

SOUTH HAMPTON
Property Owners Association, Inc.

RULES AND REGULATIONS

Revised
April 17, 2023

PREFACE

South Hampton Property Owners Association is a condominium association within Kingston Plantation. The Kingston Plantation Master Association is responsible for the 145-acre resort. The Kingston Plantation, including all condominium associations on its property is referred to as Commonly Owned Community Living. With everyone's cooperation, we all can enjoy the advantages of this type of living.

South Hampton has adopted these rules and regulations for the guidance of all owners, guests/ tenants.

Any questions or suggestions should be made to the Management Agent. If the Management Agent cannot resolve them for you, they will be referred to the Board of Directors for review.

These rules and regulations are an important part of managing our property for the safety and enjoyment of all owners, guests/ tenants. They will be reviewed periodically by the Board of Directors and any necessary amendments will be made.

Your understanding and cooperation will benefit all in the enjoyment of our beautiful oceanfront community living.

Sincerely,

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

INTRODUCTION

These rules and regulations are presented in a format that addresses the operations of both the South Hampton Association and the Kingston Plantation Master Association (KPMA) based on the provisions contained in the Master Deed and Declaration of these entities. They reflect the relationship of each of these Associations to the other. The South Hampton and KPMA are responsible for managing the administration of the specific rules.

DEFINITIONS:

1. KINGSTON PLANTATION MASTER ASSOCIATION, refers to the Umbrella or Master Association, commonly called "KPMA". KPMA owns by a deed all property, including roads and outdoor parking lots, 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 regime, is responsible for the maintenance, administration and operation of these common properties and facilities.
2. SOUTH HAMPTON PROPERTY OWNERS' ASSOCIATION, 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. The South Hampton Association, through its Board of Directors, is responsible for the maintenance, administration and operation of this property and facilities, exclusive of all other condominiums and KPMA as set forth in the master deed.
3. BOARD OF DIRECTORS, commonly referred to as "BOD" of either South Hampton or KPMA, whose responsibility includes the establishment and implementation of policy such as these rules and regulations.
4. MANAGING AGENT, refers to Empress Management Company, the manager of the South Hampton Property Owners Association at the date of this writing.
5. MASTER DEED and BY-LAWS, refers to governing documents of the South Hampton Property Owners Association.
6. SECURITY or SECURITY GUARD(S), refers to the security company and its employees performing the security service under the direction of the KPMA Managing Agent. The primary Security function is the enforcement of the rules and regulations of KPMA and the individual condominium associations.
7. MAINTENANCE STAFF, refers to the South Hampton and KPMA maintenance personnel managed by the appropriate Association's BOD.
8. HOMEOWNER, refers to the owners of the unit.
9. GUEST/ TENANT, refers to family or friends of the homeowner/ those renting from a homeowner or rental management company.
10. COMMON ELEMENTS, refers to all parts of the South Hampton property, including the land submitted to the master deed, excluding individually owned condo units. This includes but not limited to: parking garage, hallways, elevators, corridors, stairways, public washrooms, lobbies, driveway, trash rooms, mechanical rooms, maintenance rooms, and pool.
11. LIMITED COMMON ELEMENTS, refers to the elements that are limited to balconies, exterior doors and windows which are located outside an individually owned condo unit boundary. Limited elements are limited in their use to the condo unit in which they are assigned.

RULES AND REGULATIONS

1. CONDUCT:

Owners, Guests, and Tenants are responsible for the conduct of all persons under their care. Disorderly conduct will not be tolerated within the South Hampton or KPMA. South Hampton quiet hours are 10:00pm to 8:00am. KPMA Security 843-497-3200.

2. PETS:

South Hampton allows **homeowners only** to keep household pets within their unit. Each unit is limited to a maximum of (2) two household pets. A pet registration form must be completed for each pet and sent to our Management Company. A pet fee for non-Service Animals or Emotional Support Animals will be billed to the Owner's account. Each registered pet will be issued a pet tag that must be on the pet at all times.

Homeowners' pets at the South Hampton must be:

- a. Inoculated according to law.
- b. Leashed and/ or carried in all building common elements.

All Pet Owners are responsible and liable for the actions of their pets. Pet owners must clean-up after their pets inside and outside the building. There are 2 pet waste stations outside the South Hampton located at the South and Northwest sides of the building.

Guests/ Tenants are not permitted to bring pets of any kind within the South Hampton property except for Service Animals and Emotional Support Animals (ESA).

3. RENTING/ LEASING:

- a. Guests/ Tenants are required to adhere to South Hampton rules and regulations.
- b. Unit occupancy is determined by sleeping capacity.
- c. The responsibility for damage by guests/ tenants to common properties and facilities of either South Hampton or KPMA rests with the condo unit Owner, as do any and all fines levied upon guests/ tenants for non-compliance.
- d. It is the condo unit Owner's responsibility to see that their guests/ tenants obey the rules and regulations.

4. USE:

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

5. MAINTENANCE:

Each homeowner shall maintain their condo unit and balconies as to not create a safety hazard or cause damage to other units or persons within the South Hampton.

6. COMMON ELEMENTS:

- a. Homeowners, guests/ tenants shall not leave anything in the common elements including, but not limited to: dishes, trash, shoes, beach items, toys, strollers, etc.
- b. Homeowners, guests/ tenants are to leave the lobby clean after use.
- c. Lobby furniture shall not be removed from the lobby.
- d. No wet bathing suits on lobby furniture.
- e. Homeowners, guests/ tenants are to towel dry and remove the sand from footwear and beach or pool items prior to entering the building.

7. HOMEOWNERS CONFERENCE ROOM:

South Hampton Homeowner's Conference Room may be utilized by any homeowner on a first come reservation basis through the maintenance office. The homeowner is responsible for cleaning the room after use. If the homeowner leaves the room uncleaned or damaged, the cleaning/ repair costs will be billed to the homeowner.

8. LUGGAGE AND GROCERY CARTS:

South Hampton provides luggage and grocery carts for the convenience of homeowners, guests/ tenants within the South Hampton. They are not to be removed from the South Hampton building or the South Hampton parking lot. The carts are located in the main lobby and parking garage lobby. All carts must be returned immediately after use, and are not to be left in hallways or elevators.

Carts are not permitted in condo units.

9. EXTERIOR ALTERATIONS:

No owner, guest/ tenant shall undertake any alteration, modification or addition to a condo unit which changes the building exterior without prior written approval of South Hampton's BOD.

An Architectural Modification Application Form will need to be submitted to the Managing Agent and include detailed plans, materials, renderings, etc. The Managing Agent will in turn provide this information to the BOD for their review and decision. In most instances, the South Hampton's BOD will be required to obtain approval for the requested change from KPMA's BOD prior to granting final approval.

Owners, guests/ tenants shall not undertake to do any painting, repairs, landscaping or other maintenance normally provided by either South Hampton or KPMA Association unless written approval of the appropriate BODs is first obtained.

10. INTERIOR ALTERATIONS:

Any alterations to the interior of the condo unit which will affect any common utilities including, but not limited to electrical, plumbing, exterior walls, or support walls must be approved in writing prior to commencement of the work. An Architectural Modification Application Form will need to be submitted to the Managing Agent and include detailed plans, materials, renderings, etc. The Managing Agent will in turn provide this information to the BOD for their review and decision.

FIRE ALARM SYSTEM AND FIRE SPRINKLER SYSTEM CANNOT BE ALTERED.

11. UNIT CLEANING SERVICES/ COMPANIES:

- a. Cleaning staff shall not leave anything in the common elements (hallways, lobbies, underbuilding garage, etc.) including, but not limited to: linens, trash, cleaning supplies, vacuums, brooms, dishes, carts, etc.
- b. Cleaning staff shall not use any South Hampton luggage carts or grocery carts.
- c. All cleaning staff shall supply their own carts and the carts must be small enough to fit into owner's units being cleaned and not left in hallways for any reason.
- d. Cleaning staff shall not work out of the hallways and other common elements.
- e. All trash shall be bagged and put into trash chute or placed in dumpster in garage.
- f. No furniture of any type shall be left in the dumpster area. Items left will be removed at owner's expense.

12. CONTRACTOR RULES:

These rules were adopted for the purpose of 1) promoting security for the building; 2) protecting the common elements against damages; 3) maintaining cleanliness of the common elements; and 4) providing privacy to all homeowners, guests/ tenants. These rules are applicable to all contractors performing services in homeowners' condo unit(s) and common elements of the building.

Maintenance/ Repair/ Remodeling Contractors

- A. Contractors must sign-in at the maintenance office in the main lobby upon arrival and sign out upon departure each day.
- b. Contractors shall refrain from propping doors open, leaving doors open and unattended, and letting unauthorized persons in the building and/or condo unit.
- c. Contractors will be responsible for keeping common elements free of debris.
- d. Contractors are required to park their vehicles in outdoor painted parking spaces. Contractors shall not park in the homeowner only under building parking garage and shall not park in driveways.
- e. Contractors shall not use South Hampton luggage and grocery carts. Contractors are responsible to provide their own carts to move materials and tools into and out of the building.
- f. Contractors shall not use the building's equipment, tools, or materials.
- g. Working hours in the South Hampton are Monday through Saturday 8:00 A.M. to 5:00 P.M. During these hours, noise must be kept to a minimum. **WORKING ON SUNDAYS, HOLIDAYS AND OUTSIDE DAILY WORKING HOURS IS PROHIBITED WITH THE EXCEPTION OF EMERGENCIES.**
- h. Contractors are responsible to remove all waste and materials from the South Hampton and/or the KPMA property.
- i. Trash chute and dumpsters are not to be used by contractors on South Hampton or KPMA property.
- j. Contractors shall obtain building manager's approval in writing to use any of the South Hampton's utilities located throughout the common elements of the building.
- k. Contractors shall not work out of the common area hallways.
- l. Contractors shall not use common areas within the building for the purpose of cutting materials.
- m. Contractors shall not leave tools, equipment and materials in common areas.
- n. Contractors must acknowledge and sign a copy of these rules before any work begins.
- o. Contractors/ Owners will verify whether or not a permit is required to complete any work. If a permit is required, a copy will be provided to the Managing Agent.
- p. Owners will be responsible for violations, fines, and any damages (regardless if accidental or negligence) by contractors working on their behalf, including cleanup costs incurred by the South Hampton.

CONTRACTORS MUST PROVIDE THE FOLLOWING DOCUMENTS TO THE SOUTH HAMPTON MANAGING AGENT BEFORE BEGINNING ANY WORK:

- a. Horry County Business License and / or Contractor's License.
- b. General Liability Insurance.
- c. Workers Compensation Insurance, unless exempt by Horry County and / or the State of SC, based on the size of the company or other county exclusions.

13. MOTOR VEHICLES & PARKING:

Automobiles must be properly parked in the paved parking spaces. There are no assigned parking spaces anywhere on the Plantation, including the South Hampton underbuilding garage. All paved areas, roadways and parking spaces, except the South Hampton underbuilding garage, are the property of and fall under the administration of KPMA.

Homeowners may obtain KPMA windshield decals to gain access through the security gate and may obtain a barcode decal to enter through the barcode lanes. All units will be provided with two KPMA annual windshield decals for access. Guests/ tenants are required to register with Security at the Main Gate to obtain a windshield placard. The placard must be visibly displayed while in Kingston Plantation.

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

The South Hampton main entrance shall be used for loading and unloading passengers, luggage, etc. Vehicles are not to be left unattended or double parked at the main entrance.

Homeowners Underbuilding Parking Rules

Motor Vehicles

To park in the South Hampton underbuilding garage, your vehicle must have attached to the windshield (lower drivers' side), your special-colored South Hampton homeowners' decal (issued by South Hampton's Management company) and the KPMA annual decal (issued by KPMA). The decals must be visible at all times. Each homeowner will be issued only 2 South Hampton special-colored decals.

Due to limited number of parking spaces, homeowners must follow these rules:

- a. Underbuilding garage is for Homeowners only, not for guests/ tenants.
- b. One parking space per homeowner condo unit while occupying your condo.
- c. Homeowners must move their vehicle to outside parking if they leave the property for more than 14 consecutive days.
- d. It is the homeowner's responsibility to advise their guests/ tenants they are not permitted to park in the underbuilding parking garage.
- e. Electric Vehicles (EV) must be registered with our Management Company to use the common area electricity. A special EV sticker will be issued and an annual charging fee will be billed to the owner's account.

14. GOLF CARTS & PARKING:

- a. KPMA requires all golf carts to be registered with the South Carolina Department of Motor Vehicles.
- b. Golf carts must be registered with the KPMA and have a KPMA decal displayed on the windshield.
- c. Golf cart owners must adhere to KPMA Rules For Golf Cart Operation.
- d. Outdoor golf cart parking is permitted in lined parking spaces only.
- e. Golf carts, when parked in South Hampton underbuilding garage, are only permitted to park in the designated golf cart parking spaces and must have the special-colored South Hampton homeowners' decal displayed on the windshield.
- f. One golf cart parking space per homeowner condo unit while occupying your condo.
- g. Homeowners must move their golf cart to outside parking if they leave the property for more than 14 consecutive days.
- h. Electric golf carts must be registered with our Management Company to use the common area electricity. A special golf cart sticker will be issued and an annual charging fee will be billed to the owner's account.

15. BALCONIES:

- a. NO grills or open flames.
- b. NO throwing of any objects from balconies, including cigarettes and cigars.
- c. NO hanging towels, bathing suits, etc. from railings.
- d. NO loud music.
- e. NO fireworks of any type.
- f. NO feeding of birds.
- g. Balconies must be maintained for a neat exterior appearance.
- h. Homeowners will be notified when balcony items need to be removed due to weather conditions. It is the homeowner's responsibility to remove their furniture and other items. If not removed, the maintenance company will remove items left on balconies to inside the unit to protect the common areas. Charges to the owner will be based on time required.

16. GRILLING:
No grilling of any kind within Kingston Plantation.
17. FIREWORKS:
The discharge of fireworks is prohibited by South Hampton and Kingston Plantation.
18. SWIMMING POOLS:
There are three (3) swimming pools available to South Hampton homeowners, guests/ tenants. These pools are the South Hampton private pool located between South Hampton and Embassy Suites, the pool located between St. James Park and Gloucester Terrace, and the oceanfront Beach Club pool located between North and South Hampton.
Each of the (3) swimming pools has signage indicating the hours of operation and any special rules relative to the specific pool.
 - a. **The use of the swimming pool, its equipment and facilities are at your OWN RISK.** Neither the South Hampton nor KPMA assumes any liability for personal injury or loss of personal property.
 - b. The South Hampton swimming pool is restricted to homeowners, guests/ tenants of South Hampton.
 - c. Glass of any kind is not permitted in the swimming pool area.
 - d. No children should be in the pool without supervision.
 - e. Musical devices are to be played at a low volume.
 - f. No running or horseplay.
 - g. No smoking/ vaping.
 - h. Place all trash and towels in appropriate receptacles provided.
 - i. No pets permitted in the pool area.
 - j. No rafts or floats permitted in the pool, with the exception of safety devices such as life jackets/ vests and floaties.
 - k. No diving.
 - l. No saving of chairs, loungers, or tables when not in the pool area.
 - m. Pool furniture is not be removed from the pool area.
19. HOMEOWNERS BEACH STORAGE CAGE:
Each condo unit has an assigned storage cage in the garage area for storage of beach items. No items are to be stored outside these cages, including on top of cage or on the floor. Any items not stored in the cages will be considered to be abandoned and subject to disposal without notice.
20. ATTIRE:
Footwear, coverups, and or shirts must be worn in South Hampton common areas.
21. TRASH:
 - a. Trash chutes are located on each floor of the building.
 - b. Dumpsters are located in the garage area for items too large to fit in the trash chutes. Items too large to fit in the dumpster; is the homeowner's responsibility to haul to an off-site trash facility or schedule a pickup from an off-site hauling company.
 - c. All trash must be placed in tied bags.
 - d. All cardboard must be broken down and placed in the dumpsters. Large boxes are not permitted in the trash chutes.
 - e. Furniture/ appliances are **NOT** permitted to be left in the dumpster area. Any violations to this rule will result in a fine to the homeowner.
 - f. Contractors are not permitted to use South Hampton's trash dumpsters, trash chutes, or trash receptacles located throughout the building and/or its premises.
 - g. Contractors are responsible to remove all waste and materials from the South Hampton and/or the KPMA property.

22. WINDOWS:
All window treatments must only display a white color only when visible from the building's exterior.
23. SIGNS:
Signs of any type are not permitted to be displayed or visible from the building's exterior without Board Approval.
24. VANDALISM:
Vandalism of any sort will not be tolerated. The BODs 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.
25. REMEDY FOR VIOLATIONS:
Violations of these rules and regulations are to be reported to the Managing Agent and will be reviewed with the BOD.
26. RULES AND REGULATIONS AMENDMENTS:
The BODs of KPMA and South Hampton Property Owners Association reserve the right to amend or revoke any rules and regulations with or without notice.
The South Hampton Association does not have the authority to make, amend, revoke or add to the existing rules and regulations in any manner that will supersede the KPMA rules and regulations without first obtaining the approval of the KPMA BOD.
27. CONCLUSION:
Homeowners, guests/ tenants of South Hampton and Kingston Plantation are requested to cooperate by adhering to these rules and regulations. Their purpose is to ensure the safety and enjoyment of everyone in our commonly owned community.

The South Hampton
9820 Queensway Blvd ● Myrtle Beach, SC 29572