



Rules and Regulations

Parking

A. Vehicles must be parked on the home/lot owner's property on their driveway, in their garage, or the amenity center parking lot. Under no circumstances is anyone to park their vehicles in the common areas or on the streets where the City has 'No Parking' signs per the City of North Myrtle Beach Code of Ordinances Section 21-20, 21-37, and 21-38. All home/lot owners and their guests must observe and strictly comply with these rules and regulations and the ordinances of the City of North Myrtle Beach. Violations may result in fines and/or towing at the owner's expense.

B. There shall be no outside storage or parking upon any lot or dwelling or within any portion of the Common Areas (other than areas designated) for any mobile home, trailer, motor home, camper, boat, tractor, truck (other than pick-up trucks), commercial vehicles so licensed or designated by signage, or of any type camper, motorized camper or trailer, boat or other watercraft, boat trailer, or motorcycle. These items must be registered with the management company and parked in the storage area.

C. No parking on vacant lots is permitted without prior written consent of the lot owner as provided to and registered with Coastal Association Management and without compliance with the guidelines (including landscaping) on parking of the Architectural Review Committee ("ARC") of the Charleston Landing Property Owners Association, Inc., as determined and approved by the ARC.

Golf Carts-The City of North Myrtle Beach laws governing golf carts was adopted for the community. Golf carts must have a permit, and the person operating the golf cart must be at least 16 years of age and hold a valid driver's license. For a complete list of the City's laws and regulations, please visit www.NMB.us.

Speed Limit - The maximum speed limit for all vehicles within the community is 20 miles per hour. This conveys to all roads and alleyways throughout the community

Rentals- Only long term rentals of one (1) year or longer are permitted.

Trash -Trash receptacles must be kept in a storage area that is easily accessible and screened from the street.

Pets-Pets must be leashed at all times and owners are responsible for cleaning up after their pets. No pet/dog runs are permitted.

Signs-No signs whatsoever are permitted including, but not limited to, commercial, political, and similar signs, shall be erected or maintained on the home site except such signs that may be required by law or for security. The only exception to this is that approved "For Sale" signs shall include the lot number. No sign shall be nailed or attached to trees. Only one (1) sign shall be permitted on a lot with one (1) rider sign max.



Nuisances-No rubbish or debris of any kind shall be dumped, placed, or permitted to accumulate upon any portion of the Development, nor shall any nuisance or odors be permitted to exist or operate upon or arise

from the Development, so as to render any portion thereof unsanitary, unsightly, offensive, or detrimental to persons using or occupying any portions of the Development.

Modifications of Rules and Regulations- The Board of Directors shall reserve the right to modify or revoke existing rules and regulations and/or adopt additional rules and regulations from time to time as they may deem necessary.

Fine Procedures

In the event of non-compliance by an Owner (or a Resident Tenant), the following fine procedures may be imposed by the Board of Directors of the Charleston Landing Property Owners Association, Inc. in accordance with Article XIV of the By Laws of the Charleston Landing Property Owners Association, Inc.:

First Offense	Courtesy Letter of Compliance
Second Offense	Twenty-five Dollar (\$25.00) Fine
Third Offense	Fifty dollar (\$50.00) Fine
Fourth and Subsequent Offenses	One hundred dollar (\$100.00) Fine

Short-term, vacation and long-term rental policy

Only long-term rentals of one (1) year or longer are permitted in Charleston Landing, North Myrtle Beach. If a homeowner is found to be renting their home for less than one (1) year lease they will be issued a one (1) time warning letter and given ten (10) days to comply. Each subsequent violation (day the home is rented) the homeowner will be fined \$750.00 per day, their voting rights will be suspended and their use of all recreational amenities will be suspended until the homeowner complies with the “no short-term” and or “vacation rental” policy.

In the event of non-compliance of the short-term, vacation and long-term rental policy by an owner the following fine procedure will be imposed by the Board of Directors of the Charleston Landing Property Owners Association, Inc.:

First Violation	A one (1) time Courtesy Letter will be issued giving the Homeowner notice of ten (10) days to comply with the policy.
Second and all Subsequent Violations:	\$750.00 per daily violation, suspension of voting rights and suspension of use of recreational amenities.



Enforcement

Each owner shall comply strictly with the Master Declaration, By-Laws and the published rules and regulations of the Charleston Landing Property Owners Association, Inc., (“Charleston Landing” or the “Association”).adopted pursuant to the Master Declaration, as either of the same may be lawfully amended from time to time, and with the covenants, conditions and restrictions set forth in the Master Declaration and in the deed or other instrument of conveyance to his dwelling, if any. Failure to comply with any of the same shall be grounds for imposing fines, for suspending voting rights or rights of use in and to the Recreational Amenities, or for instituting an action to recover sums due, for damages and/or for injunctive relief, such actions to be maintainable by the Board of Directors on behalf of the Association. Should the Association employ legal counsel to enforce any of the foregoing, all costs incurred in such enforcement, including court costs and reasonable attorneys' fees, shall be paid by the violating owner.

Owners are responsible for compliance with the Association by their tenants and, accordingly, will be held liable for their actions. These Rules and Regulations were duly adopted at a meeting of the Board of Directors of the Charleston Landing on the 14th day of January, 2019.

Updated 08/14/2021