



Fiddler's Cove

BEACH & RACQUET Club



Box M, Bldg. 1, 45 Folly Field Road
Hilton Head Island, SC 29928
(843) 842-4126 Fax (843) 842-3621

RULES AND REGULATIONS

On behalf of all homeowners, we welcome you to Fiddler's Cove Beach & Racquet Club. As one of Hilton Head Island's finest resort communities, Fiddler's Cove offers a wide variety of recreational activities as well as comfortable living accommodations.

To preserve the Fiddler's Cove Community and enhance the lifestyle that has made Hilton Head famous, the Board of Directors of the Condominium has adopted the following rules and regulations and now asks your cooperation to insure they are observed at all times by all residents and guests. Should you have any questions or should you wish to report any violations of these rules, please contact the Regime Manager at 842-4126. In the event the Regime Manager is not available, please call Security at 785-5036.

I. DEFINITIONS

A. RESIDENT

A resident is any owner, lessee of owner or other occupant of the villa.

B. GUEST

A guest is any casual visitor who is not occupying the villa.

C. PARKING PERMIT

A permit issued to residents of Fiddler's Cove that allows parking of vehicles on the property that are in compliance with the Rules and Regulations of Fiddler's Cove.

D. TEMPORARY PARKING PASS

A pass issued to guests of Fiddler's Cove residents, or for rental trucks typically used by residents who are moving in or out, or for extraordinary situations requiring temporary on-site parking.

II. PRIVATE PROPERTY

Fiddler's Cove Beach and Racquet Club is a privately owned condominium community, and property access is limited to individual residents and their guests.

All Villas are for single family, residential purposes only. No portion of any Villa may be used as a

professional office whether or not accessory to a residential use. No industry, business, trade, occupation or commerce of any kind, whether for-profit or not-for-profit, except as hereinafter provided, shall be conducted, maintained or permitted on any part of Fiddler's Cove property. Short and Long Term rental of individual Villas is permitted in accordance with the provisions of Section VIII. OCCUPANCY CLASSIFICATION AND LIMITS.

Authorization to enter the property with a vehicle is covered in Section XII, VEHICLES.

Authorization to use any of the on-site amenities, including but not limited to, the swimming pools, tennis courts, and racquetball courts, as well as the beach access area, shall require an amenities pass issued by the Regime Manager. Please insure that this pass is in your personal possession when using any of the recreational facilities.

Guests must be accompanied by the resident when using any of the amenities.

III. AMENITIES

In addition to the posted rules and regulations, the following shall apply.

A. TENNIS/RACQUETBALL

1. The tennis courts at Fiddler's Cove are for the exclusive use of Fiddler's Cove villa owners, residents and guests only.
2. Guests are welcome to use the courts but must be accompanied by an owner or resident of Fiddler's Cove. Owners and residents may invite up to three guests in the morning and three in the afternoon to play tennis. The second round of tennis will be based on availability of courts.
3. Courts open for play at 8:00 AM and close at darkness. The courts are closed from noon until 2:00 PM for watering and maintenance.
4. Reservations are required between 8:00 AM and 6:00 PM. Please call the Tennis Office at 842-5744 to make a reservation. When the Tennis Office is not staffed, please call Security at 785-5036. Owners may reserve court time one day in advance of their desired day of play. Each Owner or Resident may reserve up to two (2) courts per day, per unit, providing each court has a Resident or Owner playing on it. This is based on availability of courts. An Owner or Resident cannot call in reservations for another Owner or Resident. Non-owner residents may make reservations on the day of play only.
5. All players must wear shirts. Bathing suits are not allowed. Regulation tennis shoes are required to prevent damage to court surfaces. Footwear of any other type is not allowed. Tennis Office or Security staff will determine what attire is permissible.
6. Tennis ball "hoppers" are only allowed on courts that are adjacent to unoccupied courts.

B. SWIMMING POOLS/SPA

1. Please shower before entering to insure the swimming water is kept clean and fresh. Be sure to rinse off all suntan and sun block oils before entering pools or spa. Also, soap of any kind is never permitted in pools or spa.
2. Proper bathing suits are required. Cutoffs, or other makeshift apparel, are not allowed.
3. Glass objects are not permitted in the pool or on any surrounding deck areas. Paper or plastic cups, dishes, etc., are permitted.
4. Children under 12 years must be accompanied by an adult in the pool, since no lifeguard is provided by Fiddler's Cove
5. Children under 12 years old are not allowed in the SPA.
6. Bicycles, roller blades, skateboards or similar items are not allowed in the pool or surrounding deck areas at any time.
7. No ball playing of any kind in the pool areas.
8. No throwing of objects in the pool area such as balls or Frisbees.
9. No floatation devices are allowed in pool such as rafts, tubes, except for small children's flotation items.

C. BICYCLES/SKATEBOARDS

1. Bicycle ramps are not allowed on the property.
2. Skateboard use is not allowed on the property at any time.
3. Bicycles permanently stored on Fiddler's Cove property must be registered with the Regime Manager.

IV. BALCONIES/PATIOS

- A. Balconies and patios shall be kept free of debris at all times. This includes, but is not limited to, bottles, boxes, bicycles, and other personal property items that would present an unacceptable appearance or hazardous condition.
- B. Plants placed on railings are not allowed.
- C. Clothes, towels, shoes, or other materials are not to be hung or dried in the balcony area.
- D. No grills or hibachis are to be stored or used on the balconies.
- E. No construction related work is allowed on the balconies.

V. BARBEQUE GRILLING

To maintain the safety and welfare of the complex, as well as to minimize insurance premiums, barbeque grills, hibachis, or any other outside cooking equipment are not permitted to be used on the patios, balconies or hallways. Please contact the Regime Manager or Security Guard for designated areas, which have been established throughout the complex for such activity.

VI. TRASH/GARBAGE

Trash and garbage are to be enclosed in plastic bags and deposited in the dumpsters conveniently located throughout the complex. Trash should not be left in the hallways at any time. Trash and garbage should not be left in an unprotected manner within the unit in order to prevent pest infestation. All units should be maintained in a clean and sanitary condition at all times in order to protect adjacent units and the complex as a whole. Please keep the dumpster entry gates closed.

VII. NOISE/NUISANCE

Occupancy of the premises, as well as use of community walkways and common areas, shall be sufficiently quiet and peaceful so as not to disturb others. The following identifies typical actions that must be followed in order to comply with the noise and nuisance regulations.

- A. Musical instruments, stereos, radio or television sets, etc. shall be played in such a manner as to not annoy or disturb other residents.
- B. Power tools cannot be used after 8:00 PM or before 10:00 AM on Saturdays and after 8:00 PM or before 9:00 AM on weekdays. No power tools are allowed to be used on Sundays or Holidays.
- C. Shooting of fireworks is prohibited.
- D. Outdoor activity by children is not allowed after 10:00 PM.
- E. Loitering on any of the property is not allowed.
- F. Extreme sports are not allowed on Fiddler's Cove property.

VIII. OCCUPANCY CLASSIFICATION AND LIMITS

A. LONG TERM RENTAL

A long term rental is classified as occupancy of the villa for greater than 3 months. Long term rentals require a \$1000 Behavioral Deposit. A maximum of two (2) adults and two (2) children, less than 18 years of age, are allowed to reside in the villa.

B. SHORT TERM RENTAL

A short-term rental is classified as occupancy of the villa for 3 months or less. Short-term rentals for the same occupant(s) cannot be consecutively renewed. A maximum of four (4) adults and two (2) children, less than 18 years of age, are allowed to reside in the villa.

C. RESIDENT OWNER

The Owner and immediate family members may not exceed a total of four occupants; however, this maximum may be increased to 6 people on a temporary basis for less than 2 weeks. The owner must provide advance notification to the Regime Manager or security of the temporary increased occupancy.

IX. ANIMALS

Violation of the animal rules listed below will result in a fine for the Owner as designated in the attached Penalties for Rule and Regulation Violations.

A. PETS

Dogs, cats and other animals are strictly prohibited, except as legally mandated (see IX.B.)

B. SERVICE ANIMALS

Service animals are permitted if all of the following requirements are met.

1. The resident or guest must provide management with: a) documentation from their doctor confirming the medical need of the resident or guest to have a service animal, b) a copy of the service animal's service license and proof of vaccinations, if applicable, and c) proof of additional liability insurance for the animal.
2. The owner of the villa must provide written authorization of the service animal to management; if service animal is being requested by guest or tenant.
3. Board of Directors approval is obtained. (Request for permission to have a service animal will not be presented to the Board for consideration, until requirements 1 & 2 are completed.)

The owner of the services animal must abide by rules below.

1. Animal must be on a leash or carried in a closed crate while outside of the villa.
2. Animal cannot be tied to any fixed object on the property.
3. Animal may not be left outside unaccompanied on the patio / balcony.
4. Excrement must be immediately picked up and disposed of in a sanitary manner.
5. Animal must be kept quiet and behaved to not disturb or become a nuisance to other residents or guests.
6. Animal must be kept out of the pool areas at all times.

C. ALLIGATORS, FERAL CATS, AND OTHER WILDLIFE

Feeding alligators is against South Carolina law and can result in fines or imprisonment. Feeding or interacting with feral cats or any other wildlife is prohibited.

X. PUBLIC PASSAGES

Sidewalks, hallways and stairs must not be obstructed. Bicycles, beach chairs, trash, or other personal property shall not be left in the halls or passages of the villa buildings.

XI. SECURITY

Each resident is urged to insure that, upon leaving his or her villa or automobile, all door and window locks including deadbolts, windows, jams, etc., are securely in place to assist in on-site security. The Regime provides uniformed security officers who patrol the grounds routinely and who are available to assist you in any security related matter. In turn, if you are questioned by one of our patrolmen, please identify yourself and assist in cooperating with his requests.

The following telephone numbers are provided in case of emergency, security or medical need.

On Island Emergency 911
Fiddler's Cove Security (843) 785-5036
Hilton Head Island Hospital (843) 681-6122

XII. VEHICLES

A. REGISTRATION

Resident vehicles, belonging to owners, and guests or lessees of owners, are allowed on the premises if a valid parking permit is in effect. Parking permits must be displayed at all times. Parking decals should be affixed to the inside lower left area of the windshield and temporary paper parking passes should be hung from the rear view mirror. All drivers and vehicles must comply with South Carolina Department of Motor Vehicle regulations and state laws while on the property.

If a parking permit or pass has been issued for a vehicle, and then conditions change such that vehicle is not in compliance with the vehicle rules, a warning will be issued, and if the infraction continues, subsequent fines will be levied based on the current structure of Penalties for Rule and Regulation Violations. If the violation continues for five (5) business days after the initial warning, then the parking permit may be revoked and the vehicle removed from the grounds of the complex.

Sharing, reselling or other abuse of decals or passes is not allowed. If found, such decals or passes will be confiscated and the offenders will be fined based on the current structure of Penalties for Rule Violations.

B. PARKING

1. Residents of a villa, as defined in I. DEFINITIONS, A., shall be limited to no more than two vehicles on the grounds at any time. Guests will be issued Temporary Parking Passes based on availability of parking spaces on the property.
2. Parking must be within the lines in the parking areas. Parking on the berm or landscaping is not allowed.

3. There will be no parking permitted in handicap-designated spaces without the display of an official permit issued by the appropriate governmental body. Fines will be levied based on the current structure of Penalties for Rule and Regulations Violations.
4. Pick-up trucks and other vehicles with tailgates must keep their tailgates/lift backs up at all times while on Fiddler's Cove property.
5. Covered vehicles are allowed if the covers are designed for the vehicle, are neat in appearance, and are properly secured. When vehicles are left covered by the Owner for more than thirty (30) days, a key to the vehicle must be left with the Regime Manager in case of emergencies.

C. VEHICLES NOT ALLOWED

A parking permit will not be issued for any boats, campers, motorcycles, mopeds, motorized cycles of any type, trailers, marked taxicabs or any recreational vehicles. Recreational vehicles are defined as any mobile homes, trailers, motor homes, campers, motorized campers or any other related forms of non-passenger car transportation devices. This does not include customized mini or full size vans used for personal transportation. Vacationers, or incoming residents, checking in with a vehicle as listed in this section, will be given 24 hours to find a storage facility for the above vehicle. A Temporary Parking Pass, showing the expiration date and time, will be issued for these vehicles.

D. COMMERCIAL VEHICLES

Parking Permits will not be issued for vehicles that violate the following guidelines.

1. Vehicles must not exceed 19 feet in length
2. Obvious markings, signs, or any indication of trade, commerce or commercial activity may not be displayed. This would include, but is not limited to, the following examples.
 - a. Signs may not be covered by paper, tape or other attempts to cover markings that display commercial activity. Only signage such as magnetic or any other removable type signs will be allowed and these signs must be removed prior to entering the property. Any permanently affixed signage is forbidden.
 - b. Tools, supplies, ladders, waste materials, visible paint supplies, landscape equipment or other items of an obvious commercial nature in open pick up beds, attached to roofs, or visible through the windows are not allowed.
 - c. Trucks, Vans, and pick-up trucks with obvious commercial type racks, which are used to transport ladders, equipment and construction supplies, are not allowed.
 - d. Overnight storage in the vehicles of flammable type liquid, or gas containers such as propane, is not allowed.

Temporary Parking Passes can be issued for vehicles in the following categories.

1. Rental trucks, such as U-Haul, etc., typically used when residents are moving in or out, will be issued a Temporary Parking Pass for a period not to exceed 24 hours.
2. Plumbers, electricians, carpenters and other tradesmen will be issued a Temporary Parking Pass for their commercial vehicles that are required to enter the property to perform necessary repair or maintenance functions. Vehicles will be allowed to enter the property between 7 AM and 6 PM, Monday through Saturday. No contractor overnight parking is allowed except for circumstances approved by the Regime Manager. No entry on Sundays or Holidays except for emergencies or special circumstances approved by the Regime Manager or his designee.
3. The Regime Manager or Security Staff may authorize a Temporary Parking Pass for a vehicle that does not conform to requirements listed in this Commercial Vehicle section under the following conditions.
 - a. The vehicle is the only one available for the short-term renter and parking offsite would present a significant hardship.
 - b. The Temporary Parking Pass for the non-conforming vehicle is issued for a maximum of two (2) weeks and cannot be renewed.
 - c. A record of the exemption is recorded in the security logbook showing the date, villa number, renter's name, specific violation of the Rules and Regulations, the length of the Temporary Parking Pass, and the reason for the exemption.
 - d. A notice is sent to the regime office by security documenting the exemption conditions.

E. INOPERABLE/UNREGISTERED VEHICLES

Inoperable, and/or vehicles that are not currently registered, and which are left in a parking space for a period of three or more days, will be ticketed/towed at the owner's expense.

F. DEFECTIVE VEHICLES

Vehicles with loud mufflers, leaking oil or other similar defects will be fined based on the current structure of Penalties for Rule Regulation Violations.

G. REPAIRS

There shall be no vehicular repairs on the premises. This includes vehicle washing, changing of oil or any other type of maintenance or repair. Specifically exempted from this repair prohibition are the EMERGENCY repairs of a flat tire, or dead battery charge or replacement. In these two cases, if any more extensive work is required, the vehicle must be towed from the property.

H. SPEED LIMIT

Roadways throughout Fiddler's Cove have a speed limit of 10 miles per hour. Violators will be expelled from the grounds, and/or fined.

I. ADVERTISING

“For Sale” signs, political signs larger than bumper sticker size, or any other obvious forms of advertising are not allowed on vehicles within the Fiddler's Cove property. Security staff and/or the Regime Manager will be empowered to grant exceptions to short-term vacationers who display small window stickers, which could be considered advertising in nature. The security staff will note the exception in the daily logbook.

J. NON-COMMERCIAL MARKED VEHICLES

The following vehicles are not considered to be commercial vehicles and will be issued a parking permit based on registration requirements above. The Regime Manager, or in his absence, the Security Staff, is authorized to determine when such parking permits will be issued.

1. Official marked government passenger vehicles, which include police, fire, building inspection, and other similar vehicles are allowed.
2. High school, college, club, or team group vehicles, with markings identifying the organization to which the vehicle belongs, are allowed for short term rental applications only.

XIII. BUILDING APPEARANCE/ALTERATIONS

No alterations may be made to the outside of the buildings without the written approval of the Board of Directors.

- A. To maintain conformity in the overall appearance of the site, all window hangings facing out shall be white or off white.
- B. Window guards, storm or screen doors, etc. may not be installed without the prior written approval of the Regime Manager.
- C. Satellite dishes may not be installed without written prior written approval of the Regime Manager.
- D. Carpeting may be installed, at the owner's expense, on the back deck, but it cannot be glued or stapled down. It must be in a color to match the building and removable in case of a storm, or when repairs are being made to the building.

XIV. OBLIGATIONS OF VILLA OWNERS

Villa owners must perform work in their own Villa, which if omitted, would cause damage to the Regime Common Property or another owner's Villa or personal property. Villa owners are responsible for damages and liabilities which may result from their failure to perform such repairs.

- A. Owners must notify the Regime Office in writing of the age of their hot water tank. Either the serial number of the tank, which identifies the manufacturing date, or evidence identifying the installation date is required. A service charge to perform this task by a qualified individual will be assessed if the Regime Office does not have hot water tank age on file.

- B. Owners are required to replace their water heater every ten (10) years and furnish proof of replacement to the Regime Manager upon completion of the installation. The work must be performed by a licensed, bonded and insured plumbing contractor and must be in compliance with all Town of Hilton Head and other governmental codes in effect at the time of the installation. The water heater must carry a nine (9) year or better warranty. The water shut-off valve in each villa must be operational and accessible. Failure to comply will result in fines mandated by the Penalties for Rules and Regulations Violations in effect at the time of the violation.
- C. Owners are required to replace all flexible plumbing hoses and connections (such as but not limited to washing machine hoses, toilet water supply line, sink water supply line, etc.) with stainless steel braided hoses by July 1, 2008. Owners must provide proof of stainless steel braided hose installation and the completed required form to the Regime Manager. If proof of installation of pre-existing stainless steel braided hose replacement / installation is not available, the owner must provide the regime office in written confirmation that all flexible hoses are stainless steel braided and the completed required form. The required form may be obtained at the regime office. A service charge to perform an inspection by a qualified individual will be assessed if the Regime Office does not receive required documentation of the stainless steel braided hoses by July 10, 2008.
- D. Owners are required to replace the stainless steel braided hoses every ten (10) years and furnish proof of replacement to the regime manager upon completion of installation. If proof of the installation date of pre-existing stainless steel braided hoses is not available, owner will be required to replace the pre-existing stainless steel braided hoses with the next water heater replacement. Failure to comply will result in fines mandated by the Penalties for Rules and Regulations Violations in effect at the time of the violation.
- E. Owners must inspect their Villas for potential water leaks in the pipes to toilets or faucets and make necessary repairs.
- F. Owners must inspect their villas for water leaks in plumbing pipes, toilets, faucets, ice makers, etc. and make the necessary repairs.
- F. Our Bylaws require that Owners carry individual property and liability insurance for their villas in addition to the Regime master policy. The Regime master policy does not cover damage to contents within your villa or personal liability. Damage to other villas or Regime common property caused by water or other incidents from your villa is your financial responsibility.

XVI. WATER BEDS

Waterbeds are not allowed in any unit at Fiddler's Cove due to structural limitations identified by the structural engineer.

XVII. PEST CONTROL

Once a month, a pest control company enters each unit to inspect and spray for insects. Every unit must be inspected and sprayed to eliminate future problems with insects in that building. If we cannot enter a unit because of a key problem, or if the owner/tenant refuses service, penalties will be assessed.

The Board of Directors wishes to extend in advance its appreciation for your cooperation and assistance in both observing and enforcing these Rules and Regulations. In addition, the Board actively solicits your comments for improving project operations and facilities.

**BOARD OF DIRECTORS
FIDDLER'S COVE BEACH & RACQUET CLUB
HORIZONTAL PROPERTY REGIME**