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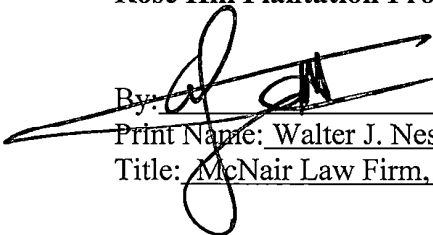
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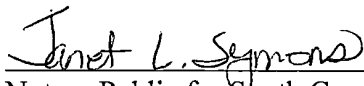
RE: **Rose Hill Plantation Property Owners Association, Inc. Rules and Regulations**

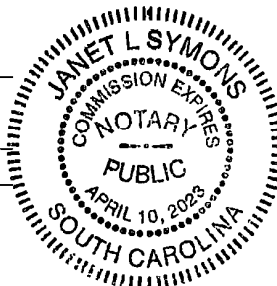
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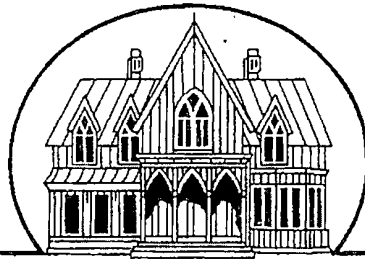
Rose Hill Plantation Property Owners Association, Inc.

By: 
Print Name: Walter J. Nester, III
Title: McNair Law Firm, P.A.

SWORN TO BEFORE ME THIS
20th day of December, 2018


Notary Public for South Carolina
Print Name: Janet L. Symons
My Commission Expires: April 10, 2023





ROSE HILL *Plantation*

Property Owners Association, Inc

Rules and Regulations

Please Visit www.rosehillplantation.net for Additional Information

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COMPLIANCE, FINES AND APPEALS

In order to seek compliance with these rules and regulations, the Board of Directors has adopted a fine schedule, which may be administered once a notice of violation or warning citation has been presented to the offender.

The right to appeal any violation is available for any sanction, penalty or warning. Such request for appeal may be presented in writing to the General Manager within 10 days of the date on the notice of violation, citation, or warning citation and must include the reason for the appeal. After receipt of such request, a hearing before the Board of Directors in executive session will be scheduled and the alleged violator will be notified in writing of the date, time and place to appear for the hearing. The failure of the alleged violator to attend the hearing shall in no way limit or prohibit the Board from taking the action it deems appropriate at such meeting. The Board of Directors may seek legal action in order to enforce these Rules and Regulations.

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VEHICLE FINE SCHEDULE

Rose Hill POA- November 10, 2017

Speeding	
<i>Action</i>	
1-10 MPH Over Posted Speed Limit	\$50.00 Fine
11-14 MPH Over Posted Speed Limit	\$75.00 Fine
15-24 MPH Over Posted Speed Limit	\$100.00 Fine
25+ MPH Over Posted Speed Limit	\$200.00 Fine
Parking in Fire Lane	
<i>Action</i>	
1st Offense	\$25.00 Fine
2nd Offense	\$50.00 Fine
3rd Offense	\$75.00 Fine
Driving Golf Cart W/O Driver's License	
<i>Action</i>	
1st Offense	Warning Letter Contact Parent, Vehicle left on side of road.
2nd Offense	\$50.00 Fine
3rd Offense	\$100.00 Fine
Driving Golf Cart W/O Decal	
<i>Action</i>	
1st Offense	Warning Letter
2nd Offense	\$25.00 Fine
3rd Offense	\$75.00 Fine
Running A Stop Sign	
<i>Action</i>	
1st Offense	\$50.00 Fine
2nd Offense	\$75.00 Fine
3rd Offense	\$100.00 Fine
4th Offense	\$200.00 Fine
Parking on Road Overnight (Without Proper Pass)	
<i>Action</i>	
1st Offense	\$25.00 Fine
2nd Offense	\$50.00 Fine
3rd Offense	\$75.00 Fine
Use of Unauthorized Vehicle on the Road	
<i>Action</i>	
1st Offense	\$25.00 Fine
2nd Offense	\$50.00 Fine
3rd Offense	\$100.00 Fine
Operating a Motorized Vehicle on Restricted Area	
<i>Action</i>	
1st Offense	\$25.00 Fine
2nd Offense	\$50.00 Fine
3rd Offense	\$100.00 Fine
Unlicensed Driver	
<i>Action</i>	
1st Offense	\$50.00 Fine Contact Parent, Vehicle left on side of road.
2nd Offense	\$100.00 Fine
3rd Offense	\$150.00 Fine
Expired Rose Hill Sticker	
<i>Action</i>	
30 - 60 Days	\$5.00 Per Entry
61 - 90 Days	\$20.00 Per Entry
90+ Days	\$25.00 Per Entry

All fines issued to guest of a resident are placed on resident account, as they are responsible for their guests while in the community. Unpaid fines by members/guests – if not paid within 20 days will be subject to existing collection policy. Commercial fines are the responsibility of the Driver and the Company he represents. After 10 days all fines that are not paid in full will result in denying access to the Driver and his Company until they are paid.

COVENANT FINE SCHEDULE

Unsanitary Property - Yard needs mowed, debris cleanup, leaf pickup, etc.			
Covenants 3.02, 3.14, 3.15, 3.19, 14.01, 14.02, 14.03	Action	Time Period	Failure to Comply
1st Offense	Warning Letter	15 Days to Comply	\$100.00 Fine unless notified repairs scheduled.
		10 Days to Comply	Letter of POA action, billed to resident
2nd Offense	\$100.00 Fine	15 Days to Comply	\$150.00 Fine unless notified repairs scheduled.
		10 Days to Comply	Letter of POA action, billed to resident
3rd Offense	\$150.00 Fine	15 Days to Comply	\$200.00 Fine unless notified repairs scheduled.
		10 Days to Comply	Letter of POA action, billed to resident
House - Unkempt Condition - House needs paint, driveway needs paved, gutters need repair/ cleaned.			
Covenants 3.02, 3.14, 3.15, 14.01, 14.02, 14.03	Action	Time Period	Failure to Comply
1st Offense	Warning Letter	15 Days to Comply	\$100.00 Fine unless notified repairs scheduled.
		10 Days to Comply	Letter of POA action, billed to resident
2nd Offense	\$100.00 Fine	15 Days to Comply	\$150.00 Fine unless notified repairs scheduled.
		10 Days to Comply	Letter of POA action, billed to resident
3rd Offense	\$150.00 Fine	15 Days to Comply	\$200.00 Fine unless notified repairs scheduled.
		10 Days to Comply	Letter of POA action, billed to resident
Boats/ Trailers on Property			
Covenants 3.16, 14.01, 14.02, 14.03	Action	Time Period	Failure to comply
1st Offense	Warning Letter	48 Hours to Comply	\$25.00/ Day Fine
2nd Offense	\$100.00 Fine	24 Hours to Comply	\$50.00/ Day Fine
3rd Offense	\$150.00 Fine	24 Hours to Comply	\$50.00/ Day Fine
Unapproved Installations on Property - Fences, Physical Modifications, Landscaping, etc.			
Covenants 3.11, 3.16, 3.19	Action	Time Period	Failure to Comply
1st Letter	Letter of Inquiry- Submit ARB Application	15 Days to Submit Application	\$75.00 Fine
2nd Letter- Day 30	Warning Letter- Submit ARB Application	15 Days to Submit Application	\$150.00 Fine
3rd Letter- Day 45	Remove Installation	20 Days to Comply	\$25.00/ Day Fine
Unapproved Play Equipment			
RH Rules & Regulations	Action	Time Period	Failure to Comply
1st Letter	Letter of Inquiry- Submit ARB Application	15 Days to Submit Application	\$75.00 Fine
2nd Letter- Day 20	Warning Letter- Submit ARB Application	15 Days to Submit Application	\$150.00 Fine
3rd Letter- Day 45	Remove Installation	20 Days to Comply	\$25.00/ Day Fine
Illegal Disposal of Landscape Debris on Golf Course or Common Property			
	Action	Time Period	Failure to Comply
Each Offense	\$200.00 Fine	Immediate removal of debris.	\$25.00/ Day Fine
Mailbox Maintenance			
RH Rules & Regulations	Action	Time Period	Failure to Comply
1st Offense	Warning Letter	15 Days to Comply	\$25.00/ Day Fine
1st Offense- Day 16			Repairs by Maintenance; Resident billed for repairs.
2nd Offense	\$50.00 Fine	15 Days to Comply	Repairs by Maintenance; Resident billed for repairs.
3rd Offense	\$100.00 Fine		Repairs by Maintenance; Resident billed for repairs.
Pet Violations			
Covenants 3.12, RH Rules & Regulations	Action		
1st Offense	Warning Letter		
2nd Offense	\$50.00 Fine		
3rd Offense	\$100.00 Fine		
4th Offense	\$200.00 Fine		
Commercial Vehicles Parked on Property with Company Logo Displayed			
RH Rules & Regulations	Action		
1st Offense	Warning Letter		
2nd Offense	\$50.00 Fine	15 Days to Comply	
3rd Offense	\$100.00 Fine	15 Days to Comply	
4th Offense	\$200.00 Fine	15 Days to Comply	
Verbal and/ or physical abuse of POA personnel, employees and contractors.			
	Action		
Any Offense- Verbal	\$250.00 Fine	Possible legal action	
Any Offense- Physical	\$450.00 Fine	Legal Action	

APPEAL FORM

Date	
Citation #	

To appeal due process fines/citations, please complete the content of this form and supply a copy of the citation within ten (10) days of notice. Citations cannot be appealed after ten (10) days.

Name	
Address	
Lot	
Phone	
Email	

To Chief of Security, General Manager and Board of Directors:

Signature _____

ALLIGATORS

1. Under Section 50-11-750 of the South Carolina Code of Laws, it is unlawful to feed, or entice with food, any alligator within Rose Hill plantation.
2. Harrassing, throwing food or bait, which might attract alligators, into lagoons or lakes is prohibited.
3. Alligators are natural to this environment and caution is urged on any portion of the Plantation as they are potentially dangerous.
4. Contact security to report an aggressive or intrusive alligator. Aggressive alligators will be killed, not relocated.

ACCESS CONTROL

1. ENTRY

- a. The only authorized entrances to Rose Hill Plantation (the Plantation) are the Equestrian Side Gate and the Golf Course Side Gate, both directly accessed by Highway 278.
- b. Rose Hill Plantation roads are private and not open to sightseers.
- c. The entry of the general public to any areas within the Plantation, other than the golf course, the clubhouse restaurant, the Tennisclub of the Low Country, and the Equestrian Center, without prior approval from the Rose Hill Plantation Property Owners Association (POA), a resident or commercial tenant of the Plantation is strictly prohibited.
- d. It shall be the responsibility of the driver of each vehicle driven on this Plantation to insure that no person or items prohibited by POA regulations, federal, state, or local ordinances are transported within the Plantation in his/her vehicle.
- e. No guests/visitors will be admitted without prior approval of the resident other than as required by law.
- f. Residents and their dependents will be held responsible for the acts of guests/visitors they authorize to enter the Plantation and will assure that their guests/visitors visit only authorized areas and conduct themselves in an orderly and lawful manner.
- g. Residents must either call or email in a pass request for their guests or provide a list of their guests by name to the Security Force. Requests for "LET ALL IN" will not be accepted.
- h. Residents may not call in guest passes for people conducting business on the Plantation.

2. IDENTIFICATION

- a. In order to ensure the security of the Plantation, the Security Officer may request individuals desiring entry to produce a valid driver's license. The method of using decals or passes serves only to identify the vehicle itself.
- b. Vehicles bearing valid state registration and a Rose Hill Plantation decal/pass shall normally be admitted without restriction. However, random Driver's License and other ID checks are conducted throughout the year on such vehicles.

3. DENYING - REGULATING ACCESS

- a. The Rose Hill Plantation Property Owners Association (POA) reserves the right to deny admission to any person or conveyance.
- b. Guests/visitors while on the Plantation will be required to observe proper standards of personal conduct at all times. Improper conduct may result in the guests' or visitors' removal from the Plantation.
- c. Any guest of a Plantation resident whose behavior within Rose Hill Plantation has disturbed the peace or violated any Plantation rules or regulations or any state or local ordinance may be cited for the infraction by the Security Force.

- d. In the event of an infraction and at the discretion of the Association, access to the Plantation may be denied or access may be regulated by requiring the host of such guest to accompany his/her guest at all times while within the Plantation gates and to state in writing that he/she will accept responsibility for any actions which violate Plantation rules and regulations or the Covenants. However, a host may not accept written responsibility for any driver with an invalid Driver's License or anyone known to be in violation of South Carolina laws or Beaufort County ordinances. Any such guest not accompanied by a resident host may be charged with criminal trespass.
- e. Repeated infractions by a driver using a guest pass or a commercial pass or decal may result in forfeiture of the pass or decal.

4. BICYCLISTS

- a. Residents and their guests will be allowed to enter the Plantation after being properly identified.
- b. Bicyclists must use paved surfaces excluding golf cart paths and ride on the right side of the road, adhering to all applicable traffic laws.

5. PEDESTRIANS

- a. Pedestrians other than residents will not be permitted to enter the Plantation unless they are accompanied by a resident and have a valid guest pass.
- b. Hitchhiking at the gates or soliciting rides for pedestrians is prohibited.

6. PROCESS SERVERS

- a. Federal, State, and Local Government authorities serving warrants or official papers will be allowed entry to the Plantation. Security patrol will not accompany a process server.
- b. Civilian process servers will only be allowed to enter the Plantation when in possession of official papers from a South Carolina or Federal Court signed by either a judge or the clerk of court or containing a "clocked in stamp" indicating that the document has been registered with the clerk of court (if applicable within this jurisdiction). Attempts to interfere or make contact with the resident prior to the process server leaving the gate may constitute an infringement of the service process. Anyone who does not have properly signed papers may be allowed entry only after Security has contacted the resident and authorization has been given.
- c. Repossessors requesting entry to the Plantation and presenting certified true copy of an order from a South Carolina State or Federal Court which specifically directs the repossession or seizure of property located within the Plantation boundaries will be given access. Repossessors not in possession of a court order will not be allowed to enter unless the resident has given authorization.

7. WRECKERS

- a. Wreckers without decals requesting entry to the Plantation will be stopped and questioned as to their destination and purpose in the Plantation.
- b. Security will contact the resident to confirm that they are expecting the wrecker.
- c. Wreckers with valid decals will be allowed to enter without resident confirmation.

8. CONTRACTORS

- a. Commercial vehicles may be parked on driveways or lots only during the permitted work hours of 7:00 a.m. to 7:00 p.m. (local time) Monday through Saturday.
- b. No commercial activity is permitted on Sundays, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day or New Year's Day.
- c. Emergency repair work is exempt from the preceding restriction.

9. SOLICITATION

- a. No door-to-door vendors, salesmen or solicitations of any kind are permitted within Rose Hill Plantation except that property owners who are running for a seat on the Rose Hill board of directors may campaign door-to-door.
- b. An exception to door to door solicitations may be granted for charitable/non-profit organizations, but only after obtaining approval from the General Manager. The requirement for this exception applies even if such solicitations are conducted by residents themselves.
- c. Mail boxes may not be used for any type of distribution other than the U.S. mail.
- d. Distribution of commercial flyers, leaflets, and other forms of solicitation is prohibited to include newspaper "tube" inserts other than those distributed by permitted publications and campaign notices for property owners running for the Rose Hill board.

10. EXEMPTIONS

Certain commercial vehicles are exempt from decal or pass requirements (e.g., mail, newspaper, school bus, etc.).

ANIMAL REGULATIONS

1. A reasonable number of common household pets, such as dogs and cats, may be kept on any property within the Plantation.
2. No pets may be kept, bred, or maintained for any commercial purpose.
The owner or custodian of any pet shall use a scoop or other device to clean up any defecation or solid excrement left by the pet anywhere on the Plantation.
3. The owner or custodian of a pet shall not allow pets to roam unattended... Please see Amended & Restated Declaration of Covenants, Article III, Section 3.12, Animals, Letter d.
4. The owner or custodian shall muzzle any pet which consistently barks or makes noises which might be reasonably expected to disturb other residents.
5. No owner or custodian shall fail to exercise proper care and control of animals to prevent them from becoming a nuisance. Actions including, but not limited to the following shall constitute a nuisance:
 - Molesting passersby or passing vehicles
 - Attacking other animals
 - Repeatedly running at large
 - Damaging private or common property
 - Barking excessively and/or continuously
 - Causing harm to the public's health, safety, or well-being.
6. Any dog, cat, or other domestic animal which is off the property or premises of the owner and which is not under the control of the owner or custodian is considered to be 'running at large' and therefore may be seized by an animal control officer and transported to the county animal shelter.
7. The breach of any of these restrictions, conditions, obligations and duties shall be noxious and offensive activity constituting a nuisance.
8. Nuisance or dangerous animals should be reported to Rose Hill security and to Beaufort County Animal Control.

APPEARANCE OF PROPERTY/PROPERTY MAINTENANCE

Please see the Rose Hill Amended and Restated Declaration of Covenants and the Architectural Standards

FIREARMS AND FIREWORKS

1. With the exception of authorized law enforcement activities or by permit issued to the POA for a specific purpose, the display or discharge of firearms or fireworks on the Plantation is prohibited; however, transporting a firearm across the Common Properties to or from the resident's property is permitted.
2. The term *firearm* includes B-B guns, pellet guns, paint ball guns and other firearms of all types, regardless of size.

HOME-BASED BUSINESS

Please see the Rose Hill Amended and Restated Declaration of Covenants – Article III, Section 3.1 and 3.11

HUNTING, TRAPPING, POISONING AND THE USE OF WEAPONS

1. No hunting of any kind shall be permitted within Rose Hill Plantation. No use of or discharge of firearms or other Weapons that Discharge a Projectile, including but not limited to Bow & Arrows, Cross Bows etc., shall be permitted within the Rose Hill Plantation, except as may be authorized by the Rose Hill Board of Directors for disposing of nuisance wildlife and or management of deer within the community in accordance with State and Local Laws.
2. Trapping or poisoning of wildlife or domestic animals is prohibited except by prior POA authorization and in accordance with applicable state and county laws and regulations. A 'trap' is broadly defined as any device, other than a weapon, designed or constructed for taking animals. 'Poisoning' is broadly defined as exposing any known poisonous substance, whether mixed with food or not, in such a manner as to endanger any domestic animal or wildlife.

MAILBOX REGULATIONS

1. All mailboxes must be installed in accordance with USPS mailbox guidelines. New mailbox installations (new construction) and any replacement mailbox post installations must be performed by the POA.
2. There must be no visible rotting wood on the support post, nor should there be any rust, mold, or excessive pollen or dirt on the mailbox, paper tube, or post. The mailbox door and flag must be kept in proper working order. Decorations or plants that obstruct the functioning of the mailbox door or block the opening of the paper tube are prohibited.
3. A standard paper tube must be located directly below the mailbox fixture. It must be made of PVC material and conform to the Rose Hill Plantation standard tube construction and measurements. Paper tubes are not allowed to be attached anywhere but directly beneath the mailbox fixture.
4. Sizes for Rose Hill Plantation mailboxes are standardized (standard size is 8.75"H x 6.75"W x 20"D; large size is 10.875"H x 8.5"W x 22.25"D) and no substitution is permitted. The mailbox and the paper tube should be standard black. The paint for the mailbox post should be 'Rose Hill Gray' and is available from the POA for touch-ups to or repainting of posts. Paint should not be visibly peeling or chipping.
5. Nameplates, if present, must reflect the name of the current occupant of the residence and meet ARB mailbox nameplate guidelines.
6. House numbers on the sides of the mailbox or on mailbox posts must adhere to ARB guidelines.

NOISE

Any unreasonably loud or annoying music or noises from any source that disturbs other neighbors shall constitute a nuisance and is prohibited.

OFFENSIVE ACTIVITY

Please see the Rose Hill Amended and Restated Declaration of Covenants – Article III, Section 3.15

OPEN HOUSE - HOMES FOR SALE/RENT - TOUR OF HOMES

Anyone planning one of the above events will be required to contact the POA at least one (1) week prior to the event for instructions.

PRIVATE TENANT FACILITIES

1. The Rose Hill Golf Course is operated and managed by a privately-owned business under contract with the Rose Hill Plantation POA.
2. The Tennisclub of the Low Country is operated and managed by a privately-owned business under contract with the Rose Hill Plantation POA.
3. The Rose Hill Equestrian Center is operated and managed by a privately-owned business under contract with the Rose Hill Plantation POA.
4. The Rose Hill Clubhouse Restaurant is operated and managed by a privately-owned business under contract with the Rose Hill Plantation POA.

RENTAL RESTRICTIONS/LEASES

Please see the Rose Hill Amended and Restated Declaration of Covenants – Article III, Section 3.11 and 3.23

TOYS & PLAY EQUIPMENT

1. TOYS

Toys including, but not limited to, bicycles, tricycles, Little Tyke type play equipment, plastic pools, Tonka type trucks, playhouses, and inflatable toys must be stored out of sight from neighbors' front and back yards when not in use.

2. PLAY EQUIPMENT

- a. Play Equipment which is installed on any part of the property outside of the dwelling, not structurally permanent in nature, and used for recreation or play, must have approval of the POA prior to installation. An application form is available at the POA office. The form must be completed in full with all requested information and consent signatures where applicable. There is no application fee.

Such play equipment includes but is not limited to:

- Basketball backboard and hoop (fixed or portable)
- Swing set
- Gym set
- Slide or teeterboard (seesaw)
- Trampoline
- Soccer goal set
- Volley ball net and court
- Badminton net and court
- Horseshoe court
- Sandbox

- b. Play equipment color must blend in with nature. Natural finish or earth-toned components are preferred. Bright color metal, plastic or fabric components will not be approved.
- c. Excluding basketball backboards and hoops, the preferred location for play equipment is in the rear yard directly behind and as close as possible to the house. The property owner shall take into consideration proximity to adjacent neighbors' living, view and recreational areas relative to the type of play activity which will result.
- d. Tree houses are prohibited.
- e. All play equipment must be kept in good condition and proper working order with no visible rotting wood, rust, mold, or excessive pollen or dirt.

USE OF POA COMMON PROPERTY

- 1. Property owners, residents and guests accompanied by a resident may use POA Common Property between sunrise and sunset daily unless posted otherwise or authorized by the POA. Common Property includes, but is not limited to roads, lakes, lagoons, open space, and amenities such as pools, tennis courts, playgrounds, parks, docks, and equestrian trails.
- 2. Although part of Rose Hill Plantation, the golf course and the Tennisclub of the Low Country are leased to and operated by privately owned businesses and are not open to the use of residents as Common Property. The Rose Hill Plantation house/mansion is privately owned and is private property. Pedestrians, dog-walkers, bicyclists, and others not authorized by the business owners are prohibited from these properties.
- 3. The following general rules apply to the use of Common Property:
 - a. All state laws and regulations, county ordinances, and Rose Hill Plantation rules and regulations are applicable.
 - b. Audio equipment may only be used with earphones unless authorized by the POA.
 - c. Trash must be placed in a receptacle, if available, or must be removed from the site.
 - d. Parking is not to obstruct the normal flow of traffic. Designated parking areas are to be used where provided.
 - e. Rules regarding the use of alcoholic beverages are specific for each facility and must be adhered to.
 - f. Observe private property lines when walking adjacent to private homes.
 - g. Respect the privacy of property owners adjacent to common areas.
 - h. Respect the right of property owners to use common areas.
 - i. Other regulations if posted must be followed.
 - j. Use of POA property is at the user's risk. The POA will not be responsible for injury or other damages as a result of the use of POA property.
 - k. Guests using any Rose Hill amenity area must be accompanied at all times by a property owner or resident unless approved by the Rose Hill POA.
 - l. Operation of motorized vehicles, with the exception of POA-authorized vehicles and law enforcement vehicles, are restricted to paved surfaces.
 - m. Any acts of vandalism may be prosecuted to the full extent of the law. Parents are responsible for the actions of their underage children and residents are responsible for the actions of their guests. If juveniles or guests are involved, parents and/or the resident that the guest is visiting may be responsible for making restitution for any damages.

USE OF PLANTATION AMENITIES

1. SWIMMING POOLS

- a. Users assume the responsibility of ensuring their safety and that of their family. The POA has installed appropriate signs, a self-locking gate, emergency telephone, and a first aid kit (per South Carolina DHEC Rules and Regulations) that is available to pool users.

- b. The pool facilities may be used by all Rose Hill Plantation property owners, guests accompanied by a resident, and tenants with leases of at least six months.
- c. Dates for opening and closing the facility will be determined annually.
- d. The facility cannot be used for personal profit or commercial purposes.
- e. All pool users must adhere to a proper code of conduct when in the facility. It includes, but is not limited to:
 - Must shower before entering pool.
 - Audio equipment must be used with earphones.
 - Place all trash in receptacles.
 - Children under 13 must be accompanied by an adult (16 years or older).
 - Smoking is prohibited within the pool gates. You must discard cigars and cigarettes in receptacles provided before entering the pool enclosures.
 - Users must not have communicable diseases or be wearing band-aids.
 - Alcoholic beverages, food and glass containers are prohibited within pool enclosure.
 - Any person who is incontinent must wear pool diapers.
 - Splashing, pushing, throwing objects or other activities harmful or annoying to others are prohibited.
 - Bikes, skateboards, or skates in pool enclosure are prohibited.
 - Pets are prohibited in pool enclosure.
 - Running or conduct harmful to self or others is prohibited.
 - Diving is prohibited.
 - Exclusive use of swimming pools for private parties is not permitted.
 - The pool facilities close at sunset and use of the pools after sunset is not permitted.

2. TENNIS/PICKLEBALL FACILITIES

- a. The Rose Hill facilities, located adjacent to the Willow Lake pool and the Colleton Point pool, may be used by all Rose Hill Plantation property owners, guests accompanied by a property owner, and tenants with leases of at least six months.
- b. Those using the courts must wear proper shoes. No hard soled shoes or running shoes are permitted.
- c. Pets, skates, bicycles, or skateboards, roller blades, etc. are not permitted on the Tennis/Pickleball Court areas.
- d. Paid instruction activity by Rose Hill residents is prohibited.
- e. Court reservations and rules are posted at each facility.
- f. Use of POA property is at the user's risk. The POA will not be responsible for injury or other damages as a result of the use of POA property.

3. PLAY GROUNDS - PARKS

- a. The playground and park areas are for the exclusive use of property owners, guests and tenants with leases of at least six months.
- b. Use of POA property is at the user's risk. The POA will not be responsible for injury or other damages as a result of the use of POA property.

4. COMMUNITY DOCKS

- a. The community docks located at the Colleton Point amenity area and at Hidden Lake are for the use of property owners, tenants with leases of at least six months, and guests accompanied by a property owner or tenant in accordance with these rules and the rules posted at the dock area.
- b. Anyone under the age of 13 must be accompanied by an adult after sunset.

- c. The Colleton Point dock may be used for fishing, crabbing, shrimping, boat launching, and temporary mooring. The Hidden Lake dock may be used for fishing only.
- d. Crab pots/traps are permitted for use by property owners and residents only. Pots/traps must be properly maintained and identified and should be checked daily. Any crab pot/trap left unattended is subject to removal.
- e. Dock users must clean the area of any litter before leaving.
- f. Swimming is not allowed from any community dock.

5. *EQUESTRIAN TRAILS - EQUESTRIAN ACTIVITIES*

- a. Equestrian activity in the Plantation is restricted to the Equestrian Center, Equestrian Trails, polo field, paddocks, specified lots, and specified roadsides that connect Equestrian Trails and the Equestrian Center.
- b. Maps of the approved Equestrian Trails and connecting roadsides may be obtained at the POA Office or the POA website.
- c. Use of the Equestrian Trails in Rose Hill Plantation is restricted to residents, Equestrian Center boarders, and guests accompanied by residents or Equestrian Center boarders. The sponsoring resident or boarder shall accompany their guests at all times and assume responsibility for their guests and guest horses.
- d. Residents and borders at the Equestrian Center are required to maintain valid Coggins Papers on file with the POA Office. Visitors and guests with horses must provide valid Coggins Papers to the Security Officer at the gate before the horse enters the Plantation. The sponsoring resident shall accompany their guests at all times and assume responsibility for their guests and guest horses.
- e. Bicycles and all motorized vehicles, with the exception of POA-authorized vehicles (e.g., maintenance, security, etc.) and law enforcement vehicles, are prohibited on the Equestrian Trails.
- f. Equestrian Trails are for the use of horses and riders. For safety, pedestrians and dogs are prohibited.

6. *FISHING*

- a. The term "fishing" shall be understood to include shrimping, oystering, crabbing, clamming, musseling and all commonly accepted forms of rod and reel fishing.
- b. The following rules apply only to lagoons owned by the Rose Hill Plantation Property Owners' Association (POA).
 - Fishing in a lagoon with a fountain is prohibited.
 - Only property owners, tenants with a lease of at least six months, or guests accompanied by a property owner or such tenant are authorized to fish in POA lagoons. Anyone under the age of 13 must be accompanied by an adult when fishing.
 - Contractors, vendors, and employees of commercial businesses located on the Plantation are not permitted to fish in POA lagoons.
 - Access to POA lagoons must be through common property. Trespassing on private property is prohibited. The person fishing is responsible for determining the location of common property that allows access to lagoons.
 - Fishing in POA lagoons bordering the golf course must be done in such a manner and at such a time as to not interfere with golfing activities.
 - Fishermen must remove all their trash and equipment and leave the area in good condition.
 - Security Personnel monitor POA lagoons for infractions of these regulations and take appropriate enforcement action.
 - All fishing regulations established by the South Carolina Department of Natural Resources (DNR), including limits, apply. The use of minnows is not permitted.

7. COLLETON POINT PAVILION

- a. Operation and maintenance of the Colleton Point Pavilion is the responsibility of Rose Hill Plantation Property Owners' Association (POA) under the direction of the Board of Directors.
- b. This facility will be operated for the primary purpose of filling the needs of the POA and is maintained for the exclusive use of property owners, their tenants holding leases of six months or longer, and guests accompanied by property owners or those tenants under the terms of a reservation and lease agreement. Non-resident lease of the facility is also permitted under the applicable fee structure.
- c. The complete policy for the use and rental of the Colleton Point Pavilion is published on the POA web site and is available at the POA Office.
- d. The Colleton Point Pavilion area, with the exception of the dock area, closes at sunset unless you have a contract to rent the facility.

8. USE OF BOAT – RV – TRAILER STORAGE AREA

- a. Boats, RV's, Trailers and other types of outdoor recreational vehicles are permitted to be stored at the POA storage area subject to procedures and guidelines as may be determined by the Board of Directors. See the POA web site or contact the POA office for the current storage/parking policy.
- b. Approval for parking is granted by issuance of a POA STORAGE DECAL ONLY.

9. USE OF COMMUNITY BULLETIN BOARD

- a. The Rose Hill Plantation Property Owners' Association maintains a Bulletin Board at each Rose Hill Plantation entrance in order to notify residents of emergencies, upcoming events and important information related to the Rose Hill community at large.
- b. The POA office is responsible for receiving, approving, and having announcements posted. Whenever possible, messages should be submitted to the POA office for approval at least 15 days prior to the requested posting date. Contact the POA office or see the POA web site for the entire message policy.

VEHICLES

1. DECALS/PASSES

a. GENERAL RULES

- All vehicles driven within the confines of the Rose Hill Plantation must have a valid state registration and have a permanent valid Plantation decal or a valid guest, restricted, or commercial pass, or a special hang-tag in plain view.
- All residents of Rose Hill Plantation must register their vehicles with the POA and display a valid decal.
- Requirements for any Plantation decal:
 - Valid Driver's License
 - Current Vehicle Registration
 - Proof of Insurance: Minimum limits 15/30/5
 - Vehicle Pass Application
 - Executed disclosure and acceptance of liability from property owner for tenants and nonresident family members in possession of decals
 - Copy of landlord/tenant agreement or lease if applicable.
- All decals will be permanently affixed to the bottom driver's side outer portion of the windshield with the year of expiration visible as you are looking at the windshield from the front of the vehicle. Special situations may exist that require an individual to drive a different vehicle every day. In these cases, after

permission from the POA, a decal will be affixed to a permanent background and may be transferred to whatever vehicle is driven. In no case will this apply to commercial vehicles. Decals that do not comply with the above may be confiscated.

- When the vehicle is disposed of or the windshield replaced, the decal must be removed and presented to the POA. Commercial decals must be returned to the POA Office before a decal can be re-issued for a nominal transfer fee or full price must be paid.
- Lost or stolen decals should be reported to the Security Office or the POA Office immediately.
- All decals must be renewed at the POA Office upon expiration.
- Rose Hill Plantation decals and passes are the property of Rose Hill Plantation Property Owners' Association. The Association reserves the right to deny the issuance of a decal or a pass or to remove a decal or pass if it is not used in accordance with the Covenants or the rules and regulations of Rose Hill Plantation.
- All decals and passes are issued to one specific vehicle. Other than those exceptions described in 1.c. above, transferring decals or passes to another vehicle without prior approval is strictly PROHIBITED and may result in suspension or revocation for decal access privileges in Rose Hill Plantation.
- Applications for decals are available at the POA Office between the hours of 8:00 a.m. - 5:00 p.m. Monday through Thursday, 8:00 a.m. - 1:00 p.m. on Friday or may be printed from our website at www.rosehillplantation.net.
- In order for any vehicle to be issued a guest pass, special hang-tag, or commercial pass at the gate, the driver of the vehicle must show a valid Driver's License.

b. *PROPERTY OWNERS*

- Issued to property owners and dependents residing with property owners.
- Property owners' decals shall be issued every year.

c. *RENTERS*

- Issued to renters with leases for more than 6 months and dependents residing with the renter when the owner's assessments are current.
- No renter decals will be distributed by mail.
- There is a security deposit associated with all Renter Decals. Each Renter Decal is \$100 (not to exceed \$200) and will be refunded after the Renter no longer resides in Rose Hill. To receive your security deposit back you must return your Renter Decal within 30 days of vacating the rental property.

d. *FAMILY DECALS*

- Family decals may be issued to non-resident immediate family members of property owners of Rose Hill Plantation.
- Family decals will be issued for a one (1) year period and are typically limited to no more than 2 per household.
- Family Decals are available at the POA Office and forms for Family Decals are available on the POA website.

e. *MAIDS AND HEALTH CARE PROVIDER PASSES*

- Self-employed maids and Health Care providers (nurses and nurse's aids) may be issued a monthly pass (with a valid driver's license).
- If a supervisor or sponsor terminates a person from work or that person resigns, it is the responsibility of that supervisor or sponsor to obtain the pass from the former employee and notify the POA Office.
- No more than one (1) pass will be issued to maids or Health Care providers.

f. *GUEST PASSES*

- Guest passes may be issued to visitors for up to thirty (30) days upon request from a resident.
- Guest passes will only be issued to visitors for a specific non-commercial purpose of visiting a resident.

- The resident will be responsible for their guests' conduct and for any property damage caused by their guest.

g. *ESTIMATE PASSES*

- Estimate passes will be issued for a period of one hour and are only good for direct access to and from destination indicated on the front of the pass.
- Any violation of the limited scope of this pass could result in a citation. Residents must call in estimate passes.

h. *COMMERCIAL PASSES*

- "Commercial Vehicles" are defined as those which have lettering and other exterior evidence of commercial use such as pipe racks, ladders, tools, materials, etc., as well as the obvious commercial vehicles such as flatbed trucks.
- Vehicles such as panel trucks and pickup trucks which fall within the definition of "commercial vehicles" and conduct business on the Plantation, and which are used by the resident, and only by the resident, as both a private and commercial vehicle will display a Residential Decal and a Commercial Vehicle Decal on the windshield at all times.
- Commercial vehicles are not authorized to use Rose Hill Plantation property owners' or renters' decals in order to conduct business.
- Commercial decals for 4 wheel, 6 wheel and 8+ wheel vehicles can be purchased at the POA office or daily passes can be purchased at the gates.

i. *RESTRICTED PASSES*

- Issued to members of the public who are going to the golf course, the restaurant, the Tennisclub of the Low Country, Colleton Point Pavilion, the Rose Hill Plantation House, and current Equestrian Center boarders, students, and guests
- Issued to frequent suppliers of the golf course, restaurant, and Equestrian Center
- Valid only for the days issued
- Valid only for travel between the gate and the destination specified on the hang tag.

Mansion Passes

- Issued to guests on the reservations list provided to Security by the Rose Hill mansion
- Valid only for travel between the gate and the mansion property for the event and day issued.

2. *SECURITY PATROL*

- a. Rose Hill Security enforces the rules related to vehicles on the Plantation, issuing citations that may carry fines and calling in state and local law enforcement as applicable.
- b. Operators of vehicles driven within the Plantation have an obligation to respect the authority of Security officers and to cooperate with them in the performance of their duties.
- c. Security vehicles are equipped with flashing white LED strobe lights.
- d. When Security Officers stop drivers for a violation of vehicle laws, they will identify themselves and present their enforcement badge or other appropriate identification to the driver immediately upon approaching the vehicle.

3. *PARKING*

- a. All vehicles operated in Rose Hill Plantation must have current registration and license plates and authorized Rose Hill Plantation entry identification.
- b. A parked vehicle shall not block passage of a street or a driveway. All vehicle wheels should be off of the common area roadway (asphalt/concrete). However, heavy commercial vehicles parking short-term should not park on landscaped (sodded) roadsides but may remain on the paved surfaces and use cones to mark their vehicles (e.g., landscaping trucks).

- c. All vehicles on private property must be parked on a paved surface at all times.
- d. Daytime parking on shoulder of road is prohibited unless permitted by the Rose Hill POA, all vehicle wheels must be off of the common area roadway (asphalt/concrete). Such parking may be done only on a temporary basis and not overnight, which is defined as being between the hours of 2:00 am through 6:00 am. No vehicle shall park overnight on common property, including cul-de-sacs, shoulders of a road or unimproved lots. The POA has authority to tow vehicles off of/from common property.
- e. Persons using open space or amenities must park in designated areas.
- f. Commercial vehicles may be parked on driveways or lots undergoing construction or renovation only during the permitted work hours of 7:00 a.m. to 7:00 p.m. Monday through - Saturday, unless special written permission is obtained from the POA. No commercial activity is permitted on Sundays, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day or New Year's Day. Emergency repair work is exempt from the preceding restriction.
- g. No boats, trailers, recreational vehicles or trucks with exposed commercial signage or exposed equipment or supplies may be maintained on the Plantation unless garaged or otherwise screened from view of the road and adjacent properties at all times, or has been approved by the ARB.
- h. Trailers, boats, campers, recreational vehicles, or utility trailers may be placed temporarily on the paved surfaces of any residential property only for loading, unloading and cleaning. A 24 hour parking permit is available at the Security Gate Offices for use by Rose Hill residents to avoid a violation if need should arise.
Note: Utility trailers parking overnight on properties undergoing construction and renovation activity are authorized only through an ARB permit or permission from the POA.
- i. Maintenance of vehicles on private property must be performed in a garage.
- j. "For Sale" signs on vehicles in Rose Hill Plantation are prohibited.
- k. All vehicles parked on the exterior of any property must have a current state vehicle registration and display a current valid license plate or decal appropriate for the type of vehicle.

4. SPEED LIMIT

- a. The speed limit in Rose Hill Plantation is 25 mph unless otherwise posted. When approaching the security gates, the speed limit is reduced to 15 mph and stop signs are present at the entrances to the community. These limits have been set for the safety of all residents and visitors to the community.
- b. Violators exceeding the speed limit are subject to a POA fine established by the board of directors.

5. MOTORCYCLES - MOPEDS - MOTOR SCOOTERS

- a. Motorcycles, mopeds and motor scooters are allowed in the Plantation from the entry gates to the residential destination or to any amenity.
- b. Operators of these vehicles must adhere to all applicable South Carolina licensing, vehicle registration, and driving laws and have the applicable decal in their immediate possession at all times while operating these vehicles in the Plantation.

6. SMALL MOTORIZED VEHICLES

- a. All licensed or unlicensed small motorized vehicles not meeting the minimum criteria for a moped are restricted to use on private residential property only, within the restrictions prescribed in the covenants. They are not permitted on leisure paths, POA roadways, POA parking lots, POA sidewalks, Equestrian Trails or in recreation centers or recreation areas.
- b. The following vehicles are also prohibited from the areas specified above.
 - Unlicensed cars, trucks, tractors, or any other motorized vehicles, with the exception of emergency vehicles, authorized maintenance vehicles, or electric powered wheel chairs for the physically challenged.

- Lawn mowers, all-terrain vehicles, go carts, go-peds, motorized skateboards or any other similar small motorized vehicles.

7. GOLF CARTS AND LOW SPEED VEHICLES (LSV'S)

- Annual registration and a Rose Hill decal are required for golf carts and LSV's that will be operated on Rose Hill roadways. There is no charge for the decal.
- Requirements to obtain a Rose Hill decal are:
 - A current SC issued golf cart permit
 - Proof of liability insurance
 - LSV owners must provide a current SC registration and display a vehicle license
- LSV's that will be driven only on private property are not required to provide the above documents to obtain a Rose Hill decal but they are required to display a Rose Hill decal.
- Distinctively different decals will be issued to vehicles authorized for road use. Vehicles whose decal indicates the vehicle is for use on private residential property only will be stopped and subject to a plantation fine as determined by the Board if it is driven on the road.
- Operating restrictions:
 - A person operating a golf cart or LSV must be at least 16 years of age and possess a valid driver's license per South Carolina Law. If an unlicensed driver is stopped by security driving on any road within the plantation they will not be permitted to drive the vehicle home and a fine may apply
 - The driver must have in his/her possession a valid driver's license, valid state registration card and, if applicable, valid South Carolina permit and proof of liability insurance.

8. BICYCLES

- Must be equipped with all applicable safety equipment, all of which must be in good working order
- Must be ridden only on paved surfaces when off of private residential property
- Adhere to all applicable South Carolina traffic laws
- When operated between sunset and sunrise the front lamp must be turned on

Adopted: January 30, 2017