

HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION

rules
&
regulations

Amended
July 26, 2022

PREAMBLE

Dear Fellow Resident:

The Board of Directors and Administration of Hilton Head Plantation Property Owners' Association (HHPPOA) are pleased to present the most recent edition of the Rules and Regulations.

This revised, updated, and expanded version will help guide you through the various aspects of life on the Plantation. It is meant to serve both as a document of principles and a source of information. The underlying purpose is to maintain and enhance the life we so enjoy in this wonderful environment within the Town of Hilton Head Island.

It is imperative you take the time necessary to review this booklet in its entirety. To have a full and thorough understanding of expectations will greatly add to the satisfaction and pleasure of your personal experiences of life in the Plantation.

We recognize the wide variety of interests in our diverse community and the importance of being mindful of changing needs. Thus, while it is essential to maintain established policies, it is also recognized that flexibility and understanding are important. Therefore, in the implementation of policy, every effort will be made to fully appreciate unique circumstances that require thought and reasonableness.

Sincerely,

The Board of Directors

**Hilton Head Plantation Property Owners' Association
Rules & Regulations**

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LIVING ON HILTON HEAD PLANTATION

It is important to note that while Hilton Head Plantation is a private community, Residents remain responsible to adhere to all existing Federal, State, and local laws, regulations, and ordinances. This includes any and all environmental regulatory matters.

SECTION A

I. PERSONAL RESPONSIBILITY

- A. As outlined in the Preamble, it is important to note that the intent of the HHPPOA is to ensure that each Resident and their guests enjoy his or her experiences in the Plantation. As such, it is imperative that each homeowner takes personal responsibility for those actions that impact the Plantation community as a whole including, but not limited to, upkeep of individual properties.
- B. In reality, many persons living in the Plantation do so because of the natural beauty so prevalent on the Island. It is only reasonable to expect homeowners to maintain or enhance their personal properties in a manner that adds enhancement to the entire community. The HHPPOA makes every effort to ensure that the state of consistency among properties is kept to acceptable levels for the benefit of all. The Association encourages every person to embrace that goal in such a manner that the Plantation community truly becomes the beneficiary.
- C. It is the responsibility of each Resident to be aware of and fully understand General Covenants, Article VI. Information on Covenants may be found at the Administration Office of the HHPPOA on Surrey Lane as well as on the Web site at: www.hiltonheadplantation.com
- D. Residents wishing to access POA lagoons and beaches must do so through common property.

II. GENERAL INFORMATION

This pamphlet addresses the Rules and Regulations and responsibilities of Property Owners, Residents, and their guests. You must familiarize yourself with this entire document to have a complete understanding of all Rules and Regulations as applies to Common Property, Personal Residences, and Commercial establishments of Hilton Head Plantation.

III. RULES OF CONDUCT FOR COMMON PROPERTIES

- A. All Property Owners, Residents, and their guests must abide by the following rules:
 - 1. Members are responsible for their own conduct and the conduct of their **family members, tenants, and guests**.
 - 2. All persons must conduct themselves so as not to jeopardize or interfere with the rights and privileges of other members or their guests.
 - 3. Loud, profane, indecent, or abusive language shall not be used.
 - 4. Members are expected to address any Resident, Guest, Hilton Head Plantation Property Owners' Association (HHPPOA) employee, and Director, Officer, or Committee person in a courteous manner. Harassment or accosting of a fellow Resident, Guest, or HHPPOA employee will not be tolerated.
 - 5. Proper safety shall be exercised when on the Common Properties. All persons shall act in a manner that will not jeopardize the safety of others by their actions.

6. Physical abuse directed at other members, tenants, guests, or HHPPOA employees, Directors, or Committee persons will not be tolerated.
7. Members will be held responsible for any intentional damage to HHPPOA property or private property located on HHPPOA property (i.e. an owner's mailbox).
8. The actions of HHPPOA staff employees are the responsibility of the General Manager. It is inappropriate for members and guests to interfere with the management of HHPPOA. Comments and complaints are to be directed to the HHPPOA Board of Directors or to the General Manager. Reprimands for alleged staff misconduct are the task of the General Manager.
9. All persons shall obey all safety rules and shall cease and desist unsafe activity when instructed by Security Officers or HHPPOA Staff employees.
10. Members are prohibited from profiting financially from their membership by charging guests for use of the recreational facilities.
11. Proper dress is required in all activities and facilities in accordance with the following basic guidelines:
 - A. Upper body garments must be worn in all activities, except males using aquatic facilities.
 - B. Bathing suits are required when using aquatic facilities. No cut-offs or other street wear are permitted. Thong bathing suits are prohibited.
 - C. Appropriate athletic apparel is required in athletic sport areas, to include specific footwear and/or clothing
12. The Security Officers or HHPPOA Staff employees will inform members, tenants, or guests of any violation of HHPPOA Rules and Regulations and, when necessary, report such actions to the General Manager.
13. Any members who conduct themselves or allow their tenants or guests to conduct themselves in an unbecoming manner or who knowingly break an HHPPOA rule or regulation are subject to disciplinary action by the Board of Directors, including suspension of membership privileges and/or a fine.
14. If notice is given that a member is in violation of these Rules of Conduct, they may, in accord with Article VIII of the Amended Declaration request a hearing before the Board of Directors to explain their actions.
15. Juvenile Curfew Policy
 - A. It shall be a violation of the Hilton Head Plantation Covenant Rules for any person under the age of eighteen (18) years to be upon the streets, or in any common area within Hilton Head Plantation, between the hours of midnight to 6:00 a.m. unless such child is:
 - 1) Accompanied by a parent or guardian, or
 - 2) In transit by vehicle directly from a point of entrance of the community or a place of employment in the community to the place of residence of the juvenile(s) in the community, or
 - 3) Involved in an emergency, or
 - 4) Attending an event supervised by adults and sanctioned by the POA, or
 - 5) Married
 - B. If any such juvenile is found upon the streets or in any common area within Hilton Head Plantation in violation of this Covenant rule, it shall be the duty of the Hilton Head Plantation Security Department to take such juvenile into custody; and it shall be the duty of such Officer to transport the juvenile to his residence and leave the juvenile with his parent, guardian, or legal custodian and advise the caregiver of the violation of the Covenant rule; or if the parent, guardian, or legal custodian is not home at the time of the violation, to make contact via phone when they return to the Plantation. If the juvenile is found to be a guest, the juvenile shall

be transported to the host home. The violation notice shall be written against and issued to the parent, guardian, or legal custodian or host who is responsible for the minor child. If the juvenile is found not to have a host or the host does not want the juvenile at his or her home, then the juvenile shall be transported to the Main Gate and a reasonable effort shall be made to contact his or her parents for pickup and a notice of trespassing violation. If no contact can be made, then the trespassing juvenile shall be issued a notice of trespassing violation and escorted off the Plantation.

- C. Before taking any enforcement action under this rule, a Security Officer shall ask the apparent offender's age and reason for being in or on the commonly owned area or facility. The Officer shall not issue a citation under this rule unless the Officer reasonably believes that an offense has occurred.
- D. Violations of this Juvenile Curfew will be subject to the penalties as outlined in HHPPOA's Fine Schedule.

Adopted by the Board of Directors 9/25/07

IV. PHOTO ID AND HOUSE GUEST CARD POLICY

A. Photo ID Cards

1. The issuance of a Hilton Head Plantation Property Owners' Association (POA) Photo ID Card is to ensure that use of the POA recreational facilities is exclusively for Property Owners, their immediate families, tenants of nine (9) months or longer, and their guests.
2. Photo ID Cards are issued to persons thirteen (13) years and older. The cards are validated annually, and Residents may be issued replacement cards. Renter Photo ID Cards are issued and valid when the residence is leased for a minimum of nine (9) months or longer. Photo ID Cards are not transferable and, if lost, a replacement fee is required.
3. Hilton Head Plantation Photo ID Cards are required at:
 - Spring Lake Pool
 - Fishing Lagoons
 - Spring Lake Tennis and Recreation area
 - Leisure Paths and Trails
 - Whooping Crane Way Conservancy
 - Dolphin Head Recreation area
 - Pine Island Beach
 - Hickory Forest Boardwalk
4. Occupant's leasing property for less than 9 months are not eligible to receive Photo ID and Houseguest Cards.

B. Houseguest Card Policy

1. Guests are always welcome on Hilton Head Plantation. Residents who entertain friends and relatives are encouraged to facilitate their guests' enjoyment of the wonderful aspects of life on the Plantation. As such, it is important to appreciate what steps need to be taken to assure a positive experience by all.
 - a) The Houseguest Card Policy is established to provide Residents' guests access to our facilities via Houseguest Cards. Each household will receive two Houseguest Cards at no cost. **The Houseguest Cards need to be renewed on an annual basis and are available at the POA Service Center. If lost, a property owner may purchase new cards for a fee.**

2. The following rules are established for Houseguest Cards:

- a) Card may be used multiple times throughout the year.
- b) Property Owner/Resident is **not** required to accompany their guests to a facility if the guests have a houseguest card and are 13 years of age or older.
- c) Residents must be at least 17 years of age to bring guests to a facility.
- d) Cards are non-refundable and non-transferable.
- e) Property Owner/Resident is responsible for the actions and behavior of their guests and the appropriate use of the card.
- f) If the card is lost or stolen, Property Owner/Resident must report it immediately to the POA Service Center. **A replacement fee is required.**
- g) Houseguest Cards will be surrendered to a POA Staff member for the following reasons:
 - 1) Termination of residency
 - 2) Misuse of card
 - 3) Misbehavior of cardholder or guest

3) Number of Guests – Rules:

- a) Each Property Owner or Resident (renter with a lease of nine (9) months or longer) has a Photo ID Card. With each Photo ID Card, the Homeowner or Resident can take **four (4) guests** to Spring Lake Pool for a **total of five (5) people per ID Card.**
- b) Each household is **given two (2) Houseguest Cards** that the houseguest may use without the Property Owner or Resident present. Each person with a Houseguest Card (17 years or older) can bring with them **two guests for a total of three (3) people per card.**
- c) While on the Plantation, guests/visitors 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 by the Security Department.
- d) Residents and their dependents are responsible for the 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.
- e) Any guest of a Plantation Resident whose behavior within the Plantation has disturbed the peace or violated any Plantation Rules and Regulations, Rules of Conduct or any state or local ordinance may be cited for the infraction by the Security Department.

4) Occupant's leasing property for less than nine (9) months are not eligible to receive Photo ID and Houseguest Cards.

SECTION B

I. COMMON PROPERTY

- A. Property Owners wishing to alter POA Common Property/Open Space, i.e. road rights-of-way, cul de sacs, or lagoon banks, must submit a written request to the POA Maintenance Committee for review and approval. The request must include a landscape plan clearly depicting property lines, type, size, and location of material to be removed or added. The request must also include a narrative discussing proposed timing of work, who will do the work, and once completed, who will maintain the area. At the time of submittal, items requested to be removed, if any, should be tagged so Committee members can view during a field visit. If approved, the Property Owner will be notified, in writing, and the approved alterations of POA property will be monitored by the Director of Maintenance. No work can

begin without approval of the Maintenance Committee. All approved alterations will be done solely at the owner's expense.

- B. Property Owners wishing to make modifications to shorelines and marsh areas must submit a scale landscape topographic plan clearly depicting type, size, and location of any plant material to be removed, added, or modified between the property line and the marsh or shoreline. This plan, along with a description, should be submitted to the Director of Maintenance to be placed on the Maintenance Committee agenda at their monthly meeting.

Upon review, the Committee will respond in writing within 30 days, with their approval/disapproval or any suggested modifications of the request. Should the proposed activity take place within the "wetland critical line" (towards the shore), all appropriate governmental agencies will be contacted by the Director of Maintenance for comment and approval prior to the Maintenance Committee's review.

If the request is approved, and prior to any modification activity, the Property Owner will submit a security deposit per lot to ensure that the proposed activity is completed according to the Approved Plan. The Director of Maintenance will closely monitor the activity to ensure full compliance. All modification, additions, deletions, or trimming will be conducted solely at the Property Owner's expense.

- C. The POA assumes no responsibility for maintenance of additional plantings on POA property.
- D. The approval of any modifications does not convey ownership or use of the described common property or open space to anyone except the Hilton Head Plantation Property Owners' Association.
- E. No dumping of any kind will be tolerated on any open space and/or common property within the Plantation.

II. LEISURE PATHS AND CROSSWALKS

Pedestrians, cyclists, and others using a leisure path and approaching a marked crosswalk must yield to oncoming traffic. No individual shall suddenly step or ride into a marked crosswalk where such action will create an immediate hazard. This regulation is also applicable to golfers and others utilizing cart paths that intersect within the Plantation.

At such point an individual has determined the roadway is clear, and they have entered the marked crosswalk, vehicular traffic shall yield the right-of-way once that individual is at or is approaching the half of the roadway upon which said vehicle is traveling.

III. WHOOPING CRANE CONSERVANCY

Please note posted sign in Conservancy: Pets and bikes are prohibited on the Boardwalk.

HHP is especially fortunate to have a wildlife area. The Whooping Crane Conservancy offers an extensive boardwalk that allows residents and their guests to enjoy the local wildlife in their natural habitats. These areas are unique, and it is incumbent on all visitors to respect the pristine nature of the Conservancy. The Conservancy is open to all HHP Residents and their Guests (from sunrise to sunset). Occupants leasing property for less than nine (9) months must be accompanied by a property owner.

IV. WILDLIFE

- A. Wildlife abounds on Hilton Head Plantation. It is one of the very reasons many Residents and Guests find the area so appealing. As such, it is incumbent upon every individual to assume appropriate responsibility in avoiding any action that would do harm to not only wildlife, but their natural habitats as well. All Federal, State, and local laws with respect to wildlife and the environment apply to Hilton Head Plantation.

- B. **Alligators** - Feeding and/or harassing of alligators and/or any other wildlife who inhabit the Plantation is strictly prohibited and is a violation of South Carolina State and Federal laws protecting them. These laws protect our wildlife and their natural habitat. Those cited for violating this rule will be issued a violation notice and possible Plantation Fine or State Citation for offensive activity.
- C. **Dangerous Species** - Certain species of wildlife are dangerous, including alligators and some snakes. Each Resident should familiarize themselves with those that pose a danger to humans.

V. FISHING/LAGOONS

The following regulations apply to POA-owned lagoons in Hilton Head Plantation:

Persons desiring to fish in said lagoons are urged to obtain a map designating which lagoons are HHPPOA-owned and which are privately owned by regimes within the Plantation or by a golf course. Maps are available at the POA Service Center.

The term **"fishing"** shall be understood to include the catching of shrimp, oysters, crabs, clams, mussels, and all commonly accepted forms of rod and reel fishing. POA-owned (freshwater) lagoons are for catch and release.

- A. A person authorized to fish in HHPPOA lagoons must be a Hilton Head Plantation Property Owner, an immediate family member, tenant of nine (9) months or more, or their houseguests, and have in their possession a current HHP ID Card or Houseguest Card when fishing. Fishing is permitted from sunrise to sunset.
- B. Guests must be accompanied by a Property Owner or Resident while fishing if they do not have a Houseguest Card.
- C. When fishing, Residents 13 years of age and older must provide appropriate identification as a Property Owner or Houseguest of Hilton Head Plantation.
- D. Contractors, vendors, POA employees, employees of commercial businesses located on the Plantation, and employees of golf courses are not permitted to fish in POA lagoons.
- E. Access to POA lagoons must be through common property. Trespassing on private property is prohibited. Persons fishing are responsible for determining the location of common property that allows access to lagoons. This information is included on the latest HHPPOA map.
- F. Fishing in lagoons bordering golf courses must be done in such a manner and at such a time as to not interfere with golfing activities.
- G. Person's fishing must remove all their trash and equipment and leave the area in good condition.
- H. Security personnel monitor POA-owned lagoons for infractions of these regulations and take appropriate enforcement action.
- I. Fishing limits: These limits are in place to provide sporting activity and preserve a valuable resource.
 - 1. Freshwater Lagoons – All fish caught in freshwater lagoons should be returned to the same lagoon immediately, i.e., catch and release fishing should be practiced.
 - 2. Saltwater and brackish water lagoons – State of South Carolina Department of Natural Resources (DNR) regulations apply. It is the responsibility of the fisherpersons to know, understand, and follow State regulations. DNR officials may levy severe penalties and fines if these regulations are violated.

- J. Privately-owned or Managed Lagoons
 - 1. The Rookery
 - a) All POA fishing regulations apply.
 - b) Only Rookery members, their families, and houseguests are permitted to fish in Rookery lagoons.
 - c) Rookery members will monitor their lagoons and notify POA Security if infractions require additional enforcement action.
 - 2. Country Club of Hilton Head, Oyster Reef, Bear Creek, and Dolphin Head Golf Courses
 - a) All POA fishing regulations shall apply.
 - b) Only Club members, their families, and guests, are permitted to fish Club-owned lagoons.
 - c) No fishing is permitted during golfing hours as posted on each course.
 - d) Club members and staff will monitor their respective courses and notify POA Security if infractions require enforcement action.
- K. No boats or kayaks are allowed on interior lagoons. No launching boats or kayaks in any of the lagoons within the Plantation.

VI. NOISE

- A. Excessive noise is defined as sound that is considered unnecessary, unwarranted, extreme, and/or disproportionate to what would otherwise be considered customary within the confines of the Plantation.
- B. An individual who is the operator of a device or piece of equipment that is identified as a source of excessive noise will be held responsible and in violation of this regulation. If the person is a minor, then the parent or guardian of said minor will be accountable.
- C. In general, it is expected that during normal working hours (7:00 a.m. to 7:00 p.m.) certain equipment such as lawnmowers, leaf blowers, and construction apparatus will generate noise as part of their intended function. Audio devices, including boom boxes, in vehicle stereos or similar equipment must be operated at all times in a manner that is not excessive and meets the criteria outlined above.
- D. Commercial establishments located within the Plantation are required to observe the noise restrictions. A time of 10:00 p.m. is recognized for the cessation of excessive noise as defined in Paragraph "A". This time is consistent with that which is required by all residences and other properties within the Plantation.
- E. The Board of Directors has stipulated that it is in the purview of Security Officers of the Plantation to identify such situations and circumstances that are considered in violation of the foregoing regulation. This includes, but is not limited to, excessive noise on private property, and commercial establishments, common property, recreational property, and moving vehicles. If, in the judgment of an Officer, a noise is considered to be excessive based on reasonable expectations as described above, then the person(s) responsible may be fined accordingly.

SECTION C

I. PERSONAL PROPERTY

A. General Maintenance

- 1. Property Owners should thoroughly review all relevant information with respect to the provisions of the HHPPOA including the Architectural Review Board (ARB). It is the responsibility of each Property Owner to assure that their land and/or home is in compliance with all applicable Rules and Regulations. Importantly, Residents and/or Property Owners have the right to certain expectations as outlined above. In that context, a person may call the staff of the HHPPOA to advise the administration of properties that may not be in compliance with established policies and guidelines.

2. When necessary, individuals found not to be in compliance may be fined by the HHPPOA.
3. Individual houses and driveways must be free of discoloration and/or staining resulting from pinesap, rust, or similar consequences. Each homeowner must be diligent in maintaining the dwelling in such a manner that it is in sound, structural condition and is devoid of visible deterioration. When a condition exists that is considered in violation of the foregoing, a fine may be levied if the situation persists. When necessary, non-compliance may result in fine(s) being levied.
4. All yards and driveways shall be maintained in a **neat and orderly condition**, which shall include, but is not limited to mowing, weeding, pruning, and the removal of dead leaves, broken limbs, and any other debris as necessary.
5. Owners/Residents are to maintain their properties. The pursuit of hobbies or other activities, which may tend to cause disorderly, unsightly, or unkempt conditions, is prohibited.
6. The Architectural Review Board (ARB) must approve any major changes to the original Plan of the property.
7. A Tree Removal Permit is required before any trees measuring three inches or more in diameter, at breast height, are removed from personal property. A fee is required. The Tree Removal Permit is valid for 90 days.
8. Colored lighting is permitted during the holiday season on a temporary basis.
9. Exterior landscape lighting may be utilized to illuminate driveways, walks, entries, and landscape features. All lighting shall be shielded, directed, and controlled and fit within the general character of adjacent properties. All landscape lighting shall be included as part of the landscape plan located within property lines. If significant (25 % or more) changes or additions to an existing landscape are contemplated they must be approved by the ARB.
10. **Recreational Fires** are defined as fires contained within a commercially built and ARB approved structure. Recreational fires are restricted to burning logs and charcoal. Burning of any trash or rubbish is prohibited. Failure to comply with this rule may result in violations being issued and/or fines levied.
 - a) Fire pit containers must be located more than 15 feet from any structure or combustible material and are limited to metal fire rings or commercially manufactured units. The internal dimension of fire pit shall not exceed 5 feet in diameter; the fire pile may not exceed 2 feet in height by 3 feet in width. To build an outdoor fire pit/fireplace, you must apply for a permit with the ARB and Town Building Division.
11. **Open fires are prohibited on the Plantation.** Failure to comply with this rule may result in fines being levied and possible other sanctions enforced.
12. No structure including, but not limited to, animal houses, pens, and utility sheds is permitted.

B. Roof Maintenance

1. Pine straw on roofs that detracts from the appearance of the residence must be removed.
2. Discoloration, e.g. black or green, on roofs must be removed. Such conditions detract from the appearance of the structure and the neighborhood, as well as eventually leading to costly repairs. The "rule-of-thumb" for determining the need for roof cleaning is when a roof has 60% or greater visible discoloration.
3. Except in emergency cases, ARB approval must be obtained prior to repairing damaged roofs. No apparent patching of shingles is allowed. All repairs and replacements must be in the same color and style shingle that exists on the remainder of the roof surface. In the event the same color shingle is no longer manufactured, the ARB will determine if the proposed replacement shingles match the existing roof. The ARB reserves the right to require a roof to be replaced if a satisfactory match cannot be obtained.

4. It will be the responsibility of the owner to maintain the gutters and downspouts on the structure including, but not limited to, the painting, repair, and replacement. Owners shall also be responsible for reattaching any gutter or downspout that becomes dislodged.

C. Mailbox Use and Maintenance

1. All Residents are required to have either a Post Office Box or mailbox for mail to be delivered. All mailboxes must be the style and color approved by the Board. Only one mailbox shall be allowed per property.
2. Mailboxes must be kept in good condition with a consistent paint covering.
3. Each Owners/Residents shall be responsible for maintaining their mailbox. In the event that an Owner/Resident fails to maintain their mailbox, the Association may perform the necessary work and bill the owner for all costs incurred with collection rights the same as those for unpaid assessment.
4. Mailboxes must be firmly mounted on 4" x 4" pressure-treated pine posts and must be driven at least two (2) feet into the ground. The mailbox fixture should be 30-1/2 inches from the ground and should be installed 12 inches from the paved surface to allow mail vehicles to remain on the hard road surface when delivering mail.
5. Support posts must be maintained in a vertical position and there must be no visible rotting wood on the support post or on the box reserved for newspapers, located directly below the mailbox.
6. If Residents bring in jar(s) with a tight lid, the POA will supply the paint for Resident's mailboxes and posts. The mailbox paint is oil based and the post and paper slot is latex.
7. A standard newspaper slot must be located directly below the mailbox fixture. It must be made of treated wood and conform to the Plantation's standard box construction and measurements. No plastic paper tubes are allowed. Newspaper boxes are not allowed to be attached anywhere except directly beneath the mailbox fixture.
8. Hilton Head Plantation mailboxes are standardized, and no substitution is permitted. Paint for the mailbox, newspaper box, and post should be standard Plantation brown, color code HH Brown #2, 103-5A or 110-5A, and the paint should not be visibly peeling or chipping. (All new mailboxes are pre-finished in the standard brown required for mailboxes). New mailboxes are available at the POA Service Center for a fee. Call 843-681-8800 and press 0 for more information.
9. Nameplates are not required. However, if used, the lettering for the nameplate is standardized against a brown background and must be reflective (for night viewing) and must be a minimum of one inch (1") in height.
10. Mailboxes may not be used for any type of distribution other than the US Mail.
11. Newspaper boxes may not be used for distribution of non-newspaper items without the authorization of the recipient.

D. House Number(s)

The Town of Hilton Head Ordinance No. 92-12, states: "A house number must be posted on your property, within twenty feet (20') of the edge of the street or roadway. A number may be posted on a mailbox if it is located on your property." The number must be a minimum of four inches (4") in height and one-half inch (1/2") in width and made of reflective material that contrasts in color with its background. This ordinance applies to all residences within Hilton Head Plantation.

E. Fences

No fence, including deer fences, shall be erected on any private property, except barriers for exterior swimming pools, spas, and hot tubs. Electric pet fences that are installed beneath ground level, and provide an invisible barrier, for the purpose of confining pets to an owner's property are permitted on the Plantation. All barrier structures on the Plantation must be approved by the Architectural Review Board (ARB) prior to installation.

F. Garbage and Refuse Disposal

All garbage containers or other receptacles and other refuse shall be located in the service yard so as to be screened or concealed from view of neighborhood lots, the common properties and the street on which the lot fronts.

G. Clothes Drying

Except where not visible within screened service yards, outside clothes lines or other facilities for drying or airing clothes are prohibited. No clothing, rugs or other items shall be hung on any railing, fence, hedge or wall of any Single-Family Dwelling unit or other structure within the lot.

H. Animals and Pets including, but not limited to dogs and cats

1. Pets must bear current rabies and identification tags attached to a collar or harness and worn by pets at all times. ID Tags must include the following information: owner's name, phone or cell number, and name of pet. An identification micro-chip imbedded in the pet does not meet this requirement. Residents not providing their pet(s) with required collar or harness and tags may be subject to a HHP Covenant Fine and possible South Carolina State Citation.
2. Persons walking pet(s), **including cats**, off their own property must keep their pet(s) under control on a leash or tether.
3. Persons walking their pet(s), **including cats**, off their own property must have in their possession and use a means to clean up and dispose of excrement in a sanitary manner.
4. If POA Security has taken a pet into custody, residents claiming an untagged pet must provide the required collar or harness with current rabies and ID tags attached.
5. Any pet which endangers the health of any owner or occupant of any lot, or which persistently creates a nuisance or disturbance, as may be determined in the Board's discretion, shall subject the owner to sanctions, including, but not limited to the imposition of fines, and, in appropriate circumstances, the removal of the pet(s). Owners and occupants shall adhere to the POA Rules and Regulations. Animals are deemed a nuisance or danger if they:
 - a) Molest passers-by or passing vehicles
 - b) Attack other animals
 - c) Trespass on private or common property
 - d) Are repeatedly at-large, roaming unattended
 - e) Damage private or common property
 - f) Bark, whine, or howl in an excessive, continuous, or untimely manner
6. Commercial breeding of pets is prohibited.
7. Commercial vendors and contractors are prohibited from bringing pets into the Plantation.
8. Any citation may be deemed a violation of the Hilton Head Plantation Pet Control Regulations as contained herein.
9. No doghouses, animal houses, or pens shall be placed upon a lot.
10. No owner or occupant may keep any pets other than generally recognized household pets, as determined by the Board, on any portion of the property.

I. Service and Therapy Animals

With respect to the American with Disabilities Act

1. "Disability" means with respect to an individual

- A physical or mental impairment that substantially limits one or more of the major life activities of such individual;
 - A record of such an impairment;
 - Being regarded as having such an impairment
2. If an individual meet any of those three tests, they are classified as an individual with a disability for purposes of coverage under American with Disabilities Act.
 3. "Service Animal" is defined as dogs that are individually trained to do work or perform tasks for people with disabilities. Generally, title II and title III entities must permit service animals to accompany people with disabilities in all areas where members of the public are allowed to go.
 - *NOTE: Any service animal that displays vicious behavior and/or out of control or (not housebroken) towards other guests or customers may be excluded from the premises. However, that person is still entitled to services without the animal's presence.
 4. Under ADA Legal Right: If an owner designates their dog as a service animal and what functions they are trained to perform, the dog is allowed to enter, unless the dog misbehaves.
 - Service dog can be banned for misbehavior
 - If not under control of the owner (leash or least voice command)
 - If dog has bitten or growled at someone
 - Has created a mess on the floor
 - Owner must be allowed opportunity to have dog and then return to facility.
 5. Some, but not all, service animals wear special collars and harnesses. Some, but not all, are licensed or certified and have identification papers.
 6. Dogs or other animals whose sole function is to provide comfort or emotional support DO NOT QUALIFY as service animals under ADA. They are classified as "Therapy animals".

II. TOYS & PLAY EQUIPMENT

A. Toys

Toys and sporting goods including, but not limited to, bicycles, tricycles, Little Tyke-type play equipment, plastic pools, Tonka-type trucks, and playhouses, kayaks, and canoes must be stored out of sight when not in use. This does not include brief periods of time. All items must be put away at the end of the day.

B. Play Equipment

1. Play equipment 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 Architectural Review Board (ARB) prior to installation. Residents are encouraged to discuss the potential purchase of such an item with the HHPPOA Service Center. An application form is available at the POA Service Center. The form must be completed in full of all requested information and consent signatures where applicable. There is no application fee.
2. Such play equipment includes, but is not limited, to:
 - a) Basketball backboard and hoop (fixed or portable)
 - b) Swing set
 - c) Gym set
 - d) Slide or teeterboard (seesaw)
 - e) Trampoline
 - f) Soccer goal set
 - g) Horseshoe court
 - h) Sandbox
 - i) Corn Hole, etc.

3. Semi-Permanent play equipment

Play equipment must be nature blending in color. Natural finish or earth-toned components are preferred. Bright color metal, plastic or fabric components will not be approved. Examples of Semi-Permanent play equipment:

 - a) Volleyball net and court
 - b) Badminton net and court
4. Portable play equipment such as skateboard ramps and half-pipe structures, do not need ARB approval but must be removed at night.
5. Excluding basketball backboards and hoops, the preferred location for play equipment is in the rear yard area directly behind, and as close as possible, to the house. The Property Owner shall take into consideration proximity to adjacent neighbors' view and recreational areas relative to the type of play activity. Approved play equipment may only be used during daylight hours after 7:00 a.m. After dark activity is prohibited. Play must always be mindful and respectful of the neighbors.
6. Approved play equipment must be maintained and kept in the condition for which it was originally endorsed by the ARB.
7. Such equipment should be removed from the property (or stored) when no longer in use. (Example: If a minor child has used a basketball hoop in the driveway and has now moved or gone to college, then the item should be stored or otherwise removed.)
8. The following play equipment is prohibited:
 - a) Tree house
 - b) Separate playhouse
 - c) Swimming pool diving board and/or slide

III. GARDENING EQUIPMENT

- A. Equipment used for gardening, including, but not limited to, water hoses, tools, trashcans, fertilizer bags, and bagged soil must be cleaned up and put away after use.
- B. The HHPPOA will deliver mulch free of charge, to individual Property Owners upon request. Please call HHPPOA Service Center at (843) 681-8800 and press 0 for more information.

IV. PERSONAL EXERCISE EQUIPMENT

Personal exercise equipment may be used outside the home on a temporary basis, provided it is located in a space on the property that avoids direct visibility from the street. However, such equipment must be stored when not in use and at night, either in the home or in a garage.

V. FIREARMS AND FIREWORKS

- A. 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 owner's lot is permitted. The term "firearms" includes B-B, pellet, paintball guns and other firearms of all type, regardless of size.
- B. The unlawful use of firearms or fireworks will result in confiscation by the Security Department. A violation Notice will be issued and a possible Plantation Fine or State Citation written for such offenses.
- C. The display or discharge of archery equipment, crossbows, or blowguns on the Plantation is prohibited.
- D. Miscellaneous other Potential Weapons

The POA reserves the right to restrict other weapons on POA property. You may contact POA Covenants for further determination.

VI. ANTENNAS AND SATELLITE DISHES

No transmission antenna of any kind may be erected anywhere on the property unless approved in writing by the ARB. No direct broadcast satellite (DBS) antenna or multi-point distribution service (MMDS) antenna larger than one meter in diameter may be placed, allowed, or maintained upon any portion of the property, including a Lot. Only DBS and MMDS antennas one meter or less in diameter and over the air television broadcast service antennas may be installed in accordance with the Federal Communications Commission (FCC) Rules and Regulations and the POA Covenants. Location, size, and color must be submitted in writing to the ARB for administrative approval.

SECTION D

I. ACCESS CONTROL, VEHICLES, AND PARKING

A. Entry Control

1. The only authorized entrances to Hilton Head Plantation are the Main Gate and the Cypress Gate.
2. The Hilton Head Plantation Property Owners' Association (HHPPOA) reserves the right to deny admission to any person or conveyance when it considers it to be in the best interest of the residents.
3. Hilton Head Plantation Security Department conducts random Driver's License checks at all entry control gates. We are doing this to ensure all drivers coming on the roads of HHP have a current Driver's License, proof of Insurance, and a current registration.
4. It will be the responsibility of the driver of each vehicle driven on this Plantation to ensure that no person or items prohibited by HHPPOA regulations, Federal, State, or local ordinances are transported within the Plantation in his/her vehicle.
5. Pedestrians, other than Residents or their (valid) Guests, are not permitted to enter the Plantation. Hitchhiking at the gates or soliciting rides is prohibited. Residents walking into the Plantation must use the leisure path entrance and produce proper identification.

B. Identification

In order to ensure the security of the Plantation, the Security Officer may request individuals desiring entry to produce such identification as may be deemed necessary. This method of using decals or passes serves only to identify the vehicle itself. The driver and any occupant may be identified by other means (Photo ID Card, Driver's License).

C. Admission

1. Vehicles bearing valid State registration and a Hilton Head Plantation decal/pass, or a Sea Pines Property Owner's decal, shall normally be admitted without restriction.
2. No guests/visitors will be admitted without prior approval of the Resident. Every reasonable effort will be made by Security to notify Residents of visitors at the gate.
3. While on the Plantation, guests/visitors will be required to observe proper standards of personal conduct at all times.
4. Improper conduct may result in the guests' or visitors' removal from the Plantation by the Security Department.
5. Residents and their dependents are responsible for the guests/visitors they authorize to enter the Plantation, assuring that their guests/visitors visit only authorized areas, and conduct themselves in an orderly and lawful manner.

6. Any guest of a Plantation Resident whose behavior within Hilton Head Plantation has disturbed the peace or violated any Plantation Rules and Regulations, Plantation's Rules of Conduct, or any State or local ordinance may be cited for the infraction by the Security Department.
7. Residents must either call in a pass for their guests via phone or Website or provide a list of their guests by name to the Security Department. Requests for "LET ALL IN" will not be accepted.
8. Residents may not call-in guest passes for people conducting business on the Plantation.

D. Denying/Regulating Access

In the event of an infraction, and at the discretion of the Association, access to the Plantation may be denied. Access may be regulated by requiring the host of such guest to accompany his/her guest at all times while within the Plantation gates. The host must accept responsibility for any actions that violate Plantation Rules and Regulations or State and local ordinances. Any such guest, not accompanied by a member, may be charged with criminal trespass.

E. Short-Term Leasing Access

1. Occupants leasing property for less than nine (9) months will not be eligible to receive a Photo ID card, Houseguest cards, or an HHP Decal for vehicles.
2. Occupants leasing property for less than (six) 6 months will not be eligible to receive a Pin Number. The property owner will be responsible for calling in passes.

F. Lease Administrative

1. Property owners are prohibited from Short-Term Leasing as defined in the Second Amended Land Use Restrictions and are not considered leasing as used in said Restrictions or as used therein.

Lease Terms. *"A Single-Family Dwelling Unit may be leased only in its entirety; no rooms or fractions of a Single-Family Dwelling Unit may be leased. There shall be no subleasing of a Single-Family Dwelling Unit or assignment of a lease without prior Board written approval. All leases must be for a term of at least six (6) months, except with written Board approval."*

2. All leasing arrangements must be in writing, clearly denote a start and end date, include contact information (phone number and email addresses), and rental rate.
3. The rental agreement should include rules established by the HHPPOA, and a signed copy (of the lease or a rules acknowledgement) must be provided to the POA Office.
4. Efforts to characterize Short-Term Leasing as a roommate relationship, including home sharing, is prohibited and will be closely scrutinized.

II. VEHICLES AND PARKING

All vehicles in Hilton Head Plantation must be in operating condition, have current registration and license plates, and authorized Hilton Head Plantation entry identification. Vehicles not complying with the above may be removed from the Plantation at the owner's expense.

1. A parked vehicle shall not block passage of a street or a driveway or encroach upon private property.
2. All vehicles on private property must be parked on a paved surface at all times.

3. While daytime parking on road right-of-way (the area that is completely off the paved roadway) is not prohibited, it may be done only on a temporary basis. All tires must be completely off the paved surface to be legally parked. All cars parked on the common area after midnight may receive enforcement action.
4. Persons using open space or amenities must park in designated areas.
5. Vehicles shall not be parked overnight on common property or unimproved lots.
6. 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. Monday through Friday and from 8:00 a.m. to 5:00 p.m. on Saturday. No commercial activity is permitted on Sunday, Thanksgiving Day, Christmas Day, or New Year's Day. Emergency repair work is exempt from the preceding restriction.
7. Parking of a Class I commercial vehicle owned by a Resident is permitted on the paved space of said Resident's lot between 7:00 p.m. and 7:00 a.m. and on weekends and holidays only if no commercial equipment, lettering, or business signs are visible.
8. Trailers, boats, boats and trailers, campers, recreational vehicles, or utility trailers may be placed temporarily on the paved surfaces of any lot only for loading, unloading, and cleaning. **Note:** Parking of utility trailers overnight on properties undergoing renovation or new construction is prohibited.
9. Maintenance of vehicles on private property must be performed in a garage.
10. Motorcycles may not be driven on Hilton Head Plantation roads but may be stored in a garage.
11. "For Sale" signs on vehicles in Hilton Head Plantation are prohibited.
12. Golf carts are not allowed on leisure paths. Golf carts are not allowed on Hilton Head Plantation roads except as authorized by the Hilton Head Plantation Property Owners' Association Board of Directors.
13. Portable Storage Units (PODS) need approval for entry. Call 843-681-8800 ext. 242 to schedule entry onto the Plantation. PODS are classified as utility trailers. They must be removed the same day and adhere to the commercial designated work hours (7:00 am to 7:00 pm) Monday thru Friday. On Saturdays, the hours are 8:00 am to 5:00 pm. Failure to comply with this rule may result in denial of entry and a possible fine(s).

A. Small Motorized Vehicles

All licensed or unlicensed small, motorized vehicles not meeting the criteria for a moped/motor scooter are restricted to use on private residential property only, within the restrictions prescribed in the Covenants. They are not permitted on POA leisure paths, roadways, parking lots, sidewalks, or in recreation centers or areas. License or unlicensed small, motorized vehicles include but are not limited to: unlicensed cars, trucks, tractors, or any other motorized vehicles, including golf carts, lawn mowers, all-terrain vehicles, go-carts, go-peds, motorized skateboards, segways, hoverboards, electric scooters, or any other similar, small-motorized vehicle.

1. Emergency vehicles and authorized maintenance vehicles are sanctioned to utilize leisure paths, parking lots, and sidewalks as necessary while conducting their business. This includes the use of golf carts and similar vehicles when used in the performance of maintenance.
2. Motorized wheelchairs are permitted to utilize the leisure paths.

B. mopeds/Motor Scooters

1. Mopeds/motor scooters are allowed entry to the Plantation if they meet the following criteria:
 - a) Pedals that permit propulsion by human power

- b) No pedals and a motor of not more than 50cc **and** does not exceed two (2) brake horsepower; Mopeds/Motor Scooters may not exceed 30 mph on level ground.
- c) Internal combustion engine must have power drive system that functions directly or automatically without clutching or shifting by the operator after the drive system is engaged.
- d) Must be registered as a moped/motor scooter with SCDMV and have a license plate.
- e) Residents and Employees with mopeds/motor scooters must have an HHP Decal

2. Mopeds/motor scooters may be operated within Hilton Head Plantation only on the roads, not on leisure paths. As required in the State Code, operators must be at least fifteen (15) years of age and possess a Moped/motor scooter operator's license or valid Driver's License. Operators and passengers under the age of twenty-one (21) must wear approved protective helmet and goggles.

C. Motorcycles

Motorcycles are not allowed to be driven in the Plantation. All motorcycles may only travel in and out of the Plantation on a trailer.

D. Bicycles, Skateboards and Skates

- 1. Bicyclists are allowed to enter the Plantation after being properly identified as a Plantation Resident or Guest. Bicyclists are encouraged to use leisure paths where available. Motorized bicycles are not permitted on the leisure paths.
- 2. Bicyclists are encouraged to have a bell on their bicycle to warn others, walkers, or joggers in particular, of their presence.
- 3. Non-Motorized skateboards are only permitted on the leisure paths in the same manner as bicycles. Protective headgear is strongly recommended.
- 4. Motorized skateboards are only permitted on the residential private property. They are not permitted on the POA roadways, recreational areas, leisure paths, parking lots, sidewalks, etc.
- 5. Skates are permitted wherever bicycles are permitted.

E. Process Servers

Any person identifying himself as a process server will be granted unrestricted access to the Plantation, 24 hours a day, seven days a week (holidays included).

F. Repossessors

Repossessors are allowed entry to the Plantation if they present a certified true copy of an order from a South Carolina State or Federal Court that specifically directs the repossession of property located within the Plantation boundaries. Repossessors not in possession of a court order will not be allowed to enter unless the Resident has given authorization. In all cases, Security will contact the Resident and accompany the reposessor to the residence. If the Resident cannot be contacted, entry will be denied.

G. Wreckers/Tow Trucks

All wreckers/tow trucks are stopped and questioned as to their destination and purpose in the Plantation and logged on the Security Officer's gate log. Security will contact the Resident to confirm that they are expecting the wrecker/tow truck.

H. Commercial Vendors/Contractors

Commercial vendors/contractors are defined as individuals and/or companies **(including HHP Property Owners/Residents)** who sell products, provide estimates, repair appliances, provide home cleaning services, and professional services, etc. who work in Hilton Head Plantation.

1. Commercial Vendors/Contractors are normally permitted entry to work between the hours of 7 a.m. and 7 p.m., Monday through Friday; Saturday hours are 8 a.m. to 5 p.m.; and WORK IS NOT ALLOWED ON SUNDAY. No work is permitted on Christmas, New Year's, and Thanksgiving Day. (Regime regulations may supersede the above).
2. Commercial Vendors/Contractors are required to purchase a commercial decal (at the POA Service Center) or a day pass (at the Dispatch Center) when doing business within the Plantation and it should be displayed on the vehicles windshield.
3. Commercial decals are required for all Property Owners or Residents when performing compensated commercial work within the Plantation.
4. Commercial vehicles are not authorized to use Hilton Head Plantation Property Owner/Resident decals as a means to gain access to the Plantation for business purposes. Commercial vehicles are required to have a business sign on each side of the vehicle noting the business name and telephone number.
5. Commercial Vendors/Contractors, or homebuilders conducting business on Hilton Head Plantation are prohibited from parking utility trailers overnight on properties undergoing work or construction.

I. Solicitation

1. No door-to-door vendors, salesmen, or solicitors of any kind are permitted within Hilton Head Plantation.
2. 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 Residents conduct such solicitations.
3. Mailboxes may not be used for any type of distribution other than the U.S. Mail.
4. Newspaper boxes may not be used for distribution of leaflets or other printed items without the authorization of the recipient.

SECTION E

I. DECALS

A. Procedures

In order to ensure the security of the Plantation, Security Officers may request individuals desiring entry to produce such identification as may be deemed necessary. The method of using decals or passes serves only to identify the vehicle itself. The driver and any occupant may be identified by other means (personal recognition and/or Plantation Photo ID Card, Driver's License).

1. All vehicles within the confines of the Hilton Head Plantation must have a valid State registration, proof of insurance, a permanent valid Plantation decal, and a Guest, Restricted or Business pass in plain view. Vehicles not displaying current State registration and proper authority to be on the Plantation may be removed from the Plantation at the owner's expense.
2. All Residents of Hilton Head Plantation must register their vehicles with the POA and display a valid Property Owner's or Resident decal.
3. All decals will be permanently affixed to the center or driver side top/bottom of the outer portion of the windshield. The decal must have the month of expiration on the left side and the year of expiration on the right side.
4. When the vehicle is disposed of or the windshield replaced, the decal must be removed and destroyed.

Commercial decals must be returned to the POA Service Center before a decal can be reissued for a fee or full price must be paid.

5. Lost or stolen decals will be reported to the POA Service Center immediately. A new commercial decal may be purchased for the full price.
6. All decals must be renewed at the POA Service Center upon expiration.
7. Hilton Head Plantation decals and passes are the property of Hilton Head Plantation Property Owners' Association. The Association reserves the right to deny the issuance of a decal, pass, or to remove a decal or pass if it is not used in accordance with the Rules and Regulations of Hilton Head Plantation.
8. All decals and passes are issued to one specific vehicle. Transferring decals or passes to another vehicle, without prior approval, is strictly PROHIBITED and could result in the revocation of authorization to register vehicles on Hilton Head Plantation. There may be special situations that require individuals to drive a different vehicle every day. In these cases, a decal will be affixed to a permanent background and may be transferred to whatever vehicle is driven. The Guest Pass will feature the Resident's name and their property address. In no case will this apply to commercial vehicles. Decals that do not comply with the above may be confiscated.
9. Applications for decals are available at the POA Service Center between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.
10. "Commercial Vehicles" are defined as those that 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.
11. Vehicles such as panel and pickup trucks, that fall within the **definition of "commercial vehicles" and are used significantly by the owner, as both a private and commercial vehicle, will display a Property Owner decal and a Commercial Vehicle decal on the windshield at all times.**
12. Commercial vehicles are not authorized to use Hilton Head Plantation Property Owner or Renter decals. Commercial Vehicles are required to have business signs on each side of the vehicle noting the business name and telephone number.
13. Requirements for any Plantation decal:
 - a) Valid Driver's License
 - b) Current Vehicle Registration or a Bill of Sale (on new vehicles, within 45 days of purchase)
 - c) Current Proof of Insurance
 - d) Adhere to POA speed limits (25 MPH unless otherwise posted)
14. Occupants leasing property for less than nine (9) months will not be eligible to receive HHP decals for vehicles.

B. Property Owner Decals

1. Decals will be issued to Property Owners and their dependents residing at the residence provided the Property Owner is a member in good standing with the POA. *
2. Property Owner decals are to be issued for a two (2) year period.
3. A limit of two Property Owner decals may be distributed by mail when appropriate verification of information is received.
4. Property Owners, whose vehicles are registered to their company and used for personal use **only**, may receive a Property Owner's decal, provided that the vehicle registration is registered to the owner and/or their HHP address, and the owner has proof of ownership of the company. If the vehicle is used for both personal and business, then the owner must display a Property Owner's and a Commercial decal. If the proper information is provided, a Property Owner's decal will be issued for one year at a time.
5. Property Owner decals are reciprocated at Sea Pines Plantation, provided the vehicle has a Property Owner's decal affixed to the windshield of the vehicle.

C. Renter Decals

1. Renters may be issued vehicle decals provided the Property Owner is a member in good standing with the POA. * If the lease is greater than nine (9) months, the decal will be issued for one (1) year at a time.
2. Only occupants with a lease of nine (9) months or more will be issued a renter's decal.
3. Renters with a lease of nine (9) months or more must change the address on their Driver's License and vehicle registration to show current Hilton Head Plantation residency before a decal can be renewed.
4. No Renter decals will be issued by U.S. Mail.

D. Resident Decals

1. Decals will be issued to adults who are residing with the Property Owner or Resident provided the Property Owner is a member in good standing with the POA*.
2. This decal will be issued for one (1) year.
3. The Property Owner must verify that the applicant is a Resident. The applicant's Driver's License and registration must show the Hilton Head Planation residency.
4. No Resident decals will not be issued by U.S. Mail.

E. Bar Code Decals

1. Property Owners/Residents have the option to purchase a Bar Code for their vehicle(s) (no commercial vehicles) provided the Property Owner is a member in good standing with the POA. *
2. If lost or stolen, the Owner/Resident is responsible for reporting the information to the POA Service Center and/or the Security Department.
3. The Owner/Resident is responsible for the replacement of the Bar Code. A fee will be charged to those Owners/Residents who need a replacement.

F. Courtesy Decals

1. A Courtesy Decal allows a non-resident (family member) unregulated access to the Property Owner/Residents home only provided the Property Owner is a member in good standing with the POA. * Property Owners/Residents and their dependents are responsible for any guests/visitors they authorize to enter the Plantation. They will assure that their guests/visitors visit only the authorized areas and conduct themselves in an orderly and lawful manner.
2. The Owner/Resident also understands that they will be responsible for their guests' conduct and for any property damage caused by their guest. Guests must be accompanied by an Owner, Tenant, and Resident when using POA Common Property and restricted Common Property, unless they have the appropriate House Guest Card.
3. Courtesy decals may be issued to immediate family members of Property Owners who reside within fifty (50) miles of Hilton Head Plantation. Requests for Courtesy decals for relatives who live outside the 50-mile limit will be on a case-by-case basis and must be approved by the General Manager.
 - a) The Owner/Resident must come to the POA Service Center and sign a Courtesy Form giving permission for the family member(s) to get a decal.

- b) There is no limit as to the number of courtesy decals that may be issued to relatives of Property Owners and Renters.
- c) There is no limit as to the number of courtesy decals that may be issued to relatives of Property Owners and Renters.
- d) Decals are issued for a one (1) year period.
- e) No Courtesy decals are to be mailed.
- f) A Courtesy decal may be issued to the Clergy visiting Residents on a regular basis.

***Member in Good Standing is defined as a Property Owner who has paid their assessments, have no Covenant Violations, no unpaid Fees and/or Fines, and no current Violations of the Rules and Regulations.**

G. Club Decals

1. Decals are issued for the following:
 - a) Skull Creek Marina – Expires August 31st of each year
 - b) Bear Creek – Expires September 30th of each year
 - c) Country Club – Expires October 31st of each year
 - d) Oyster Reef – Expires November 30th of each year
 - e) Dolphin Head – Expires December 31st of each year
 - f) Spring Lake Tennis - Expires December 31st of each year
2. Only one (1) decal will be issued to each Club member. To obtain a new decal (for a different vehicle), the Club member must return the old decal.
3. These decals allow entry to the Plantation during Club hours only.

H. Employee Decals

Employee decals will be authorized for entry to their place of employment during its hours of operation. After normal working hours, all requests for entry will be verified by the employer. Decals are issued for the most direct route to and from the place of employment. Entering the Plantation without proper authorization could result in apprehension for criminal prosecution.

- a) Employees are issued a decal for a six (6) month period.
- b) The employee's supervisor must sign the HHP application card or fax a copy of the employer's employee list to the POA Service Center at (843) 681-8801.
- c) If supervisors/sponsors terminate an employee from work or the employee resigns, it is the responsibility of the supervisor/sponsor to obtain the decal from the former employee. If the decal cannot be recovered, the supervisor/sponsor should notify the POA Service Center immediately at (843) 681-8800, ext. 223.
- d) No more than two (2) decals will be issued to an employee.
- e) Employee decals are issued for the following:
 - 1) Hilton Head Plantation POA
 - 2) Dolphin Head Golf Course
 - 3) Oyster Reef Golf Course
 - 4) Bear Creek Golf Course
 - 5) Skull Creek Marina
 - 6) Driftwood Eatery

- 7) The Cypress
- 8) Country Club of Hilton Head

I. Commercial Vendors/Contractors Business Decals

1. Decals must be purchased by all persons, Commercial Vendors/Contractors or homebuilders providing proposals or conducting business and requesting entry to Hilton Head Plantation.
2. An Owner/Resident of the Plantation, who also conducts business on the Plantation, must display both an Owner/Resident and a commercial decal on the vehicle windshield at all times. If the Owner/Resident drives a separate company-owned vehicle and returns to the Plantation on business, then only the business decal is required.
3. If an Owner/Resident drives a commercial vehicle with a business sign for both private and business use, then the vehicle must be garaged at night. Failure to comply may result in a Violation Notice being issued. Repeat violators may have fine(s) levied against them for non-compliance.
4. All decals must be affixed in the center or driver side top/bottom of the vehicle on the outside. Security or the POA Service Center can confiscate the decal if it is not affixed on the vehicle and the business will have to purchase a new decal.
5. Parking of a Property Owner/ Resident's commercial CLASS I vehicle is permitted after designated business hours from 7:00 PM – 7:00 AM and on weekends, Sundays, and Holidays, provided all commercial signage, equipment and tools have been removed from the vehicle and stored away after the designated work hour. Failure to comply may result in violations and/or fines being levied. All tires must be off the POA maintained road surface at all times.

A. Specific POA rules for Commercial Vendors/Contractors apply. State Laws apply. State citations and/or fines may be levied for non-compliance.

1. Commercial Vendors/Contractors must purchase a commercial decal or day pass in order to enter the Plantation to conduct business.
Requirements are:
 - a) Valid Driver's License
 - b) Current Vehicle Registration or a Bill of Sale (on new vehicles, within 45 days of purchase)
 - c) Current Proof of Insurance
 - d) Adhere to POA speed limits (25 MPH unless otherwise posted).
2. Commercial vehicles conducting business within the Plantation must display a vendor/contractor's name and telephone number on both sides of the vehicle. Letters must be at least two (2) inches in height.
3. Commercial vehicles with HHP decals or day passes are permitted entry to work in the Plantation during the following hours:
 - a) Monday – Friday 7:00 AM – 7:00 PM and Saturdays 8:00 AM – 5:00 PM
 - b) Sunday entry not permitted except in case of emergency
4. Contractor and commercial vehicles are not permitted in the Plantation on **Thanksgiving, Christmas, or New Year's Day** except in case of emergency.
5. Commercial vehicles should enter the Plantation gate that provides the most direct route to and from the work site.
6. Lunch break should occur only at work site or outside of the Plantation.

7. Commercial Vendors/Contractors are responsible for any damage to roads, utilities, infrastructures, mailboxes, or landscaping on private or POA-owned property, including road right-of-way. Commercial Vendors/Contractors must restore such damage to its original condition.
8. Commercial vehicles must be parked on jobsite whenever possible or on the road right-of-way when jobsite parking is unavailable. Parked commercial vehicles may not block or interfere with the flow of traffic on POA roads or cause hazardous conditions. Drivers of commercial vehicles should use caution during wet conditions.
9. All POA facilities and amenities in the Plantation, including fishing in the lagoons, are for the exclusive use of Plantation residents and their invited guests.
10. Commercial Vendors will conduct themselves professionally at all times. Loud, profane, indecent or abusive language or loud playing of radios will not be tolerated.
11. Commercial Vendors/Contractors may not solicit or distribute advertising materials of any kind within the Plantation.
12. Commercial Vendors/Contractors may not dump trash or landscape debris anywhere in the Plantation, including the roadways and POA dumpsite.
13. Commercial Vendors/Contractors may not build fires and/or warming fires anywhere in the Plantation.
14. Commercial Vendors/Contractors may not transport pets into the Plantation.
15. Commercial vendors are prohibited from parking overnight on properties undergoing work or construction.

The POA reserves the right to fine or stop work for commercial vendors/contractors in non-compliance with POA Rules and Regulations. The POA reserves the right to rescind commercial decals/day passes or repeated offenders, denying access into the Plantation.

J. Business Day Passes

1. Daily Business passes are sold at the Dispatch Office (located at the Main Gate) to persons requesting entry to the Plantation to conduct business.
2. Requirements:
 - a) Valid Driver's License
 - b) Current Registration
 - c) Current Proof of Insurance

K. Domestic Decals (Self-employed Maids)

Self-employed Domestic employee will be issued a business decal for a six (6) month period and will be required to pay a fee. Employee must work on the inside of the home.

1. To obtain a Domestic help decal, the Property Owner/Resident of the employee must come to the POA Service Center and sign the business application, every six (6) months as a sponsor. By signing the business application, the Owner/Resident is taking responsibility for the Domestic employee.
2. If a supervisor or sponsor terminates an employee from work or the employee resigns, it is the responsibility of the supervisor or sponsor to obtain the decal from the former employee. If the decal cannot be recovered, the sponsor should immediately notify the POA Service Center at (843) 681-8800 ext. 0.
3. No more than two (2) decals will be issued to Domestic employees.

L. Realtor Decals

This decal is required for all persons, including Property Owners/Residents, who are in the business of marketing, showing, renting, and/or selling property within the Plantation. This decal allows Realtors access to Hilton Head Plantation after normal business hours, 7 days a week including all Holidays. See requirements below:

1. Requirements:
 - a) Valid Driver's License
 - b) Current Vehicle Registration or a Bill of Sale (on new vehicles, within 45 days of purchase)
 - c) Current Proof of Insurance
 - d) Hilton Head Association of Realtors Membership Card (colored card) valid for current year.

M. Exemptions

Certain commercial vehicles are exempt from decal or pass requirements (i.e., U.S. Mail, newspaper delivery, FedEx, UPS, medical supply companies, healthcare providers, Hospice, Meals-on-Wheels, fast food deliveries, etc.).

N. General Public

Hilton Head Plantation roads are private and not open to the general public. The entry of the general public to residential areas within the Plantation, without prior approval from a Resident, is strictly prohibited.

II. PASSES

A. Guest Passes

Guest Passes may be issued to visitors for up to ten (10) days via an Internet www.hiltonheadplantation.com request or sixty (60) days via telephone (843) 342-9980. Guest passes will only be issued to visitors for a specific non-commercial purpose of visiting a Resident provided the Property Owner is a member in good standing with the POA. * The Resident will be responsible for their guests'/visitors' conduct and for any property damage caused by their guests'/visitors. Residents admitting a business contractor or vendor by requesting a Guest Pass will be subject to a fine.

The Security Department may limit the duration of a guest pass to one (1) day if it is in the best interest of the community. The Association may deem that it would be in the best interest of the community to have a guest be accompanied by the Owner/Resident at all times while on the Plantation.

***Member in Good Standing is defined as a Property Owner who has paid their assessments, have no Covenant Violations, no unpaid Fees and/or Fines, and no current Violations of the Rules and Regulations.**

B. Restricted Passes

1. Restricted passes are **good for one day only**.
2. Restricted passes are only good for direct access to and from the destination indicated on front of pass. Any violation of the limited scope of this pass could result in criminal prosecution.
3. Restricted passes are issued to the following areas during their hours of operations:
 - a) Driftwood Eatery
 - b) Fort Mitchel
 - c) Skull Creek Marina
 - d) Country Club
 - e) Ball Field
 - f) Cypress Club

- g) POA Service Center
- h) Preston Health Center
- i) Plantation House
- j) Spring Lake Recreation Area
- k) Oyster Reef Golf
- l) Bear Creek Golf
- m) Dolphin Head Golf
- n) Dolphin Head Recreation

C. Open Houses, Homes for Sale/Rent and Special Events

Realtors with the required current Realtors Decal or Day Pass may conduct an Open House, a showing of homes on Tour, and/or Special Events. Instructions for such activities are available at the POA Service Center and on the Hilton Head Plantation Website at www.hiltonheadplantation.com. Realtors wishing to conduct an Open House or other activity should contact the POA Community Relations Specialist at (843) 681-8800 ext. 242, one week in advance to discuss the planned event.

SECTION F

I. FACILITIES

(Spring Lake Pool, Spring Lake Tennis, Plantation House, Spring Lake Pavilion, Dolphin Head Recreation Building, Bocce Ball and Shuffleboard Courts, and Ball Fields). Unless otherwise posted, all POA facilities are considered closed from sunset to sunrise. Violation of times could be considered trespassing.

A. Spring Lake Pool

Since lifeguards may not be on duty when the pool is open for use, swimmers must assume responsibility for their own safety and that of their families. The pool is equipped with a self-locking gate, an emergency telephone, and a first aid kit. Residents should report problems to Security at (843) 681-2459.

The Department of Health and Environment Control (DHEC) inspects both of our pools, unannounced, to check for fecal contamination and any other violations. If DHEC finds any contamination or infractions, they will shut down the pool immediately. The splash pad has its own filtration system to limit exposure to any contamination. Occupants leasing property for less than nine (9) months must be accompanied by a property owner in good standing with the POA while visiting restricted common properties, to include Whooping Crane Conservancy, Hickory Forest Boardwalk, Spring Lake Tennis courts, Bocce courts, Spring Lake Pool, Spring Lake Pavilion and the Plantation House.

Regulations

- a) Spring Lake Pool may be used by HHP Property Owners and their family members, guests, and by tenants with leases of at least nine (9) months or longer.
- b) Spring Lake Pool users must present their validated Photo ID Card to the pool staff when using the facility.
- c) Property Owners, residents, and children 17 years and older, with validated HHP Photo ID Cards, may bring four (4) guests to the pool. Children 16 years old, with a validated HHP Photo ID Card, may enter the Spring Lake Pool; however, they are prohibited from bringing guests.
- d) Spring Lake Pool users and their guests must adhere to a proper code of conduct and follow instructions from the lifeguards. Appropriate conduct and rules include, but are not limited to, the following:

- 1) Lifeguard approval of all floatation devices

- 2) Using earphones with audio equipment
- 3) Placing trash in receptacles
- 4) Smoking is not permitted within the Spring Lake Pool compound at any time. (This includes e-cigarettes.)
- 5) Children age 15 years or younger MUST be accompanied by a parent/guardian (17 or older).
- 6) It is the parent's/guardian's responsibility to ensure that children not potty-trained must wear secure-fitting, waterproof swim diapers at all times. NOTE: Anyone found responsible for a fecal contamination at the Spring Lake Pool will be held accountable for the cost of treatment and be subject to additional sanctions. If the person responsible is not a property owner, the cost of treatment and other sanctions will be levied against the host Property Owner/ Resident.

e) The following is prohibited in the Spring Lake Pool enclosure:

- 1) No solo swimming
- 2) No animals or pets of any kind
- 3) No glass containers
- 4) No spitting, blowing nose, or any individuals with skin, eye, ear, or respiratory infections, diarrhea illness, or nausea
- 5) No diaper changing on deck
- 6) No bikes, skateboards, skates, or rollerblades
- 7) No diving in shallow area (3 - 7 feet)
- 8) No one with open, communicable diseases
- 9) No one with open lesions or wounds
- 10) No running, boisterous, rough play
- 11) No alcohol or drugs and no one under the influence of alcohol or drugs
- 12) No rings, body floats, rafts, and other such devices
- 13) No Smoking
- 14) In the zero-depth area of the pool, infants will be permitted to use a baby ring as space dictates, but they MUST be under direct supervision of a parent/guardian at all times.
- 15) Adult swims will be called at the discretion of the lifeguards.
- 16) Pool noodles are permitted but they are to be used for floatation only. (Patrons may bring their own pool noodles)
- 17) Coolers are permitted but they are subject to inspection. All food/drinks must be kept at least ten (10) feet from the edge of the pool. Alcohol is NOT permitted.
- 18) No climbing is allowed on the island in the middle of the lazy river.
- 19) Children wearing Coast Guard approved floatation devices in the lazy river or the deep-end area of the pool MUST be accompanied by a parent/guardian at all times.
- 20) Spring Lake Pool may not be used for personal profit or commercial purposes.
- 21) Cabanas and tables may not be reserved. They may be used on a first come, first served basis. Property Owners and guests should not leave personal items unattended. The HHPPOA accepts NO responsibility for any item left unattended.
- 22) Lifeguards have the authority to expel violators. They may also create and enforce other safety rules, as necessary.

B. Spring Lake Tennis

1. The Spring Lake Tennis facility may be used by all Hilton Head Plantation Property Owners, their immediate family members, guests accompanied by a Property Owner, tenants with leases of at least nine (9) months or longer, former HHP Property Owners, Bear Creek and Dolphin Head Golf Club members, Palmetto Hall residents, and nonresidents with a member-sponsored membership.
2. Court time may be paid either on an annual or hourly basis, according to the POA Board of Directors' adopted fee schedule. All court fees must be paid before play.
3. Players may reserve courts no more than one (1) week in advance, on a first-come or first-call basis.

4. Courts may be reserved for two (2) consecutive hours or less, for either doubles or singles.
5. After 4:00 p.m. daily, juniors may use the facility at no charge, depending on conditions and availability.
6. Those using the courts must wear proper tennis clothing and tennis shoes. No tank, halter, bare tops, jeans, and no hard-soled or running shoes are permitted.
7. Skates, bicycles, or skateboards are not permitted on the tennis court area.
8. A 30-minute load/unload zone has been designated at the Tennis Pro Shop at the top of the berm. Vehicles may access this area by traveling over the grass off Cygnet Court. Once loading or unloading is completed, vehicles must be moved to an authorized parking area.
9. Paid instruction may only be offered by the Hilton Head Plantation POA Tennis Professional. All other commercial activity is prohibited.

C. Bocce Ball and Shuffleboard Courts

Bocce Ball and Shuffleboard courts may be used by all Owners/ Residents. Memberships are available at the Spring Lake Tennis facility. Members are entitled to schedule court time use at no charge. Spring Lake Tennis members are charged a reduced fee. Non-members are charged a court fee.

1. The first person(s) arriving at the courts on game day will pick up the equipment box keys, for both courts, from the Spring Lake Tennis facility and open the equipment boxes and immediately return the keys, leaving the locks unlocked.
2. The Bocce Ball league will take precedence over individual play. League play is usually held in the spring and fall.
3. Reservations can be made one (1) week in advance. For more information regarding the Bocce Ball and Shuffleboard courts, contact the Spring Lake Tennis facility at 843-681-3626.

D. Rules and Regulations Policies – Plantation House, Spring Lake Pavilion, Dolphin Head Recreation Building, and Ball Field

1. Operation and maintenance of the Plantation House, Spring Lake Pavilion, and the Dolphin Head Recreation Building are the responsibility of Hilton Head Plantation Property Owners' Association (HHPPOA) under the direction of the Director of Activities and the General Manager. These facilities will be operated for the primary purpose of filling the needs of the POA and are maintained for the exclusive use of Property Owners/Residents, their immediate families, and tenants holding leases of nine (9) months or longer, and their guests.
2. For the purpose of this policy, owners of residential lots and family dwelling units, and tenants of such owners holding leases of nine (9) months duration or longer must be in good standing with the POA and will be referred to as **Property Owners/Residents**.
3. **The following outlines the policy for all of the above facilities:**
 - a) POA programs, meetings, activities and governmental elections shall have precedence over any use or rental of POA facilities. POA sponsored clubs/ groups/organizations shall have precedence over reservations by individuals.
 - b) When available, facilities may be reserved for private use by a Property Owner or a long-term Resident.
 - c) **Reserve Facilities** — An agreement must be signed, and the Facility/Key Deposit paid by the Property Owner/Resident prior to the event. No commitment can be made until this occurs. Rental and any other fees must be paid no less than two (2) weeks prior to the event.

- d) **Facility Keys** — Must be returned to the Scheduling Office or POA Service Center within 24 hours or the next business day. If keys are lost or not returned, the user will be charged, in addition to the required deposit. **The Property Owner/Resident is responsible for any loss or damage.**
- e) **Facility/Key Deposit** — All Renters will be charged a Facility/Key Deposit depending on which facility is rented. The deposit will be returned to the Renter within 30 days (approximately) after the event, as long as there was no damage, loss, or other problems associated with the use. If there is loss or damage, the deposit will be retained by the HHPPOA, and additional fees may be charged to cover the damages or loss.
- f) **Facility Grounds** — When a facility is rented, the following is included in the rental:
- 1) **Plantation House:** Building, deck, grass area immediately surrounding building
 - 2) **Spring Lake Pavilion:** Building, deck, picnic tables, and large grill area
 - 3) **Dolphin Head Recreation Building:** Building, deck, large grill area, and horseshoe pit. Please note: At no time can the playgrounds, pool, or beach areas, or any area beyond the above designations be reserved for private use.
- g) **POA recognized clubs/groups** may reserve the facilities for functions at no charge, except for applicable set-up and cleanup fees. However, for socials, they must complete a contract and pay a Facility/Key Deposit, which can be retained, should damage or loss occur during their event.
- 1) **Definition of POA recognized clubs/groups is:** Membership must be open to **ALL HHP Property Owners/ Residents**. Membership cannot include non-Property Owners or Residents. They may or may not have a charter.
 - 2) Any POA recognized clubs/groups requesting furniture and/or equipment be moved, or building cleaned on their behalf, will be charged a fee if the move is to be completed outside the normal workday of the Maintenance Department. Additionally, all requests for cleanup and furniture moves must be submitted to the Scheduling Office no less than two (2) weeks prior to the event along with the appropriate payment.
 - 3) If alcoholic beverages are to be served at any POA recognized club/group activity, and the cost of said beverage is covered either by dues or a special charge for said function, restrictions of the South Carolina Department of Revenue, ABL laws must be followed. Accordingly, no minor (under the age of 21) shall be served or permitted to consume alcoholic beverages.
- h) **Private Party Use** — The facilities may be used by Property Owners/Residents for personal private parties. The definition of a private party includes Property Owner's/Resident's family birthdays, anniversaries, graduations, bar mitzvah, baptism, or other parties approved by the Activities Department.

The Property Owner/Resident:

- 1) Is the actual host and **NOT a sponsor**.
- 2) Assumes full responsibility for the party, including the obligation to make restitution for any damage or loss incurred.
- 3) Must be in attendance at all times.
- 4) Pays a fee for rent, cleanup, and, if arranged, furniture set-up and breakdown.
- 5) Cannot change the purpose of the use. If this occurs, the event will be cancelled, and the deposit retained by the POA.
- 6) Abides by Rules and Regulations of the South Carolina Department of Revenue Laws when alcoholic beverages are served at the function. Accordingly, no minor (under the age of 21) shall be served or permitted to consume alcoholic beverages.
- 7) Provides proof of liability coverage (copy) whenever alcoholic beverages are served.
- 8) Provides rental fees and proof of insurance to the Activities Department no less than two (2) weeks prior to the function for review and approval.

- i) **Weddings and Wedding Receptions** are significant events. Because of the limited time and space available at all of the facilities and the increased demand for weddings and/or receptions, specific requirements must be met in order for a Property Owner/Resident to have a wedding and/or reception in the facilities. They are:
- 1) The bride or groom **must be a member of a Property Owner's/ Resident's immediate family in order to use the facilities.** For purposes of this section, **immediate family is limited to self, children, grandchildren, parents, brother or sister – WITH NO EXCEPTIONS.**
 - 2) Weddings and/or Receptions are subject to a surcharge for each event.
- j) **Facility furniture** — May not be moved outside the building without prior approval of the Activities Department. Under no circumstances will furniture be left outside overnight.
- f) **Rental Equipment** — Anyone renting equipment shall be present for all deliveries. They must also ensure that all equipment is picked up prior to the next scheduled event. POA personnel are not required to be present for deliveries by vendors and are not responsible for loss or damage of any rental equipment.
- g) **Music** — No loud outdoor music is permitted.
- h) **Business/Employee Parties** — Property Owners/Residents may rent the facilities and invite employees of their business to attend the event based on the following criteria:
- 1) The host must be a Property Owner/Resident, pay all the required fees, and complete the Agreement/Contract.
 - 2) The host must accept full responsibility for the event and be present at all times.
 - 3) POA programs, clubs/ organizations/groups, and Property Owner private parties have first priority.
 - 4) All policies and procedures for Private Party use must be followed.
 - 5) Facility/Key Deposit and rental fee can only be accepted if written on the Property Owner's/Resident's personal checking account. The host or business is responsible for the key, not a vendor/non-resident.
 - 6) If alcohol is to be served, South Carolina Department of Revenue ABL laws must be followed and accordingly, no minor under the age of 21 shall be served or permitted to consume alcoholic beverages. The Property Owner/ Resident must provide a copy of their homeowner's insurance policy demonstrating the appropriate liability coverage.
- i) **Instructional** — The facilities may be used for "instructional purposes" for Property Owners/Residents when initiated by the Director of Activities and such activities are expected to be self-supporting. The cost of such instruction will be borne by those attending the class. No charge for the use of the facility will be required.
- o) **Youth Participation** — Property Owners/Residents must be in attendance when groups that include children and/or teenagers reserve facilities.
- o) **Casual Use** — Property Owners, Residents, and their guests are welcome to drop in at the Plantation House on a casual basis during hours when the building is open. Dolphin Head Recreation Area, the porch, and the grounds of Spring Lake Pavilion may be used on a casual basis. **Activities scheduled by reservation, however, take precedence.**
- p) **Political** — The facilities may be used for political purposes if the events are hosted by POA recognized clubs/group, and all candidates seeking the same office are invited to appear.
- q) **Facilities cannot be used for** — Personal profit, commercial purposes, fund-raising, and religious services/classes, with the exception of the POA Easter Sunrise Service.

- r) **Hours** — All facilities may be reserved for use consistent with the approved schedule for that location.
- s) **Advertising** — No form of advertising (e.g., newspaper, TV, or radio) may be used to **invite the general public to an activity at a POA facility.**
- t) **Smoking** is not permitted inside any facility. Smoking is limited to surrounding outside areas.
- u) **Animals** are not allowed at any function held on POA property, except with the approval of the Director of Activities.
- v) **Cleaning** — Everyone using the facilities shall leave the premises clean for the next user (unless cleaning services have been arranged in advance).
- w) **Checklist** — The facility checklist must be completed and returned with the facility key.
- x) **Penalties** — All rules must be observed. Failure to observe all Rules and Regulations may result in the Property Owner's/Resident's loss of the deposit, use of the facilities, or penalties. Rules and Regulations not included in this policy will be enforced consistent with the requirements of each facility.

4. Additional Facility Rules

a) Plantation House

- 1) No groups, clubs, organizations, companies, or individuals physically located outside the boundaries of Hilton Head Plantation may reserve the facility.
- 2) Private Parties & Weddings/Receptions — The Plantation House may be rented for private parties, weddings/receptions according to the Rules & Regulations for Private Parties & Weddings/Receptions.
- 3) Number of people attending a function will not exceed 200.
- 4) The facility may be reserved for use during the hours of 8:30 AM to 12:00 AM.
- 5) Skateboards, roller blades, and similar devices are prohibited in or about the Plantation House.

b) Spring Lake Pavilion

- 1) The following describes the use by organizations located outside HHP that are not a POA recognized club/group.
 - a) Fifty percent (50%) or more attending are POA Property Owners/ Residents. The host or Property Owner of the group shall submit in writing the names and addresses of all attendees indicating who Property Owners/Residents are, and the total number expected.
 - b) A member or host of the group who is a Property Owner/ Resident must make the arrangements (via POA agreement, deposits, rental fees, etc.). This person or host must be in attendance the entire time of the event and assumes full responsibility for the function.
 - c) The organization may use the facility no more than two (2) times per year.
 - d) The Property Owner/ Resident hosting the event shall be charged the appropriate fees for use of the facility.
- 2) Private Parties & Weddings/Receptions: The Pavilion may be rented for private parties, weddings/ receptions according to the Rules and Regulations for Private Parties, Weddings, and Receptions
 - a) Number of people attending a function will not exceed: maximum of 100 inside, 50 outside, for a total of 150.
 - b) The facility may be reserved for use during the hours of 8:30 AM and 12:00 AM.
 - c) All fees must be paid by the Property Owner/ Resident.
 - d) Skateboards, roller blades, and similar devices are prohibited.

c) Dolphin Head Recreation Building

- 1) Property Owners/Residents may invite as their guests, members of an organization to which they belong based on the following criteria:

- a) Fifty percent (50%) or more attending are POA Property Owners/Residents. The group shall submit in writing the names of all attendees, total number expected, and the names of POA members attending the event.
 - b) A Property Owner/Resident must make the arrangements (via POA agreement, deposit, rental fees, etc.). The Property Owner/Resident must be in attendance the entire time of the event and assume full responsibility for the function.
 - c) The type of use can occur no more than two (2) times per year.
 - d) All fees must be paid by the Property Owner/ Resident.
 - e) Skateboards, roller blades, and similar devices are prohibited.
- 2) Private Parties & Weddings/Receptions: Dolphin Head Recreation Building may be rented for private parties, weddings/receptions according to the Rules & Regulations for Private Parties and Weddings/Receptions (see page 33).
 - 3) Schools or Church Use: Property Owners/Residents may reserve the facility and invite members of their church or school — **for a social outing only** — twice in a calendar year.
 - 4) The church or school shall provide written authorization releasing the POA of any liability should an injury occur on POA property, and also assure the POA that their liability insurance provides coverage for injuries that occur on trips off church or school grounds.
 - 5) Number of people attending any function will not exceed 100, unless approved by the Director of Activities.
 - 6) The beach and playground cannot be reserved for exclusive use.
 - 7) Dolphin Head Recreation Building may be reserved for use from 8:30 AM to 10:00 PM.

d) Ball Field Rules

- 1) The practice field is for the use of Hilton Head Plantation Property Owners/Residents and their guests.
- 2) No organized games are allowed to be played on the field.
- 3) Reservations must be made through the Scheduling Office, Monday - Friday, 8:30 AM - 4:30 PM, (843) 681-8090 and must be made by an HHP Property Owner/ Resident. The Security gates will have a schedule verifying the reservation of each team.
- 4) Practice sessions for Dixie Youth League T-Ball, Small Fry, and minors may be scheduled by qualified coaches (a coach must be a Resident of Hilton Head Plantation) and will utilize the field no longer than 2 hours each practice. The sessions can be reserved no more than once in the same week and, thereafter, on an as available basis. A complete roster listing the names, addresses, and telephone numbers of the children and coach for each team will be submitted to the Scheduling Office prior to the first scheduled practice.
- 5) Coaches who have reserved the practice field must notify the Scheduling Office of any changes in the schedule.
- 6) Baseball practice involving HHP Dixie League teams may include some non-residents. Coaches, however, must be HHP Property Owners/Residents.
- 7) Pick-up practice and scrimmages between two HHP qualified teams are permitted when the field is not otherwise scheduled. Call for availability.

- 8) The field is to be scheduled for use during the daylight hours only. No practices/games will be allowed after dark.
- 9) Adult usage of the field is limited to softball. Dixie Youth League T-Ball, Small Fry, and minors are allowed hardball practice.
- 10) All users of the field are responsible for cleanup afterwards.
- 11) Parking is in designated areas only. NO PARKING is allowed beyond the split rail fence by the backstop, or in the backfield. No parking will be permitted along Seabrook Drive. Diagonal parking is allowed on Surrey Lane.
- 12) Damage/vandalism problems are to be reported to Security immediately.
- 13) The port-o-let is available for field users. Should vandalism occur, contact Security.
- 14) No alcoholic beverages are allowed in the practice field area.
- 15) Organized baseball practice is not allowed in the Spring Lake Recreation Area field near the tennis courts.

**THE ACTIVITIES DIRECTOR AND/OR THE GENERAL MANAGER MUST APPROVE
EXCEPTIONS TO THESE POLICIES.**

SECTION G

I. MISCELLANEOUS

A. Community Announcement Boards

1. The Hilton Head Plantation Property Owners' Association maintains an electronic Community Announcement Board at each Hilton Head Plantation entrance in order to notify Residents of emergencies, upcoming events, and important information.
2. The General Manager's office is responsible for receiving, approving, and posting announcements.
 - a) Information to be posted must be for the community-at-large. The Community Announcement Boards are not to be used for closed functions or meetings.
 - b) The Community Announcement Boards may be used for:
 - 1) Emergency announcements (flooding, hurricane preparedness, security alerts, etc.).
 - 2) Announcements of meetings, special events, and activities that occur throughout the year (i.e., Kids Fishing Tournament, Bi-Monthly Coffees), but not on a regular monthly basis.
 - 3) Cancellations, changes in time, or dates of various meetings, events, or activities that cannot be announced in Plantation Living due to timeliness.
 - c) Community Announcement Boards may not be used for announcements of events, meetings, activities that occur on a regular monthly basis — same time, date, place, etc., and are announced in Plantation Living.
 - d) Messages must be submitted to the General Manager's office at least 10 days in advance of posting.

- e) Recognized POA Clubs may post approximately three messages (number to be determined by the General Manager's office) during the calendar year (January through December) regarding a special event that is open to all Plantation Residents (i.e., Farmers' Produce Sale, Craft Workshop Sale, Avid Gardeners' Cookbook Sale, and the Fishing Club's Kids Fishing Tournament.) Subject to the following procedures:
- 1) A "POA Community Announcement Board Message Request" form must be completed and filled out 10 days in advance of the posting date. The form is available at the POA Service Center.
 - 2) Requests will be considered on a first-come, first-served basis.
 - 3) If the request is approved, it will be sent to the Communications Department for posting.
 - 4) If the request is denied, the request will be returned to the contact person as soon as practical.
 - 5) POA announcements will have priority over Club announcements.
 - 6) All requests are to be approved and may be edited by the General Manager or designee.
 - 7) The POA will control the length of time the announcement will be posted.

B. Architectural Review Board (ARB) Procedures

1. Tree removal from private property
 - a) A Tree Permit is required prior to any removal; such permits shall be valid for nine (9) months from the issuance date.
2. Repainting/Re-roofing
 - a) Prior to repainting or reroofing a house, the appropriate permit must be obtained from the ARB.
3. Additions to homes
 - a) All adjustments or modifications to the exterior of a house must be approved by the ARB, and a permit obtained from the ARB office, prior to the start of any work. The ARB office telephone number is (843) 681-8800 ext. 231.
4. Landscaping or modifications to landscaping.
 - a) If significant landscaping (a 25% change or greater to the existing landscape) is contemplated, a plan must be submitted to the ARB for approval prior to the start of any work.
 - b) Additions of fill dirt must be approved by the ARB.
5. Ornamental Fixtures
 - a) It is recommended that ornamental fixtures be kept to a minimum. Statuary, fountains, yard art, flags and flag poles that are intended to remain on a property more than on a temporary basis must be approved by the ARB.
6. Ground Cover
 - a) No exposed ground must remain on private property. Ground cover planting, pine straw, mulch, or bark shall be placed on all areas not otherwise planted. The Maintenance Department will deliver mulch free to any Resident living in the Plantation. Call (843) 681-8800 ext. 0. Deliveries are scheduled for Thursdays.
7. Hurricane protection components shall not be used in the closed position to secure a dwelling during an owner's absence other than after an official declaration of a Hurricane Watch or the threat of a severe tropical storm. Openings in a dwelling utilizing hurricane protection shall be uncovered or opened as soon as possible after the storm has passed and re-entry into the Plantation is permitted.
8. Landscape Disposal Area - The disposal area is open from sunrise to sunset. This area is for Owners/Residents only. Commercial vehicles are not permitted to use this area. Any commercial company's vehicle cited may be subject to a fine for noncompliance.

The landscape disposal area is for the following:

- Yard debris only

- Tree trunks of 6" diameter or smaller
- NO plastics, paper, metal, or glass products
- NO dumping of any liquid products: oil, gas, paint, etc.

9. Dumpsters located at all Hilton Head Plantation facilities are for POA use only.

- Only authorized functions sanctioned by the Recreation Department, organized Club functions and POA employees are allowed to dump in these containers
- No individual other than those listed above may dump materials in these containers
- Any Property Owner/Resident or non-resident who violates this rule may be cited for illegal dumping and issued a fine for non-compliance.

SECTION H

ARTICLE VIII, SECTION 5, HHPPOA AMENDED DECLARATION

ALL RULES AND REGULATIONS ARE SUBJECT TO ENFORCEMENT UNDER ARTICLE VIII, SECTION 5 OF THE HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION AMENDED DECLARATION. DATED: APRIL 17, 1997 AS FOLLOWS:

(1) Authority and Enforcement

Upon the violation of the Declaration, the Covenants, the By-Laws, or any Rules and Regulations duly adopted hereunder, including, without limitation, the failure to timely pay any assessments, the Board shall have the power (1) to impose reasonable monetary fines which shall constitute an equitable charge and a continuing lien upon the Lot or Dwelling, (2) suspend an Owner's right to vote in the Association, or (3) suspend an Owner's right (and the right of such Owner's family, guests, and tenants and of the Co-Owners of such Owner and their respective families, guests, and tenants) to use any of recreational amenities; and the Board shall have the power to impose all or any combination of these sanctions. An Owner shall be subject to the foregoing sanctions in the event of such a violation by such Owner, his family, guests, or tenants or by his Co-Owners or the family, guests, or tenants of his Co-Owners. Any such suspension of rights may be for the duration of the infraction and for any additional period thereafter not to exceed sixty (60) days.

(2) Due Process Procedure

Unless an Owner is shown on the books or management accounts of the Association to be more than thirty (30) days delinquent in any payment due the Association, in which case such penalties shall be automatic, the Board shall not impose a fine or suspend the right to vote or to use the Common Property unless and until notice of the violation is given as provided in subsection (1) below. Any such penalties may be effective or commence upon the sending of such notice or such later date as may be set forth in such notice, notwithstanding the violator's right to request a hearing before the Board to challenge such penalties under subsection (2) below.

(a) Notice

If any provision of the Declaration, the Covenants, the By-Laws, or any rule or regulation of the Association is violated, the Board shall serve the violator with written notice sent Certified Mail, return receipt requested, which shall state: (i) the nature of the alleged violation; (ii) the proposed sanction to be imposed; (iii) a statement that the violator may challenge the fact of the occurrence of a violation, the proposed sanction; or both, by written challenge and written request for a hearing before the Board, which request must be received by the Board within ten (10) days of the date of the notice; (iv) the name, address, and telephone number of a person to contact to challenge the proposed action. If a timely challenge is made and the violations cured within ten (10) days of the date of the notice, the Board, in its discretion, may, but is not obligated to, waive any sanction or portion thereof. In the event of a continuing violation, each day the violation continues or occurs again constitutes a separate offense; and fines may be imposed on a per diem basis without further notice to the violator.

(b) Hearing

If the alleged violator timely challenges the proposed action, a hearing before the Board shall be held in Executive Session affording the violator a reasonable opportunity to be heard. The hearing shall be set at a reasonable time and date by the Board, and notice of the time, the date and place of the hearing, and an invitation to attend the hearing and produce any statements, evidence, and witnesses shall be sent to the alleged violator. The date shall be not less than ten (10) days from the giving of notice without the consent of the alleged violator. The Minutes of the meeting shall contain a written statement of the results of the hearing. This section shall be deemed complied with if a hearing is held and the violator attends and is provided an opportunity to be heard, notwithstanding the fact that the notice requirements contained herein are not technically followed.

(c) Additional Enforcement Rights

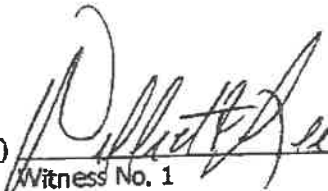
Notwithstanding anything to the contrary herein contained, the Association, acting through the Board, may elect to enforce any provisions of the Declaration, the Covenants, the By-Laws, or the Rules and Regulations by self-help which may include, but is not limited to, the towing of vehicles that are in violation of Parking Rules and Regulations. The Association may initiate a legal proceeding to enjoin any violation or to recover monetary damages or both without the necessity for compliance with the procedure set forth in Section 5 of this Article. In any such action, to the maximum extent permissible, the Owner or Occupant responsible for the violation for which abatement is sought shall pay all costs, including attorney's fees.

The Association or its duly authorized agents shall have the power to enter a property or upon any portion of the Common Property to abate or remove, using such force as may be reasonably necessary, any structure, thing, or condition which violates the Declaration, the By-Laws, or the Rules and Regulations. All costs of self-help, including reasonable attorney's fee, shall be assessed against the violating Property Owner.

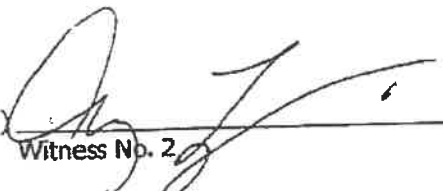
Updated February 22, 2011, Amended October 23, 2012,
Amended January 28, 2014, Amended August 2015, Amended October 23, 2018
Amended October 22, 2019, Amended December 1, 2020 (Effective January 1, 2021)
Amended July 26, 2022

IN WITNESS WHEREOF, the undersigned officers of Hilton Head Plantation Property Owners' Association, Inc., have caused these presents to be executed this 28 day of July, 2022 and state that the foregoing Rules & Regulations have been duly adopted by its Board of Directors.

HILTON HEAD PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

1) 
Witness No. 1

By: 
Name: Lori Schmidt
Its: President

2) 
Witness No. 2

Attest: 
Name: Carlton Dallas
Its: Secretary

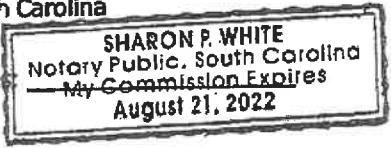
STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that Lori Schmidt, as President of Hilton Head Plantation Property Owners' Association, Inc., personally appeared before me this day and acknowledged execution of the foregoing instrument before the two above-named witnesses and Carlton Dallas, its Secretary, attested the same.

Witness my hand and official seal this 28th day of July 2022.

3) _____
Notary Public for South Carolina

My Commission Expires _____


**** Instructions for Execution:**

- All signatures should be in blue ink.*
- ALL blanks must be filled in.*
- Witness signs at line 1*
- Second Witness or Notary signs at Line 2*
- Notary Public signs at line 3*

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AFFIDAVIT TO RECORD

IN RE: Hilton Head Plantation Property Owners' Association

The attached documents are being recorded to comply with the South Carolina Homeowners Association Act, Title 27, Chapter 30, Section 110, et. seq., South Carolina Code of Laws (1976), as amended.

- Rules and Regulations (amended July 26, 2022)

Hilton Head Plantation Property Owners'
Association

By: *Lorraine Schmidt*
LORRAINE SCHMIDT
(Printed Name)

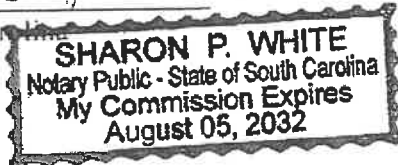
Its: *President*

SWORN TO BEFORE ME

On this 3rd day of January, 2023.

[Signature]

Notary Public for South Carolina
My Commission Expires:





HILTON HEAD PLANTATION
PROPERTY OWNERS' ASSOCIATION

P.O. Box 21940 • Hilton Head Island, SC 29925
(843) 681-8800 (843) 681-8801 (fax) www.hiltonheadplantation.com

