documents plus a security deposit (currently \$1,000) and a nonrefundable administration fee (currently \$200) must be provided at that time (see page 15).

Note: Property management and emergency personnel have the right to enter units for maintenance, emergency, security, or safety purposes. Except for an emergency situation, entry will be only during reasonable hours and after reasonable notice to the owner and/or resident of the unit.



General Rules

1. No illegal or soliciting business is allowed at Tides, and no activity is allowed in any unit that is a nuisance to other residents or their guests.
2. Owners are responsible for maintaining their units and for the cost of repairs within their units. Each unit owner is required to carry an HO6 insurance policy that names the Association as an additional insured and to provide a copy of the policy to the On-Site Manager.
3. Residents and guests must be respectful of others and keep noise to a reasonable level in units, at the pool, in the fitness center and in other common areas (particularly between the hours of 10 p.m. and 8 a.m.). Cell phone conversations in common areas are to be kept to a reasonable limit and volume.
4. Smoking (including e-cigarettes) is not allowed in the Harbor House, building lobbies, lobby terraces, stairwells, garages, elevators and fenced pool area. In outdoor areas where smoking is allowed, butts must be disposed of in the receptacles provided around the property for this purpose. A fine in the amount of \$100 will be imposed immediately on owners disposing of cigarette butts on common property.
5. Except within the pool enclosure area, shirts or bathing suit cover-ups are required.
6. No signage or potted plants are permitted in first floor hallways or on doors of first floor units. Floormats are permitted.
7. The public view of all terraces and breezeways must be clean and consistent. No signs, flags, lights, candles, etc. are to be displayed on side or rooftop terraces, terrace railings, breezeways or other areas with a public view. Only tasteful furniture, plants and other décor in good condition may be kept on side and rooftop terraces. Draping towels and other items over side and rooftop terrace railings is not permitted.
8. Temporary seasonally appropriate décor, including terrace lighting, wreaths and garland, is allowed from after Thanksgiving through January 10. All seasonal décor, to include live Christmas trees, must be disposed of by residents at their own expense.
9. The outside facing sides of all interior window treatments must be white, and all doors must be the same. No window tinting is allowed. If a window cracks due to window tinting, the owner will be responsible for replacement.
10. Only infrared and electric grills are allowed on terraces or rooftops. Open flame and charcoal grills are not permitted in any unit or on any terrace. Gas grills for shared use by residents are available in the enclosed pool area (see page 6).
11. Propane heaters are prohibited on all terraces.
12. No permanent horizontal or vertical improvements are allowed on rooftop terraces unless they are compliant with municipal regulatory requirements and have been approved by the Board.

Residents share the responsibility for maintaining all common areas.

13. Toilets and other water apparatus are not to be used for any purpose other than what they are designed for. Disposal of rubbish, rags, paper, paper towels, "flushable" wipes, ashes, dental floss, gloves, masks or any other non-conforming substance, as found on Mount Pleasant's Waterworks website, in toilets or drains is prohibited.
14. No antennas or equipment of any kind for the purpose of additional broadcast services may be installed.
15. Dryer vent cleaning is required to be done annually. The Association will bill owners for the expense.
16. Other maintenance services within units may be required at times at the discretion of the board, and shall be paid for by owners.
17. Carrying or discharging firearms or fireworks on common property is prohibited—except for the limited purpose of transporting legal firearms to or from a unit. Firearms include BB guns, pellet guns, paintball guns, etc., regardless of size.

Trash Disposal and Recycling

1. Residents are responsible for disposing of all trash and recycling in designated receptacles in the garages. All trash must be bagged and sealed in appropriate trash bags. Do not dispose of hazardous materials in any of the receptacles, and do not throw loose trash or liquids (including paint) into the dumpsters.
2. Do not dispose of recyclable items in plastic bags. If you carry recyclables to the garage in a plastic bag, empty the contents into a recycling bin and dispose of the plastic bag in the trash receptacle.
3. Cardboard and other collapsible boxes should be broken down and placed in the recycling receptacle or, if large, on the floor beside it.
4. No trash is to be left in hallways, stairwells or any other shared indoor or outdoor area.
5. Construction/remodeling debris must be disposed of as described on page 13, and not in the garage trash or recycle bins.
6. Residents must make individual arrangements to dispose of large household items, such as mattresses, file cabinets, chairs, ladders and furniture.



Storage cages in garages may be reassigned by the Board as needed.

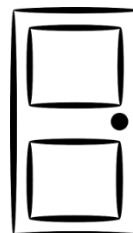
Traffic, Parking, Garage and Storage Cages

1. The speed limit throughout the property is 15 mph. All drivers heading toward Building 1 are to follow the signs around the circle in front of the Harbor House.
2. Each unit is assigned one parking space in a garage and one remote controlled garage door opener. Parking spaces may be reassigned as needed by the Board.
3. All cars parked in a garage or outdoors overnight must display a Tides parking sticker or a temporary visitor parking tag, available from the On-Site Manager.



4. Storage cages in garages are assigned to owners by the Board, generally on a shared basis, and may be reassigned as needed by the Board.
5. Do not leave a vehicle unattended in front of an elevator or in another resident's parking space to load or unload. Carts and valets are to be used at assigned parking spaces.
6. Car washing is not permitted in the garage.
7. All outside parking is nonexclusive and to be shared by all residents and visitors. However, as a courtesy, it is expected that residents will ask visitors—especially contractors and drivers of commercial vans and trucks—to not park in the first row closest to Buildings 1 and 3.
8. Parking by residents and guests is not permitted in the circle in front of the Harbor House.
9. Outdoor overnight parking of boats, RVs, trailers or nonworking automobiles is not permitted.
10. No panel trucks other than low profile UPS style trucks are allowed in the circle of Building 3.
11. Any damage caused by delivery or moving trucks to the front canopies of Buildings 1, 2 and 3 will be the responsibility of the owners in receipt of deliveries or move in/out.

Residents share the responsibility for ensuring security at Tides.



Security

1. If a housekeeper, contractor or other visitor needs access to a unit on a regular basis, the resident must request a special code from the On-Site Manager. The code will be programmed to operate only on specific days and/or times as needed.
2. Similarly, a temporary code should be activated for guests in advance of a party or other one-time event hosted in a unit.
3. Anyone entering a Tides building other than a resident (including a family member) is considered a visitor. The On-Site Manager must be notified in advance if a visitor will be staying in a unit while the resident is away.
4. A fee (currently \$20) will be charged to replace a lost unit fob or for an additional one.



Animals

1. Domestic dogs, cats and caged birds may be kept in a unit, provided they are not kept for commercial purposes and do not create unreasonable noise or other nuisances for residents. Pets must be vaccinated and kept in accordance with the County Health Department laws and regulations. No more than four domestic pets may be kept in a unit.
2. All pets must be leashed and kept under control when outside, in lobbies or common areas (such as breezeways). Owners of any pets not kept under leash are subject to fines.
3. The owner of the pet or the person responsible for the pet must immediately remove any feces left on the property by their pet. Pick-up bags and trash cans are located throughout the property for

this purpose. Any person not cleaning up immediately after their pet in any part of our buildings or grounds shall receive a warning letter for the first offense, fined \$100 for the second offense, and fined \$250 for the third offense. The amount of fines for subsequent violations shall double at each subsequent offense.

4. Dogs should not be allowed to kick dirt, mulch or other ground covering onto sidewalks in front of buildings. The owner is responsible for cleaning any debris or landscape disturbance caused by his pet.
5. Except for trained service dogs, pets are not allowed in the pool area or fitness center.

Pool and Hot Tub



1. The pool and hot tub are available only to residents and their guests. Residents are responsible for their guests and must ensure guests comply with the rules.
2. All persons using the pool do so at their own risk and agree to abide by the rules. There is no lifeguard on duty. The Association assumes no responsibility for an accident or injury in connection with such use or for any loss or damage to personal property.
3. While seating areas are available for use at any time by owners and guests, the pool and hot tub are open for use daily from 6 a.m. until 10 p.m. The pool and seating area may be closed, or its use limited, at any time because of weather (for example, lightning), operational difficulties or overcrowding, at the discretion of the Board, On-Site Manager or Community Manager.
4. No glass of any type is allowed in the pool area.
5. No one under the age of 12 is allowed in the pool area without the supervision of an adult at least 21 years of age.
6. Locking pool gates close automatically and are not to be propped open. You are not to let people into the pool area whom you do not know.
7. ***If you use/open umbrellas in the pool area, close them when you leave. If you reposition furniture in the pool area, return it to its original position before you leave.***
8. Loud or prolonged cell phone conversations, loud music and offensive or abusive language and/or behaviors are prohibited. No "horse play" (e.g., riding on shoulders, throwing children, unsafe stunts) is allowed in or out of the pool. Please do not take the rope down.
9. Proper swim attire is required for all those entering the water. Nudity is prohibited.
10. Swim diapers are required for children who are not potty trained. By law, swim diapers and swim pants are not a substitute for frequent diaper changes and bathroom breaks. It is recommended that swim diapers and swim pants be checked frequently and changed away from the pool.
11. Please use the restrooms located in the Harbor House, not Building 3 while at the pool.
12. Except for service dogs, pets are not allowed in the pool area.
13. In the event of emergency, use the phone on the side of the Harbor House.
14. The pool and sun deck have been designated as non smoking, non vaping areas.

Parents must follow state health laws for young children.

Note: The operation of the pool is under the jurisdiction of the South Carolina Department of Health and Environmental Control (SC DHEC). Violations of SC DHEC rules may result in SC DHEC closing the pool and fining the Association. SC DHEC Pool Rules and Regulations are posted at the main entrance gate to the pool. It is each resident's responsibility to become familiar with them.

Outdoor Grilling and Dining



1. Residents are welcome to use the grills in the pool area on a first come, first served basis and dine at the tables around the pool. The dining area may not be reserved for exclusive use and must remain available for use by all residents.
2. No glass items (e.g., beverage containers, bottles, plates, serving dishes) are allowed in the pool area. Any resident taking a glass item into the pool area or allowing a guest to do so may lose pool privileges. If broken glass is found, the SC DHEC may shut and drain the pool and impose fines. The resident will be responsible for the entire cost.
3. Food and beverages in plastic or other non-breakable containers are allowed at seating areas.
4. Eating is not allowed while in or sitting on the edge of the pool or hot tub.
5. Do not put **anything** in the icemaker.
6. After cooking, make sure the grills are turned off. Clean the grill after use; a brush is provided. When the grill is cool, replace the cover.
7. Close umbrellas, return pool furniture to its proper location, throw away trash in proper receptacles and remove all food or drinks from tables and refrigerator.

Grills and the dining area may not be reserved for exclusive use.

Pool Events



1. The pool area may be used for an event, but it may not be reserved for private use.
2. Residents are responsible for their and their guests' actions, including behavior that results in damage to pool furniture or grills.
3. Hosting more than 10 people (residents and/or guests) is considered a "pool event" and requires advance notice to the On-Site Manager for the purpose of notifying other residents. Pool event hosts must complete and sign a *Special Event Application*, available from the On-Site Manager.
4. It is the host resident's responsibility to ensure that guests follow all rules under "Pool and Hot Tub" (page 5) and "Outdoor Grilling and Dining" (above).
5. Outdoor music must end by 9 p.m. unless a different time is approved in advance by the Board.

Harbor House Events



1. Private use of the Harbor House is available for resident events.
2. Residents are responsible for their and their guests' actions, including behavior that results in damage to the property or furnishings.
3. Events must be scheduled in advance by completing a *Special Event Application* and signing a *Special Event Agreement*, both available from the On-Site Manager.
4. The Harbor House is available to residents at no charge. However, a \$250 security deposit for any repair and/or cleaning needed as a result of the event is required within 24 hours of making a reservation. The security deposit may be returned in full or in part after the On-Site Manager examines the condition of the facility.
5. Use of the Harbor House for private functions is limited to the common room and roof top deck. The fitness center, pool and sauna may not be used by attendees at a private Harbor House function.
6. Guests attending an event in the Harbor House should be directed to park in the lot closest to Wingo Way.
7. Noise must be kept to a reasonable level before, during and after the event.
8. Doors must be kept closed during the event.
9. The maximum number of persons is 40 inside or a total of 140 (inside and outside).
10. The resident reserving the Harbor House for a private event must be present during the use of the facility, including during any set up or breakdown by vendors, caterers, florists, etc.
11. The Harbor House interior (not the exterior) may be decorated, provided the decorations are in good taste and no permanent damage results. Using nails or tacks is not permitted, and no decorations are to be hung from or in any way interfere with sprinkler heads or any other component of the fire safety system.
12. Outdoor music must end by 9 p.m. unless a different time is approved in advance by the Board. Harbor House events must end by 11 p.m.
13. Cleanup must be completed prior to 9:30 the next morning (or, with advance permission from the On-Site Manager, at an agreed-upon time) with trash removed and taken to appropriate receptacles in a garage. If not appropriately cleaned, the \$250 deposit will be forfeited to cover professional cleaning costs.
14. Any furniture that has been moved must be returned to its original location.

Harbor House events must be approved in advance by the On-Site Manager.

Lobby and Common Terrace Events



1. A building lobby and/or common terrace may be used for an event, but neither may be reserved for private use. They must remain available for use 24/7 by all residents.
2. Residents are responsible for their guests' actions, including behavior that results in damage to the property or furnishings.
3. Hosting more than 10 people (residents and/or guests) in a lobby or on a common terrace is considered a "special event." Special events must be scheduled in advance by completing and signing a *Special Event Application*, available from the On-Site Manager.
4. A building lobby and/or common terrace use is available to residents at no charge. However, depending upon the type of event, a \$250 security deposit for any repair and/or cleaning needed as a result of the event may be required within 24 hours of making a reservation. The security deposit may be returned in whole or in part after the On-Site Manager examines the condition of the area.
5. The maximum number of persons for an event in Building 1 is 40 for the lobby only or 140 for the lobby and terrace.
6. The maximum number of persons for an event in Building 2 or 3 is 20 for the lobby only or 120 for the lobby and terrace.
7. No music is permitted in a building lobby or terrace without prior approval of the Board.
8. Lobby and terrace events must end by 9 p.m., unless otherwise approved by the Board.
9. Cleanup must take place immediately after an event with trash removed and taken to appropriate receptacles in a garage.
10. Any furniture that has been moved must be returned to its original location.

Restrictions on Use of Pool Area, Harbor House, Lobbies and Terraces



1. Fundraising or the sale of any product or service is prohibited.
2. No event can require a guest to purchase a ticket to attend. Guests attend only by personal invitation of a resident. Invitations cannot imply that the Association is participating in, advocating for or condoning any group or entity that is represented at the event.
3. If the Harbor House is used for a political, business or religious gathering, the host and attendees must be respectful of residents who may not support their cause or share their beliefs. No displays, signage or other forms of advertising may be distributed or displayed outside of the Harbor House.
4. The pool area, lobbies and terraces may not be used for political, business or religious gatherings.
5. The sale of alcohol is prohibited. Residents assume sole responsibility for any liability that may arise in connection with the service or consumption of alcohol.
6. The Board reserves the right to deny use of any facility for any reason.

Fitness Center, Sauna and Steam Room



1. The fitness center is available only to residents and their guests. Residents are responsible for their guests and must ensure guests are familiar with the rules.
2. All persons (including trainers) using the fitness center do so at their own risk and agree to abide by the rules. The Association assumes no responsibility for an accident or injury in connection with such use or for any loss or damage to personal property.
3. Unless otherwise specified, the fitness center is open daily from 5 a.m. until 11 p.m. It may be closed, or its use limited, at any time because of weather (for example, hurricane) or operational difficulties, at the discretion of the Board, On-Site Manager or Community Manager.
4. Cell phone conversations may not exceed two minutes.
5. No one under the age of 15 is allowed in the fitness center without the supervision of an adult at least 21 years of age. No one under the age of 18 is allowed in the sauna or steam room.
6. Except for service dogs, pets are not allowed in the fitness center.
7. Exercise equipment is to be used for only its intended purpose.
8. Users must wipe down all equipment after use with anti-bacteria wipes, which are available in the fitness center.
9. Users must rack all weights after use, and return all equipment to its designated place. Do not drop weights on the floor.
10. Equipment may not be reserved and users are expected to be courteous to one another allowing others equal access.
11. No food, chewing gum, alcohol, tobacco products, or electronic cigarettes are permitted.
12. Beverages, including water, must be in unbreakable containers.
13. Shirts and appropriate fitness attire must be worn at all times. Rubber soled shoes (sneaker type) must be worn when using equipment. No bare feet, flip flops or bathing suits are permitted.
14. Use no more than two towels (provided in the fitness center) per visit. Place soiled linens in the container provided for this purpose before leaving. Fitness center towels are not to be removed from the fitness center.
15. Personal trainers hired by residents are permitted in the fitness center but must be accompanied at all times by the resident. They may not use the fitness center for themselves. Residents are responsible for ensuring that trainers have general liability and property damage insurance.

Cell phone conversations must be brief in the fitness center.

In Case of a Storm or Emergency



1. If you are directed by the Board, On-Site Manager or Community Manager to prepare for inclement weather, all items must be removed from side and rooftop terraces or appropriately secured in a timely manner.
2. Breezeways, hallways, stairwells and entry vestibules must remain clear of obstacles at all times. No light fixture, furniture, wall hanging or other article may obstruct a fire door in an entry vestibule or on a breezeway.
3. Appropriate outdoor furniture may be placed in breezeways provided it does not block emergency exits. Any obstacles deemed to pose a safety risk may be removed and stored or discarded at the discretion of the On-Site Manager.
4. If you want to report a problem either during or outside of regular business hours, call CAMS customer service at 877-672-2267. Give a clear, detailed message of the issue, along with your name and phone number. Depending on the urgency of the matter, your call will be returned either immediately or on the next business day.
5. For life-threatening emergencies, wellness check on an Owner or criminal activity, call 911.

Furniture and other items on terraces and rooftops can subject the community to serious danger during a storm.

County and State of SC emergency procedures are posted on the Tides website.

Renovation Considerations and Responsibilities



1. An owner may select any appropriately licensed and insured commercial licensed contractor, subject to the Association's reasonable approval or act as the general contractor and hire subcontractors. The licensed contractor is responsible for all those performing work within a unit unless the On-Site Manager is notified otherwise. Notification to the On-Site Manager is the responsibility of the owner.
2. The owner and each contractor must read and agree in writing to abide by all rules for renovations.
3. Owners are responsible for ensuring that all contractors are licensed in the State of South Carolina and the Town of Mount Pleasant and must have general liability and property damage insurance, each in the amount of \$1,000,000, and workers' compensation insurance. The owner, Tides HPR Owners Association and CAMS must be named as additional insureds for liability insurance on all certificates of insurance. Certificates of insurance and trade and/or general contracting licenses must be presented to the On-Site Manager; no work will be allowed until the appropriate documents are submitted. The Architectural Modification Form can be found on the website.
4. Owners agree to hold Tides HPR Owners Association, Inc., its Board of Directors and its officers, and CAMS and its agents, employees and officers, harmless against liability for (a) injury to, death of, or damage to property of third persons to the extent caused by the owner, general contractor, subcontractor, designer or any of their agents or employees, and (b) mechanics liens on the common area arising out of or resulting from the work. Owners must execute an Indemnity Agreement and submit a completed Architectural Modification Request form to management for board approval, which approval must be obtained prior to the commencement of work.
5. Work plans must be prepared in writing by a licensed contractor or engineer if there are changes to the unit's structure or plumbing, electrical, mechanical or acoustical systems. A copy of the plan(s), along with samples of the flooring and sound attenuation materials, if applicable, that will be installed in the unit, must be submitted to the On-Site Manager. Work may not begin until the owner has received written approval of the plan(s).
6. Work that begins without written approval is subject to fine, alteration and/or removal. If the submittal has been disapproved, it can be resubmitted for review if changes are made so that it conforms to Association's guidelines. If an owner feels the plans have been unfairly reviewed, the owner may appeal to the Board for a rehearing.
7. Owners are responsible for complying with building codes and obtaining any required building permits, to include owners doing their own work. Owners are also responsible for ensuring that their contractors comply with building codes and obtain any required building permits. If a permit is required, the original is to be kept in the unit where the work is being performed. In addition, for the convenience of the Town Inspector, a copy is to be submitted to the On Site Manager with all other required documents and be retained in the Tides management office.
8. The On-Site Manager, Community Manager and/or a Board member may visit the unit while work is in progress and has the authority to stop work in any unit for failing to comply with these guidelines,

All work must be approved in writing.

creating a fire or safety hazard or interfering with activities in common areas. During a work stoppage, contractors will collect tools and exit the unit. The Association has the right to stop any work that is in violation of these regulations.

9. Owners must ensure that components of the Association's fire protection system (the hard wired alarm and sprinkler heads) are protected and are not damaged or compromised during any work within the unit. The removal of any device or component of the system must be performed or supervised at the owner's expense by the fire protection system maintenance company contracted by the Association. Costs to repair any damage to the fire protection system as a result of failure to comply with this rule will be at the owner's expense. Additionally, if any alterations to electrical wiring in the unit are part of any renovation or remodel proposal, owner will ensure that alterations will not impact the wiring of the fire alarm system. The owner may be charged for tripping interior alarms (emergency, fire and intrusion).
10. If the Association is forced to employ an attorney to ensure compliance, collect fines, etc., the owner will be liable for reasonable fees charged by that attorney and any related expenses in addition to all fines and/or any cost to the Association.
11. The owner is liable for the actions of his contractors and/or workmen, including those listed under "Rules for Contractors" (see page 13). Any damage to common areas or adjacent units caused by the improvement is the owner's responsibility. All damage must be reported immediately to the Association along with a schedule of repairs as is reasonably acceptable to the Association. If the damage is not repaired in a timely manner, the Association may make the repairs and charge the owner.
12. Any owner replacing their HVAC equipment on a building roof must use a crane to lift the units – use of the building elevators or fire stairs for this purpose is prohibited. Owner must provide both a permit as well as evidence of crane rental at least 3 business days prior to work commencing.

Owner must make sure that the Association's fire protection system (including unit alarm) is protected.

Rules for Contractors



1. Work may not commence before 9:00 a.m. and must cease at 4:30 p.m. All workers must exit the building by 5 p.m. No work is permitted on weekends or holidays observed by the management company without the prior approval of the Board of Directors.
2. Contractors must use their own equipment. No equipment or tools that are the property of the Association are to be used at any time.
3. Contractors may not park in the row of spaces closest to Bldgs. 1 and 3.
4. A minimum of two days' advance notice is required to turn off the water and/or gas to any common area or unit not owned by the owner.
5. When resetting toilet bowls, double wax rings must be used. Water supply lines must be commercial grade stainless steel lines, with brass fittings.
6. The elevator walls must be padded and the floor covered for delivery and removal of large items.
7. All floor areas are to be protected from the building exterior doors to the owner's unit door including lobby tile, elevator carpet and the hallway carpeting to the unit. Floor coverings are to be removed at the end of each day.
8. All work must be performed inside the unit or on the unit's terrace or adjoining breezeway. The On-Site Manager also may, but will not be required to, designate a work area in the parking lot. Workers cannot set up equipment in hallways, lobbies or garages. Equipment cannot be stored overnight in breezeways, hallways or lobbies or designated work areas. All materials must be stored inside the unit or taken off-site each evening. No cutting, sawing, or other work may be done in the hallways, corridors, basement, garage or any other common area.
9. The front door to the unit must be kept closed during construction in order to contain dust, dirt, noise, paint fumes, etc.
10. Common areas (hallways, lobbies and elevators) must be kept clean and clear of debris throughout the workday. The trash bins inside the buildings are not to be used. Construction refuse is not to be deposited in the dumpsters or other receptacles which are provided for normal household use. Dumpsters may not be placed on the property. Contractors may park a trailer for daily collection of refuse and debris in a designated area of the parking lot. Designated area for Bldg. 1 is against the fence; designated area for Bldgs. 2 and 3 is the parking row closest to Wingo Way in the large parking lot. All trash and debris must be carried off-site on a daily basis.
11. Contractors and vendors are not allowed to park in the garages or obstruct traffic circles, walkways or entrances. When unloading, they must unload and move vehicles ASAP. No materials whatsoever may be left in front of the building or in any of the common area of the building. Any paint or oil stains from vehicles must be cleaned up by the general contractor or owner.

Working hours are 9 a.m. until 5 p.m. Monday through Friday (except on holidays observed by the management company).

The elevator walls must be padded and the floor covered at all times.

Moving and Major Deliveries



1. Moves and major deliveries are not allowed on weekends or holidays observed by the management company.
2. A resident must provide written notice to the On-Site Manager at least one week in advance of a move.
3. It is the resident's responsibility to ensure that protective elevator pads are in place prior to a move or major delivery and that the elevator floor is protected.
4. Blocking elevators or any passage by stacking boxes/furniture on sidewalks, driveways or in the lobby and halls is not permitted.
5. Trucks must not park in the circle in front of Building 3 for more than 30 minutes or in fire lanes.
6. Propping open doors to the building is not permitted. A resident or resident representative must be present at the building door to provide access to movers/deliverers and ensure building security.
7. Elevators may not be wedged open or forced to stay open in any way to hold an elevator. Elevator will be placed in "move" mode by onsite staff.
8. Movers, deliverers and residents are expected to be considerate of others who may need to use the elevator during the move or delivery.
9. Resident is responsible for damage to any common area caused by a move or delivery.

Moves and deliveries must be completed Monday to Friday between 9 a.m. and 5 p.m. (except on holidays observed by the management company). Any exceptions must be approved in advance by the On-Site Manager or Board.

Unit Sales



1. Owners must contact the On-Site Manager before listing a unit for sale.
2. The listing agent must be present at all showings. Unit fobs, keys and codes are not to be given to anyone other than the listing agent.
3. Except for group showings to which only realtors are invited, open houses are not permitted.

Open houses are not permitted.

Leasing



1. A lease must have an initial term of no less than one year.
2. A unit may not be divided into or operated as “timeshares” or interval ownership segments.
3. The On-Site Manager must be notified of the intent to lease a unit a minimum of 30 days prior to signing of new lease or lease renewal.
4. The listing agent must be present at all showings. Unit fobs, keys and codes are not to be given to anyone other than the listing agent. A lease agreement must be in writing and must be expressly subject to the terms of the Master Deed, the Bylaws and the Rules and Regulations.
5. At least one week prior to the start of a lease, the On-Site Manager must receive the following:
 - a. a copy of the signed lease
 - b. a completed *Tenant Contact Info and Sign-off* form
 - c. confirmation that the tenant passed a criminal background check
 - d. a copy of the tenant’s HO-4 insurance policy with the Tides Horizontal Property Regime named as certificate holder
 - e. a copy of the owner's HO-6 insurance policy with the Tides Horizontal Property Regime named as certificate holder
 - f. a check (currently for \$200) from the owner payable to the Tides HPR as an administration fee
 - g. a check (currently for \$1,000) from the owner payable to the Tides HPR as security deposit to be deposited in an escrow account for the duration of the lease. In the event of damage to common areas or fines resulting from tenant behavior, all or a portion of the security may be withheld by the Association when the lease terminates.
7. An owner is responsible for ensuring that his tenant complies with the terms of all governing documents. If a tenant is in violation, the owner may be fined as described on the next page.

An owner must ensure that his tenant(s) understands and fully complies with the terms of the Master Deed, the Bylaws and the Rules and Regulations.

Fines



1. The violation of any provision of the Rules and Regulations may be grounds for monetary fines against the involved owner. Such owner is ultimately responsible for such violations whether they occur as a result of his personal actions or the actions of his family, guests, tenants, contractors, workers, real estate broker, or any other person admitted through such owner to the premises.
2. Fines for violations of policies regarding pets shall be levied immediately upon proof of the violation, which may consist of photographic or video evidence.
3. After the offending owner is notified of any other violation, they have seven calendar days to offer evidence to dispute it. The response must be in writing (either by mail to Tides HPR Board of Directors, c/o Bonne Taylor, CAMS, 115 Cooper River Dr., Mt. Pleasant, SC 29464 or via email to btaylor@camsmtg.com). Failure to respond within seven calendar days constitutes an admission of responsibility.
4. If the Board receives a response from the owner, the Board will vote as to whether a violation has occurred. The decision of the Board is final.
5. If a majority of Board members agrees that a violation has occurred, or if the owner does not respond within seven calendar days, a fine may be levied at the discretion of the Board, subject to the following maximums for each offense:
 - a. \$500 for a first violation
 - b. \$750 for a second violation
 - c. \$1,000 for a third offense
 - d. \$1,500 for a fourth offense
 - e. Legal action will be pursued for a fifth and each subsequent offense.
6. Payment of a fine is due within seven calendar days of notification. A late payment will incur a late charge of \$25 per day until the fine is paid. In addition, failure to pay may subject the owner to a number of restrictions, including a loss of access to the pool, Harbor House and fitness center. In addition, a lien will be placed on the unit.

A violation of any provision of the Rules and Regulations may result in a fine.

These Rules and Regulations apply to all residents (property owners and tenants) and their family members, visitors, employees, and guests. They have been adopted by the Board of Directors in accordance with the Covenants and Bylaws of the Tides Horizontal Property Regime Owners Association to protect the harmony and architectural integrity of the community and promote the safety and welfare of all residents. They do not replace the Master Deed or Bylaws, which the Association uses as its primary governing documents. In a case of conflict between these documents, the Master Deed and then the Bylaws will prevail.

April 12, 2018

Revised October 31, 2021

Tides Quick Reference Guide for Owner Maintenance

Item	What is Needed?	Frequency				Comments	Ref. Page
		Per Qtr.	2X Per Yr.	Per Yr.	Other		
Elevator Maintenance	Ensure door track is clean of debris					As Needed	
Detectors	Smoke and Carbon		X			Replace Batteries; Replace unit as needed	
Dryer	Dryer Vent			X		Have ducts cleaned professionally	
Washer	Have washer hose checked or replaced				5 years		
Fire Extinguisher	Check expiration date			X		Replace as needed	
Hot Water Heater	Drain Pan					Install a drain pan if you do not have one	
	Replace Unit					Replace every 10-15 years	
	Condensate Line		X			Ensure condensate line is free of debris, and confirm direction of cut-off switch/float in condensate pan under air handler also	
HVAC	Replace Filters	X				Or as needed	
	Service Your Unit		X			Have professional check unit and coolant	
Toilets	Check for proper tank function; watch for consistent "running"				As needed	Replace valve kit when toilet continues to run (means leak in tank). Use braided supply lines	
Washer	Check security of water connection	✓				Recommend replacement of plastic water hoses with flexible metal	
Water Main Disconnect for Unit	Check Fuses (if installed)				As needed	Consider turning off water to unit if gone for extended period of time	