

**SOUTH HAMPTON**

**Property Owners Association, Inc.**

**RULES AND REGULATIONS**

## **PREFACE**

Commonly owned community living is a new experience for many of us and requires an understanding of its operation. With everyone's cooperation, all may enjoy the advantages of this type of living.

In order to create a congenial and dignified residential atmosphere, the Board of Directors of both Kingston Plantation Master Association and South Hampton Association has adopted rules and regulations for the guidance of all owners, their families and guests. In general, the rules are not original with us, but are the result of our experience, the experience of other communities and the experience of our Managing Agent. These rules and regulations may not please everyone entirely, nor were they designed to satisfy individual personal desires. This would be an impossible task. From our experience, they will meet the approval of a large majority of owners and this is the only means of achieving success in community living.

Any questions, suggestions or complaints should be made to the Management Agent in writing. If the Management Agent cannot resolve them for you, they will be referred to the appropriate committee or Board of Directors. It is asked that everyone follow this procedure so that all requests may be handled in an orderly manner.

These rules and regulations are somewhat lengthy, but it is hoped that they will answer as many questions as possible at the offset. They will be reviewed periodically by each Board of Directors and any necessary amendments will be made.

It is hoped that we may have the understanding and cooperation of all owners and guests in order that we may all enjoy the benefits of community living to the fullest.

Sincerely,

The Board of Directors of  
South Hampton Property Owners Association, Inc.

MARCH 6, 2015

## INTRODUCTION

These rules and regulations are presented in a format that addresses the operations of both Kingston Plantation Master Association (KPMA) and South Hampton Association based on the provisions contained in the Declaration and the Master Deed of these entities. These rules and regulations reflect the relationship of each of these Associations to the other, address the expectations of any individual utilizing the respective facilities and outline the entity, KPMA or South Hampton, responsible for supervising the administration of the specific rule.

### DEFINITIONS:

1. KINGSTON PLANTATION MASTER ASSOCIATION, as it is used in these rules and regulations, refers to the Umbrella or Master Association, commonly called "KPMA". KPMA owns by a deed all property and facilities within Kingston Plantation located outside of the literal building(s) footprint of the individual condominiums. KPMA, through its Board of Directors comprised of equal representation from each condominium, is responsible for the maintenance, administration and operation of these common properties and facilities. Included in KPMA's property are all landscaped areas; streets, roadways and parking areas; dunes and beach area; beach club and swimming pools; etc. These common properties and facilities are available for use by any individual residing within Kingston Plantation, regardless of the location of the residential unit.
2. SOUTH HAMPTON PROPERTY OWNERS ASSOCIATION, as it is used in these rules and regulations, refers to the condominium regime, commonly called "South Hampton". South Hampton owns by a deed all of the common properties and facilities located within the literal footprint of the one hundred forty-four (144) unit building comprising the South Hampton condominium. The South Hampton Association, through its Board of Directors, is charged with the responsibility for the maintenance, administration and operation of this property and facilities, exclusive of all other condominiums and KPMA. Included in South Hampton's property are all entrance ways; stairs; hallways; elevators; lobby; and swimming pool. These properties and facilities are available only for use by South Hampton Owners or guests of Owners. Underground parking and storage is available only for **South Hampton Owners**.
3. ASSOCIATION, as it is used in these rules and regulations, refers to the Kingston Plantation Master Association (KPMA) and/or its property and facilities.
4. REGIME or "CONDOMINIUM", as it is used in these rules and regulations, refers to the South Hampton Property Owners Association and/or its property and facilities.
5. DEVELOPER, as it is used in these rules and regulations, refers to Felcor Development, Inc.
6. BOARD OF DIRECTORS, as it is used in these rules and regulations, refers to the

elected body of the respective Association, either KPMA or South Hampton, whose responsibility includes the establishment and implementation of policy such as these rules and regulations.

7. MANAGING AGENT, as it is used in these rules and regulations, refers to LITUS\* To Let, the manager of both the KPMA and South Hampton Associations.
8. DECLARATION, as it is used in these rules and regulations, refers to the Covenants, Conditions and Restrictions and the By-Laws of Kingston Plantation Master Association, the governing documents of KPMA.
9. MASTER DEED and BY-LAWS, as it is used in these rules and regulations, refers to governing documents of the South Hampton Association.
10. SECURITY or SECURITY GUARD(S), as it is used in these rules and regulations, refers to the security force collectively and/or the individual(s) performing the security service under the direction and control of the Managing Agent, based on the policy established for the same by the Kingston Plantation Master Association's Board of Directors. The primary Security function is the enforcement of the rules and regulations of KPMA and the individual condominium associations.
11. MAINTENANCE STAFF, as it is used in these rules and regulations, refers to the maintenance personnel authorized by the budget adopted by the appropriate Association's Board of Directors. Each of these employees has been assigned a full-time work schedule and their duties are limited to the common properties. These individuals are employed to make your living environment enjoyable, however, should you have a specific need for their service, you are asked to request the same through the Managing Agent or Site Supervisor.

### **RULES AND REGULATIONS**

1. LEASING:

All rules and regulations are binding upon tenants. Flagrant and/or continued violations of the rules and regulations by tenants will constitute grounds for expulsion.

The responsibility for damage by tenants to common properties and facilities of either the Association or Regime rests with the unit Owner, as do any and all fines levied upon tenants for non-compliance. It is the unit Owner's responsibility to see that his tenants obey the rules and regulations.

2. MAINTENANCE & USE:

All South Hampton units are limited to residential use purposes. Commercial use of any kind is prohibited.

Each Owner shall maintain and use his unit in such a manner that will preclude the creation of a safety hazard or cause damage to other units or persons and in a manner that will preserve the existing exterior appearance of the unit.

Limited Common Elements within the Regime, specifically the balconies, shall be used only for the purpose intended. Routine cleaning of these areas is the responsibility of the Owner or resident to whose use these areas are limited. The balconies shall not be used for hanging garments or other objects, or for cleaning of rugs or other household items, or for the feeding of birds.

When an Owner or resident plans to be absent from the unit for an extended period of time, all deck or balcony furniture, plants and other objects should be removed and properly stored inside the unit prior to departure. This action is especially important during hurricane season.

3. LOBBY:

The lobby is for the enjoyment of all, therefore, it is expected that all homeowners, guests and renters will cooperate with the Association in maintaining a neat and orderly lobby.

The lobby area is not a playroom, a storage facility nor a picnic area. **Eating is not permitted in the lobby.** Luggage and household items should be placed on luggage carts or on the floor away from traffic, not on furniture.

The lobby furniture may not be borrowed or removed by anyone, including homeowner, guest or renter.

Bathers are expected to towel dry bathing suits and remove the sand from footwear and beach or pool items prior to entering the lobby or hallways. Please, no wet bathing suits or feet on the furniture.

4. OWNERS LOUNGE:

The South Hampton Owner's Lounge may be utilized by any homeowner for private functions on a first come reservation basis through the Association office. The following regulations apply:

- a. A \$150 deposit is required and will be refunded in full so long as the room is cleaned and left undamaged by the reserving party. If the Association must contract for cleaning and/or repair following a private function, these costs will be deducted from the deposit, with any additional costs being billed to the reserving owner.
- b. The reserving homeowner must be present in person for the duration of the function.

5. LUGGAGE AND GROCERY CARTS:

The Association provides luggage and grocery carts for the convenience of homeowners and guests within South Hampton. They are located in the main lobby area and should be returned promptly following their use so that others will not be inconvenienced. **No luggage or grocery carts are allowed in Owner's units anytime.**

6. EXTERIOR ALTERATIONS:

No owner or resident shall undertake to make any alteration, modification or addition to a unit which changes the building exterior without prior written approval of South Hampton's Board of Directors.

The procedure for obtaining this approval requires that any alteration, modification or addition request must first be submitted, in writing, to the Managing Agent. Each request should include detailed plans, material lists, renderings, etc. The Managing Agent will in turn submit the request to the Regime's Architectural Control Committee for its investigation and subsequent recommendation to the Regime's Board of Directors for approval. In most instances, the Regime's Board will be required to obtain approval for the requested change from KPMA's Board prior to granting final approval.

Owners and residents shall not undertake to do any painting, repair, landscaping or other maintenance normally provided by either the Association or Regime unless written approval of the appropriate Board of Directors is first obtained.

7. INTERIOR ALTERATIONS:

The procedure for obtaining this approval requires that any alteration, modification, or addition to the interior of a unit which will affect any common utility, exterior wall, or support wall must be approved prior to commencement of the work. A written request should be provided to the Managing Agent and include detailed plans, materials, renderings, etc. The Managing Agent will in turn provide this information to the Board of Directors for their review and a decision concerning approval or disapproval of the same.

8. CONTRACTOR RULES & REGULATIONS:

These rules were adopted by the South Hampton Board of Directors for the purpose of (1) promoting a greater degree of security for the building; (2) protecting the common elements (lobby area, elevators, corridors, etc.) against damages that can be caused by contractor personnel; (3) maintaining maximum cleanliness of the common elements of the building; and (4) providing maximum privacy to all homeowners and their guests whenever they are in residence at the building.

These rules are applicable to all contractor personnel performing services in apartment units, on the common elements of the building. Homeowners who hire contractor personnel to perform services within their apartment unit(s) can be held liable for damages or cleaning fees or any other charges incurred should hired contractor personnel fail to comply with these adopted rules.

**All electricians, plumbers, and HVAC contractors must be licensed with Horry County Code Enforcement. These repairs also require a Building Permit.**

A copy of these rules, which also serve as a performance agreement, must be signed by both the owner and contractor prior to the commencement of work and provided to

the Association Office. A copy of this agreement may be obtained from the Association Office upon request.

- a. Contractor personnel will make arrangements with Management and/or his designee(s) prior to commencing any work in apartment units, with common elements of the building, or any area located on the premises of South Hampton.
- b. For security reasons, it is highly recommended that contractual personnel consider the use of some sort of identification while working in the building or on the premises (uniforms, name tags, etc.). This requirement is not mandatory, but should be considered.
- c. Maintaining security within the building is a primary concern of all 144 homeowners. Contractors are responsible for maintaining a high degree of security while providing services within the building. Contractors will refrain from (1) propping doors open; (2) leaving doors open and unattended; and (3) letting unauthorized persons enter the building.
- d. Contractors who are hired to perform services in any area of the common elements of the building (grounds, corridors, lobby areas, stairwells, roof, etc.) should do so in a professional like manner.
- e. Contractors will be responsible for keeping common element areas free of debris (corridors, lobby, elevators, stairwells, and front or back entry areas of the building).
- f. Contractors will be required to park their vehicles in the designated parking area.
- g. Contractors are not allowed the use of Association owned luggage and grocery carts.
- h. Contractors are not allowed the use of Association equipment, tools, materials (ladders, power equipment, gasoline, etc.).
- i. Working in any apartment unit or the common elements of the building will not be allowed prior to 8:00 A.M. and all work must end by 5:00 P.M. daily Monday through Saturday. During these time periods noise must be kept to a minimum. WITH THE EXCEPTION OF EMERGENCY SITUATIONS, WORKING ON SUNDAYS OR HOLIDAYS IS PROHIBITED.
- j. Contractors will refrain from using the Association owned trash dumpsters or receptacles located throughout the building and/or its premises.
- k. Contractors are prohibited from using Association electrical, water/sewer lines, or any other utilities located throughout the common elements of the building, without the prior consent of the building manager.
- l. Contractors will not be allowed to use corridors or any other common element areas for the purpose of cutting lumber, painting, etc.
- m. Contractors will refrain from leaving their tools, equipment and materials standing in common element areas (front or back entryways, lobby, corridors, elevators, stairwells, grounds, roof, etc.) of the building/grounds.

9. MOTOR VEHICLES & PARKING:

Automobiles must be properly parked only in the paved parking spaces provided. There are no provisions for assigned parking anywhere on The Plantation. Please be reminded that all paved areas, roadways and parking spaces, excepting the underground parking area, are the property of and fall under the administration of KPMA.

Security has specific instructions to prohibit parking in landscaped and other unauthorized areas.

**Storage of vehicles in the underground parking area at South Hampton is prohibited due to the limited availability of parking spaces.** The consecutive parking of a vehicle in the area is limited to **Four (4)** days without the vehicle being utilized. **After four days, the unit owner will be fined Twenty-Five (\$25.00) per day.**

Motorists should at all times drive carefully in conformity with conditions and circumstances, but in no event should exceed the posted speed limit. This rule will be strictly enforced by the KPMA security force.

An entrance pass system has been adopted and implemented by KPMA. Everyone desiring access to Kingston Plantation must register with Security at the Main Gate. All **UNITS** will be provided with two annual window decal for access. Everyone else must obtain an auto dash placard from Security and display the same while on Kingston Plantation property. Failure to comply with all requirements will constitute an unauthorized vehicle and could result in removal of the vehicle from the property.

Motorcycles, motorbikes and scooters are prohibited on Kingston Plantation property.

All other recreational conveyances are not to be left unattended except for boats and boat trailers; motor homes and campers; jet skis and jet ski trailers, which may be permitted to be parked in designated parking spaces throughout The Plantation (excepting the North Hampton parking area at South Hampton) for not more than 24 hours. At the end of the 24-hour period, the vehicle must be removed from Kingston Plantation property and may only be brought back on the Plantation after a 24-hour absence.

The launching and landing of jet skis is prohibited on the oceanfront of Kingston Plantation.

Entrances are to be used **ONLY** for loading and unloading passengers, luggage, etc. When the particular operation is completed, the vehicle should be moved to an available parking space. Courtesy dictates that at no time should a vehicle be left unattended at the entrance nor double parked so as to block thru traffic. Any vehicle in violation of the loading/unloading policy will be removed from the property at the owner's expense.

**Homeowner under building parking rules – 144 units with only 14 parking spots under the building:**

Two spaces per homeowner (unit) **WHILE OCCUPYING YOUR UNIT.**

Your vehicle must have ATTACHED to your windshield (lower drivers side), your special colored Kingston South Hampton homeowners' sticker issued by KPMA, using



the original glue on the front of the said sticker. The sticker cannot be laminated, nor laid on the dash. The sticker cannot be displayed in any fashion other than in the lower driver side windshield with the original glue. Any other forms of identification will be considered invalid. The sticker **MUST** be visible at ALL time.

Be considerate; if your car is too large to fit inside the parking lines, please find another space to park.

If you rent your unit, the under building parking is **NOT permitted** for your guest.

If you rent through the on-site Hotel, or any of the outside rental companies, **it is your responsibility to be sure that they advise your guests, that guests are not permitted to park under the building. The under building parking is for homeowners only.**

10. GOLF CARTS:

Golf carts must be registered with the South Carolina Department of Highways and Public Transportation utilizing form GC-2.

Golf carts must be registered with Kingston Plantation Master Association and identified by a Kingston decal.

All golf cart operators must be at least 15 years of age and have a valid driver's license or driver's permit.

Golf carts must be equipped with operating headlights, turn signals and brake lights for approved operation during the evening hours.

A two-seat golf cart is not permitted to carry more than one passenger, plus the driver. A four-seat golf cart is not permitted to carry more than three passengers, plus the driver. Golf carts are to be operated only on the paved roadways.

Golf cart parking is permitted in lined parking spaces only – never on sidewalks or in landscaped areas.

Homeowner golf carts, when parked under the building, will take the homeowner's allotted space and that homeowner must park his or her vehicle(s) outside the under building area. The golf cart must have all the proper decals per KPMA rules, as well as a South Hampton homeowners sticker.

Failure to comply with these rules and regulations, which are provided for the safety of the operator, passengers, homeowners and guests, will result in the rescission of the vehicle registration permit.

11. BALCONIES:

Please remember that the following activities are prohibited on South Hampton balconies:

- a. Bar-B-Q grills or open flames.
- b. Throwing any object of any size or description from the balcony, including cigarettes.
- c. Draping towels, bathing suits, or other items on balcony railings.
- d. Speakers of any type, i.e., stereo, public address, etc., are not allowed on balconies.
- e. Fireworks of any type or description, including sparklers are prohibited by South Carolina Law. Violators are subject to prosecution, fines and eviction.
- f. Feeding of the birds.

12. GRILLING:

Bar-B-Q grilling of any kind, electric, gas or charcoal is prohibited within Kingston Plantation.

13. FIREWORKS:

The discharge of fireworks is strictly forbidden by the South Hampton Association and the Kingston Plantation Master Association. Fireworks pose a serious and most dangerous threat to our persons and property; therefore, the fireworks ban will be strictly enforced.

Guests and renters violating these regulations will be requested to vacate the premises.

14. SWIMMING POOLS:

There are currently three (3) swimming pools available to South Hampton owners and their guests. These pools are the South Hampton pool, the pool located between St. James Park and Gloucester Terrace, and the oceanfront Beach Club pool.

The swimming pools for both KPMA and South Hampton are subject to the following general regulations. Each pool has appropriate signage indicating the hours of operation and any special regulations relative to the specific pool operation. Please refer to the signs at each pool.

- a. The swimming pool facility at South Hampton is limited to residents and guests of South Hampton only.
- b. Bottles, glasses or glass objects will not be permitted in the swimming pool area at any time. Broken glass can cause serious injury. If glass should fall into the swimming pool, the result will be the closing of the pool for an extended period of time for draining and cleaning. For everyone's safety, it is requested that the Managing Agent be notified at once should any glass objects be seen in the pool areas.
- c. From time to time, the pools must be thoroughly cleaned by the maintenance staff and at such times, the pool and the surrounding areas will be closed. Every attempt will be made to perform these cleaning services during the early morning hours so as not to interfere with normal use.
- d. All children under fourteen (14) years of age must be accompanied by an adult during the child's entire stay in the pool area. **Diapered children are not to be allowed in the swimming pool at any time.**

- e. Musical devices may be played in the pool deck area provided they are played at a low volume or utilized with earphones or headsets so as not to disturb others.
- f. Running and excessive noise in the pool deck area will not be permitted at any time. This conduct is dangerous and annoying to other residents. This rule will be strictly enforced by the Management.
- g. **SMOKING IS NOT PERMITTED IN ANY POOL AREA.**
- h. Trash receptacles are available; please use these facilities to help keep the pool area clean and attractive.
- i. **AT NO TIME ARE PETS ALLOWED IN THE POOL OR POOL AREAS.**
- j. No rafts or floats are allowed in the swimming pool.
- k. All bathers are requested to be dressed in proper swim attire, cut-off jeans are not allowed as unraveling fringe can damage the filtration equipment.
- l. Diving is not allowed in any portion of the swimming pools.
- m. All owners, residents and guests are cautioned that they use the swimming pool, its equipment and facilities at their OWN RISK. Neither South Hampton Association nor Kingston Plantation Master Association assumes any liability for personal injury and neither is responsible for the loss of personal property of Owners, residents and/or their guests.

15. **PATIO AND POOL FURNITURE:**

The pool furniture should not be moved from the South Hampton pool area.

16. **BEACH EQUIPMENT:**

The Association requests that all beach equipment – rafts, chairs, umbrellas, coolers, bicycles, sand buckets, etc. – be kept in the basement level storage area. If you bring such equipment into the building, we ask that you first remove all sand from the equipment.

17. **ATTIRE:**

Owners, guests and renters, (including children) shall not appear in the lobby unless properly attired and wearing footwear at all times. Cover-ups must be worn in the lobby, and elevators.

18. **CONDUCT OF CHILDREN:**

Parents are responsible for the conduct of their children at all times. Any damage to the common property of either KPMA, South Hampton or personal property of other residents will be the responsibility of the parent.

Young children must not be allowed to operate the elevators or to ride in them alone at any time. Children under the age of fourteen (14) must be accompanied at all times by a responsible adult when outside of their apartment.

Special care should be taken by parents when allowing their children to play in the common grounds, especially the sidewalks and streets. These areas are thoroughfares and parents must be responsible for teaching safety to their children.

Bicycles are not to be ridden on or within the landscaped areas, on the beachfront boardwalk and/or on any of the lake bridges or footbridges located throughout the

Plantation.

No bicycles, tricycles or other toys are to be left on the common grounds, pool area or in the parking spaces temporarily or overnight. Bicycle racks have been provided in the underground parking area.

19. ANNOYANCES:

Being thoughtful of one's neighbor can be another answer to good living and is essential in a multi-family community.

Noise follows the everyday course of living. Hanging pictures, moving automobiles, children playing and just walking, create noise we all become accustomed to as a person. Noise becomes an annoyance during odd hours of the day; such as early morning or late evening when most people are resting. Therefore, excessively disturbing noises within South Hampton or the common properties of KPMA interfering with the rights, comforts or other conveniences of neighbors cannot be allowed. Noise from television, stereo equipment, musical instruments, and people should be kept to a minimum at all times, especially between 10:00 PM and 8:00 AM.

**Drunk and disorderly conduct will not be tolerated within Kingston Plantation at any time. Such continued behavior may result in the local law enforcement agency being authorized to remove the offending party from the property.**

Should you be disturbed by excessive noise, please notify Security. Kingston Plantation Security can be reached at 843.497.3200.

20. PETS:

The Master Deed of South Hampton allows **owners** to keep household pets, including but not limited to, a dog or cat, within their unit subject to the rules and regulations and policies adopted by the POA. A pet registration form must be completed prior to visit.

**Renters or guests are not allowed** to maintain pets of any kind within South Hampton property.

THE DECLARATION AND BY-LAWS OF KINGSTON PLANTATION MASTER ASSOCIATION **DOES NOT** ALLOW PETS OF ANY DESCRIPTION TO BE KEPT WITHIN KPMA PROPERTY. IN NO EVENT ARE PETS PERMITTED IN ANY OF THE PUBLIC PORTIONS OF KINGSTON PLANTATION. THERE ARE NO PROVISION OR "PET WALKS", ETC. WITHIN KPMA PROPERTY.

Homeowners are permitted to keep domestic animals within their unit provided the animal is:

- a. Inoculated according to law.
- b. Leashed and/or carried while in the lobby, garage area, elevators, stairways and hallways.
- c. Not allowed to become a nuisance.
- d. Cleaned up after.

Excessive noise by a pet or other annoyance to residents may be cause for an order by South Hampton Association to have the pet removed from the property.

21. STRAY ANIMALS:

Feeding of stray animals, including cats, dogs, etc. is prohibited.

22. REFUSE:

Cans, bottles, newspapers, magazines and other wastes that the kitchen garbage disposal cannot handle should be securely tied in plastic disposal bags and placed in the trash chute. Objects which cannot fit into the trash chute should be carried and placed in the dumpster located in the garage area. Detailed instructions are posted at the trash chute.

Trash receptacles have been provided throughout KPMA and the South Hampton property. Please utilize these facilities when appropriate. Please note, however, that these facilities are not intended for household (kitchen) garbage.

23. WINDOWS:

All window treatments, drapes, blinds, shutters, etc. must display only a white color when visible from the exterior of the unit.

24. SIGNS:

No sign, advertising or notices of any kind or type, including, but not limited to, "For Rent" or "For Sale" signs shall be permitted or displayed on the exterior of any unit or building nor shall signs be posted or displayed in any such manner so they are visible from the exterior of any unit.

No "For Sale" or "For Rent" signs of any kind shall be permitted to be installed on or in the landscaped areas adjacent to a building.

25. ANTENNAS:

No radio or television antenna or any wiring for such purposes may be installed on the exterior of any building or upon the common properties of either KPMA or South Hampton without prior written consent of the appropriate Board of Directors.

26. VANDALISM:

Vandalism of any sort will not be tolerated. The Boards of Directors will take the necessary legal action to prohibit any vandalism or related activity. Persons being observed or caught vandalizing any property within Kingston Plantation will be subject to legal proceedings as well as being required to fund the repairs to the vandalized property.

27. REMEDY FOR VIOLATIONS:

The foregoing rules and regulations are designed to make living for you and your neighbors pleasant and comfortable. The restrictions that we impose upon ourselves are for the mutual benefit of all. Violations of these rules and regulations are to be

reported to the Managing Agent, who will call the matter to the attention of the violating owner, resident or guests for corrective action. Any disagreement over the violation will be reported to the appropriate committee for subsequent judgment by the Board of Directors.

Repeated violations of the rules and regulations may result in a fine, levied by the appropriate Board of Directors against the Owner of the unit in which with violator resides, in addition to all other legal remedies. The amount of the fine will be established by the Board of Directors, on a case by case basis, depending upon the severity of the violation. The fines may be assessed repeatedly upon failure of a resident to correct the infractions after prior notice is given by the Managing Agent. Any fine levied shall be collected in the same manner as regular assessments.

Any resident accused of a violation and assessed a fine may ask to be heard by the Board of Directors or the appointed committee. The Board or the appointed committee shall hear the accused violator and those making the accusation and if the Board or committee finds that violation did occur, the violator's assessment shall stand; otherwise, the fine shall be abated by the Board and the committee.

28. RULES AND REGULATIONS AMENDMENTS:

The Boards of Directors of Kingston Plantation Master Association and South Hampton Property Owners Association reserve the right to amend or revoke any existing rule and regulation and to make such additional rules and regulations from time to time as, in their opinion, shall be necessary or desirable for the safety and protection of the respective common properties and its occupants, and to promote the cleanliness and good order of the properties and to assure the comfort and convenience of their members.

It should be noted that the South Hampton Association does not possess the right, nor the authority to make, amend, revoke or add to the existing rules and regulations in any manner that will supersede the regulations or authority of Kingston Plantation Master Association, without first obtaining the approval of the KPMA Board of Directors.

29. COMPLAINTS/SUGGESTIONS:

The Association respectfully requests that complaints and/or suggestions be submitted, in writing to the Property Manager and the Board of Directors. These may be mailed to the address below or filed with the Building Supervisor in the main lobby.

SOUTH HAMPTON POA, INC.  
P.O. BOX 9000  
MYRTLE BEACH, SC 29578-9000

30. CONCLUSION:

Owners and residents of Kingston Plantation and South Hampton are requested to cooperate by adhering to the rules and regulations. The rules and regulations were not set up in an arbitrary fashion nor were they created to cause a hardship on anyone. Their purpose is to insure the safety and comfort of everyone using these

facilities so that the maximum amount of pleasure will be enjoyed by all residents and their guests.

Everyone utilizing any of the common properties of either South Hampton or KPMA for recreational purposes is requested to insure that these areas are left in the same condition as they were found before use.

All use of any common properties at Kingston Plantation; whether KPMA or South Hampton, shall be in such a manner as to respect the rights of others.

### **GENERAL PARKING RULES & REGULATIONS**

1. Motor vehicles must be parked ONLY on the paved parking spaces.
2. Motorists will comply with signage posted throughout The Plantation.
3. All motor vehicles while on Kingston Plantation Property will be properly identified.
4. Homeowners will display a current "owner" decal which must be permanently secured on the lower left hand corner of their windshield.
5. All vehicles of staff members of management, maintenance, real estate, and hotel will display a Staff Decal on the lower left side of the vehicle's windshield. The Hotel employees, other than Management, will display a hang card which is renewed monthly.
6. Renters, vendors and repair people, will receive from Security, at the time of entry into Kingston Plantation, a dated hang card. This card must be visible at all times while vehicle is parked on Kingston Plantation Property.
7. Motor Homes over 20ft in length and 9ft in width or those which would occupy more than one standard parking space, motorcycles, motorbikes, mopeds and either electrified or gas scooters of any type are prohibited from use and/or parking within Kingston Plantation Property.
8. Homeowners, renters, or hotel guests who own or rent vehicles described in section 9, though not permitted to be operated on Kingston Plantation Property, are permitted, with the proper notification and ID, to park in an area designated for such parking. Proper decal and or hang tag must be displayed at all times while vehicle is parked in the designated area.
9. All recreational conveyances, which includes but is not limited to boats and boat trailers, motor homes under 20ft in length and 9 ft. in width, campers, trailers, jet skis, and jet ski trailers, while not allowed to be operated within Kingston Plantation property may be granted permission to be parked in an area designated for such parking. When permission is granted, a Hold Harmless Agreement must be executed, at the Security Gate for Homeowners, their guests or family members and at the Hotel for hotel guests. The hotel will forward copies of the Hold Harmless form to the

Security Gate. The Hold Harmless form will be filed at the Security Gate. Hotel Manager will direct area in which their guests may park such conveyance. Homeowners will be directed by Security where to park their conveyances within the area designated by the individual Regime's for this purpose. The 24 hour rule applies.

10. Loading areas are to be used only for the loading and unloading of passengers, luggage, etc. and the time limits shall be strictly enforced.
11. Vehicles shall not double park in a manner which blocks traffic flow.
12. ANY AND ALL VEHICLES DIRECTLY INVOLVED WITH CONVENTION ACTIVITY SHALL BE EXCLUDED FROM SECTION 9, EXCEPT FOR THE SIGNING OF A HOLD HARMLESS.
13. THE PARKING RULES AND REGULATIONS AND THE TOWING POLICY WILL BE STRICTLY ENFORCED FOR VIOLATORS OF THESE POLICIES AND PROCEDURES.

MARCH 6, 2015



## **HOMEOWNER ONLY** **UNDER BUILDING PARKING RULES**

A. Two parking spaces per unit will be allowed while homeowners are **occupying their unit.**

B. Any vehicle parked under the building must have the South Hampton Homeowners sticker permanently adhered to the lower driver's side vehicle windshield using the original adhesive provided with the said sticker. No other method of displaying the sticker is acceptable. The sticker must be clearly visible at all times. In addition, each unit will be issued two round **gold** stickers for homeowner only under building parking (to be affixed over or beside the South Hampton sticker). **No gold sticker = No parking under the building.** Both stickers must be visible at all times.

C. No additional gold stickers will be issued or be available for purchase. If you trade cars or break a windshield, you may bring in the removed gold sticker for replacement.

D. **Storage of vehicles in the underground parking area at South Hampton is prohibited due to the limited availability of parking spaces.** The consecutive parking of a vehicle in the area is limited to **Four (4)** days without the vehicle being utilized. **After four days, the unit owner will be fined Twenty-Five (\$25.00) per day**

E. Be considerate. If your vehicle is too large to fit within the parking line, find another space to park. This minimizes the chance for damage to your vehicle.

F. Guest parking is prohibited in the homeowner under building parking area.

G. Homeowners are responsible for making sure that anyone renting their unit is advised that the homeowner under building parking area is restricted and guests are not permitted to park in this area.

H. **Any Homeowner utilizing a third party leasing/renting service is required to be sure that their agent provides this advisement to all occupants of the unit.**

I. Homeowner golf carts parked under the building must have all proper decals per KPMA rules as well as the required South Hampton Homeowner's sticker, and the round gold homeowner only underground parking sticker. Whenever a homeowner golf cart is parked under the building, it will be deemed to be using one (1) of the

homeowners allotted spaces.