



BRADFORD MEADOWS POA RULES AND REGULATIONS

1. GENERAL MAINTENANCE AND USE

Each Property Owner is responsible for the proper conduct of their family and/or guests (including tenants) while on POA (Property Owner Association) property. **Copies of our Rules and Regulations should be provided to all guests and/or tenants.** Any violation of the Rules and Regulations will be the responsibility of the homeowner.

Each Property Owner/guest shall maintain and use the POA property in such a manner so as to: a) insure the safety and comfort of everyone using the facilities, b) promote maximum enjoyment of the facilities.

2. CONDUCT OF CHILDREN

Parents are responsible for the general conduct of their children at all times. Damage to any of the POA's property or personal property of the other owners or guests by children will be the responsibility of the parent. An adult must accompany all children under fourteen (14) years of age in the pool areas and playground per South Carolina Law.

3. SECURITY

Security is the responsibility of each and every owner/guest. Depending upon the nature of the situation, owners/guests are requested to notify Excalibur Security at (843) 455-1903 or Horry County Police Department at 248-6241 for non-emergency or 911 for emergencies.

4. NOISE

It is essential to be thoughtful of one's neighbors in a single-family community. Noise becomes an annoyance during certain hours of the day, such as early morning or late evening, when most people are resting. Therefore, excessively disturbing noises, which interfere with the rights and comforts or other conveniences of neighbors, will not be

tolerated. Noise from stereos, musical instruments, motor vehicles, barking dogs, etc. as well as people should be kept at a minimum at all times and especially during the hours of 10:00 PM through 8:00 AM. A warning will be given on the first occasion and fines imposed for subsequent violations.

5. FIREARMS AND FIREWORKS

NO firearms or fireworks may be displayed or discharged within Bradford Meadows.

6. ARTIFICIAL PLANTS, STATUARY, ETC.

NO artificial plants may be displayed in the yard or from any portion of the house visible from the street.

NO artificial “yard art”, statuary or other landscape features may be displayed where visible from the street. Fountains may be used as landscape features only when approved by the ARC.

6. POOL AND AMENITY CENTER

ALL PROPERTY OWNERS AND GUESTS ARE CAUTIONED THAT THEY SHOULD USE THE SWIMMING POOL, AT THEIR OWN RISK.

- A. The covered picnic area can be reserved through Wright Management for a specific date and time for a refundable deposit of \$75.00 for a party, etc. If not reserved through the POA then anyone can utilize the covered picnic area even if your group is using it.
- B. All owners and guests must display current pool passes. If you do not have your pool pass with you, then you are considered trespassing and arrest will be warranted. Each household will be given 2 pool passes. If you have to purchase another pool pass due to loss the cost for a replacement pass is \$50.00
- C. Bottles or glass objects will not be permitted at any time in the swimming pool area.
- D. While in the pool area and playground area an adult must accompany all children under fourteen (14) years of age (SC Law).
- E. No smoking will be allowed in the pool area except in designated smoking areas.
- F. Furniture shall not be removed from the pool area.
- G. No pets are allowed in the pool area.
- H. Radios, CD/Cassette players, or television sets can be annoying to others. Therefore they may only be played softly as to not disturb others using the

facility. If requested by ANY other person, the volume MUST be lowered to a point that it does not disturb others.

- I. Pool is open seasonal from 9:00 AM – 10:00 PM weekdays and 9:00 AM – 11:00 PM weekends. Anyone caught in the pool area after hours will be considered trespassing and arrests will be warranted.
- J. No scooters, skateboards, roller blades or bicycles, etc. are to be used inside the pool area.
- K. All golf carts must be registered with the county and/or the city and no one without a drivers license is allowed to operate a golf cart (SC Law)

7. PETS

Only domestic pets will be allowed. No more than three pets will be allowed per dwelling. In no event shall pets be permitted in any of the common areas of the property unless carried or on a leash or under the **direct** supervision of the owner. PET OWNERS ARE RESPONSIBLE FOR CLEANING UP AFTER THEIR PETS ON COMMON AREA. FINES WILL BE ASSESSED TO ANY OFFENDING HOMEOWNER HOUSING THE VIOLATION.

8. PARKING AND MOTOR VEHICLES

- A. PARKING OF VEHICLES BY OWNERS, GUESTS AND/OR TENANTS SHALL BE PERMITTED ONLY UPON THE PAVED AREAS LOCATED UPON LOTS OR AT THE AMENITIES CENTER.
- B. All campers, trailers, boats or boat trailers are STRICTLY PROHIBITED FROM OVERNIGHT PARKING ON ANY LOT OR ANY PORTION OF THE ASSOCIATION PROPERTY UNLESS FULLY ENCLOSED IN A GARAGE.
- C. No vehicle repairs may be made unless in an emergency situation, such as a dead battery, flat tire, etc.

9. ARCHITECTURAL CONTROL

- A. Alterations or additions to any portion of a residential property shall not be made by any resident without prior written approval of the POA. Procedures for obtaining approval are outlined in the POA's Covenants and Restrictions of the Master Deed.
- B. Satellite dish and/or TV antennas must have prior POA approval.

10. SIGNS

No sign of any kind, other than those installed by the Association may be displayed to public view on any Lot, except the approved design by the POA may be displayed with the purpose of advertising the home for sale or for rent.

11. REFUSE

_____ trash pickup is _____ AM and containers may be placed by the street no earlier than _____ night for the pick up on _____. ALL OTHER TIMES, containers must be stored out of sight of the neighborhood.

12. RULES CHANGE

The POA reserves the right to change, revoke or add to existing Rules and Regulations from time to time as, in their opinion, shall be necessary or desirable for the safety and protection of the POA's property and it's owners/guest and to promote cleanliness and good order of the property and to assure the comfort and convenience of owners/guests.

13. VIOLATIONS

- A. Violation of the Rules and Regulations is subject to fines, which shall be a special assessment and a lien upon the property of the homeowner housing the violator in addition to all other legal remedies.
- B. Said fine may be assessed repeatedly upon the failure of a homeowner or guest to correct the infraction after notice by the POA to obey these Rules and Regulations as well as other obligations imposed by the POA documents. It is the responsibility of the homeowner to recover the amount of the fines and any expenses from their guests if the guest is causing the infraction. Any fine or expenses levied shall be collected in the same manner as common assessments.
- C. Fines Schedule
 - I) 1st Offense - Warning
 - II) 2nd Offense - \$55.00 Fine
 - III) 3rd Offense - \$85.00 Fine
 - IV) 4th Offense - \$105.00 Fine
 - V) \$105.00 each violation of the same offense thereafter

14. CONCLUSION

Property Owners of Bradford Meadows are required to cooperate by adhering to the Rules and Regulations. The Regulations were not set up in an arbitrary fashion nor were they created to work a hardship on anyone. Their purpose is to insure the safety and

comfort of everyone using the facilities so that all owners and their guests will enjoy the maximum amount of pleasure.