

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 including, but not limited to, commercial, political, and similar signs, shall be erected or maintained on the home site except such sign 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 signs shall be nailed or attached to trees. Any sign erected should be positioned against a backdrop of vegetation for softening of appearance. Only (1) sign shall be permitted on lot with (1) one rider sign max.

Street signs-Sign replacement or additional street signs will be maintained by the Homeowner's Association for the benefit of the community as a whole. No improvements or modification to these signs are allowed without review and approval.

Signage Flagpoles and Banners-No freestanding flagpoles, advertising signs, and structures are permitted. The BOD retains the ultimate approval authority regarding the appropriateness of any and all signage, banners, flags, and decorations.

Play Equipment-Trampolines, swing sets, and other fixed game and play structures are subject to review and approval and must be included in the final site and/or landscape plan for new construction only. Existing homes will need BOD approval. Wherever possible, play structures/equipment should be located at the rear of the residence with special consideration given to adjacent residence and their living areas. Play areas should be located away from neighboring master bedrooms, living, and dining rooms. Basketball goals may be located at the end of the guest parking pad or turnaround area; however, it cannot encroach the two (2) foot barrier established for driveways. The ARC can require that appropriate screening be added, and the offending equipment be removed, or location changed.

Play equipment, such as basketball goals, are not permitted to border the edge of any road in Charleston Landing. Basketball goals can only be portable and shall not be fixed and/or permanent. Requests for basketball goals will be reviewed on a case-by-case basis.

Play equipment is considered to be permanent if it is continuously left outdoors and in the same general area for a period of days.

Permanent play equipment must be screened or put in a location that does not negatively affect the aesthetics of the neighborhood. It should be of a subdued color with a natural wood look being preferred.

Setback requirements for fixed structures must be followed.

If complaints are received about play equipment being left unattended in common areas or roadways (such as basketball posts and goals), the ARC will issue a warning for the first incident. Succeeding incident will leave the property owner open to fines as determined by the BOD

The ARC has the right to control the use and location of play equipment if it has a negative effect on the aesthetics and overall harmony of the neighborhood. Especially important is the location, type and use of equipment on lots bordering frequently used common areas.

Exterior Decorative Objects or Elements-A minor change application for approval must be submitted to and reviewed by the BOD prior to the installation or erection of any exterior decorative or landscape objects or elements, natural or man-made, which are reasonably visible from the street. Decorative or landscape objects or elements include, but are not limited to, such items as string lights, flood lights, statues, sculptures, fountains, artificial trees/plants/flowers, representation of animals including pink flamingos, gnomes, wood, plastic, iron, bronze, metal, glass, ceramic, concrete craft, pinwheels, wind spinners, bird feeders, bird baths, bird houses, rock garden, weather vanes, and free standing poles of any kind, size, color, scale, location, harmony and compatibility with architectural and environmental design qualities and their visual impact on adjoining lots and homes. Decorative or landscape objects or elements that receive approval from the BOD must remain in good condition and repair. Signs are not considered exterior decorative objects and are covered elsewhere in these guidelines.



Holiday decorations are generally exempt from this requirement but shall not be displayed more than 45 days before or after the holiday has occurred.

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.

Miscellaneous

Tennis courts will not be permitted on site due to their spacious requirements and infringement upon view corridors within Charleston Landing.

Window air conditioning units are not permitted. Clotheslines are not permitted.

No ham radio towers or other forms of antenna for transmission or reception of electromagnet radiation shall be erected, used, or maintained where visible from adjoining property. Satellite dishes are to be located at the rear of the house, concealed by approved landscaping or fencing. The location must be drawn on plans submitted to the ARC and in accordance with Federal regulations.

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.:

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| 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 01/31/2024