

BIG LANDING POA  
RULES AND REGULATIONS AS AMENDED MAY 2015

Section 1. Committee. Rules and Regulations Committee shall consist of 5 Members.

Section 2. Duties. The duties of the Committee shall be to review infractions of the Rules and Regulations set forth in Declaration of Protective Covenants of the BLPOA, and to determine if the infraction(s) deserve(s) such penalties as monetary fines or temporary or permanent discontinuance of membership privileges. If the Committee, by majority vote, determines that a fine, or removal of privileges is justified it shall notify the party guilty of the infraction by letter which will include a description of the infraction and the fine or other penalty to be imposed.

Section 3. Fines and Penalties. Fines and penalties which may be imposed by the Committee may include, but not be limited to:

- (a) Monetary fines of up to a single payment of \$500.00, and or
- (b) Monetary fines of up to \$100.00 per day until such time as the infraction has been corrected, or
- (c) Temporary or permanent removal or discontinuance of such membership privileges as:
  - i. Use of the clubhouse, pool and dock
  - ii. Use of Common Areas
  - iii. Suspension of Trash Collection
  - iv. BLPOA voting rights

Section 4. Right of Appeal. BLPOA members who have been assessed fines or penalties by the Committee shall have the right to appeal, after notification, to the Board of Directors. The Board of Directors, at its discretion, may reduce, remove, or let stand the penalty imposed.

Section 5. Rules and Regulations. Unless otherwise stipulated by The Board of Directors, the following rules shall apply to all property owners of Big Landing Plantation:

- (a) Boats, utility trailers, personal watercraft, RV's and campers may be parked in driveways or on the premises of any Big Landing property owner for a period not to exceed Seventy Two (72) continuous hours unless special permission is obtained from The Board of Directors.
- (b) Storage containers or Pods may be located on the premises of any Big Landing property owner for a period not to exceed three (3) days unless special permission is obtained from The Board of Directors.
- (c) Garage doors should remain closed at all times when practical.

(d) Owners are responsible for controlling their pets. All pet owners are responsible for the removal of their pet's waste from all areas of Big Landing Plantation.

(e) Trees larger than four (4) inches in diameter or taller than ten (10) feet may not be cut or removed without special permission from the Architectural Review Board.

(f) All trash receptacles must be hidden from view and not visible from any of the streets or adjacent properties except trash pickup day and 12 hours prior to trash pickup.

(g) The use of Golf Carts is permitted in Big Landing Plantation. Golf Carts shall be operated by drivers holding a valid permit or license to operate a motor vehicle in the State of South Carolina. Minors are permitted to operate Golf Carts in Big Landing Plantation **only** when accompanied by their parents.

(h) Dirt Bikes and ATV's (four wheelers) may only be operated at the recreational area adjacent to the dock and to and from the owner's residences. Appropriate adult supervision is required for minor riders.

(i) No personal vehicles of Big Landing Plantation residents should be parked on any Big Landing Plantation street with the exception of a party or other event held at a resident's home. Every effort should be made to use the parking areas at the clubhouse and dock when these exceptions apply.

(j) All yards and landscaping should be maintained on a regular basis by the owner or his/her designee so as to always maintain a neat, healthy and attractive appearance. An owner who has been notified in writing will have 5 business days to bring their yard into compliance. If an owner fails to comply the POA will perform the maintenance and bill the owner.

(k) Pursuant to Article 9, Sections 1 and 2 of the BLP Covenants, homeowners shall maintain the structures and grounds on each lot at all times in a neat and attractive manner. Normal maintenance to structures and grounds shall be performed during reasonable hours. Homeowners and family members may perform work on Sundays and holidays from 1:00 p.m. until 7:00 p.m. Hired contractors may work on Sundays and holidays only with the express written permission of the Board of Directors.

(l) The Master Plan provides for twelve total docks in BLP. All dock construction must be submitted to the ARB for approval and to the Executive Board for final approval prior to construction. The Ocean and Coastal Resource Management ("OCRM") has jurisdiction over the construction in the marsh areas and related specifications. For shared docks, both property owners must grant easements.

#### Section 6. Clubhouse Rules and Regulations

(a) The clubhouse and pool facilities located on the premises of Big Landing Plantation are available for the use and enjoyment of Property Owners, dependents and guests in accordance with these guidelines, rules and regulations. Property Owners become members of the Property Owners Association and shall

pay annual assessment/dues and applicable guest fee(s). Property Owners whose dues are not in arrears, with no unpaid fines and not in violation of established guidelines, rules and regulations have the right to use the facilities as long as they remain property owners.

(b) A member's use of the Facilities shall include use privileges for the member's spouse and their dependent children. Houseguests who stay overnight may also use the facility.

(c) A member may invite guests to use the Facility. A member shall be present at all times and responsible for their dependents and guests.

(d) The Clubhouse may be used during days and hours as posted. Members may use the Clubhouse for their casual and social use at any time as long as they schedule their use with the Board of Directors. Casual use means not on a recurring basis.

(e) Appropriate attire will be required in the Clubhouse at all times. Policies for appropriate attire while using the Clubhouse will be established from time to time and may be changed. No wet swim attire is permitted inside the Clubhouse.

(f) The pool will share the bath facilities with the Clubhouse.

(g) No pets are allowed in the Clubhouse.

(h) When members host an event at the Clubhouse, they must remove all event items at the completion of the function. Garbage and refuse must be deposited in the container located on the premises. All food must be consumed or disposed of after the event. A kitchen is available for serving hot and cold foods. All foods must be served and consumed within the Clubhouse or on the terrace.

(h) Food and snacks are permitted on the Clubhouse terrace only. No food is allowed in the pool.

(i) Any damages during the use of the facility are the sole responsibility of the user, including repair or replacement of damaged item(s).

(k) Kitchen, social area and restrooms are to be cleaned after use and all furnishings returned to their original location. Failure to comply will result in a \$150 cleaning fee.

#### Section 7. Pool Rules and Regulations

(a) The safety and enjoyment of the members, dependents and guests of the members are of primary concern in the operation of the pool. Your cooperation with the rules and considerate and safe use of the pool will foster a secure and enjoyable environment for everyone.

(b) The pool area is for the use and enjoyment of members, dependents and guests provided herein.

(c) Swimming is permitted only during hours as posted at the pool area.

- (d) The use of the swimming pool is at the user's own risk at all times. No lifeguard is present.
- (e) No person under the influence of alcohol or drugs should use the pool.
- (f) No spitting or blowing nose in the pool.
- (g) No persons with communicable disease allowed in the pool.
- (h) No persons with skin, eye, ear or nasal infections allowed in the pool.
- (i) No glass allowed in the pool or on the pool deck.
- (j) No children under 13 years old allowed in the pool without a parent or guardian.
- (k) You should take a shower before entering the pool.
- (l) The maximum pool depth is five feet. Absolutely NO DIVING is permitted by adults or children.
- (m) No pets allowed in the pool or pool area.
- (n) Running, playing ball, noisy. hazardous activity, or excessive splashing will not be permitted in the pool area.
- (o) The use of floats, balls, etc. which are inconsiderate, offensive, or which interfere with the peaceful enjoyment and safety of the pool by others, as determined by the Board of Directors are prohibited.
- (p) The use of the pool and pool area shall be in a considerate and respectful manner. As such, the volume on all devices shall be kept at a low level at all times.
- (q) Umbrellas must be returned to the closed position and pool furniture should be placed as found when leaving the pool.
- (r) As a matter of courtesy to others, swimmers and sunbathers may not reserve lounges or chairs.
- (s) No food is permitted in the pool.
- (t) All bathers must be appropriately attired in garments designed specifically as swimming wear. No jeans, cut-offs, tank tops, etc. are permitted in the pool.
- (u) Infant children must wear protective swim ware when in the pool. Diapers made especially for the pool use MUST be worn.
- (v) An emergency phone box is located at the poolside activating 911 emergency procedures. It is activated by picking up the receiver.
- (w) Life-saving equipment is located along the perimeter of the pool area. A first aid kit is

available inside the Clubhouse.

(x) All persons using the pool and washrooms are urged to cooperate in keeping the areas clean by properly disposing of paper goods, trash, cans, cigarettes, etc. Please place all trash in the containers provided.

(y) All persons are requested to respect the landscaping and landscaped areas. Activities which could damage or destroy the landscaping is not allowed. Use of the walks and paved surfaces is required.

(z) The use of the pool for private functions is not permitted.

(aa) The pool requires proper maintenance. As such, the Pool Maintenance Company will close the pool for cleaning and maintenance as necessary.

Section 8. Mail Boxes. Must be of a uniform size, style and color approved by the Board of Directors. Plantings used as cover at the mailbox may not obscure the name and number on the mailbox. Notice shall be given to owners when their mailbox is not compliant. The owner shall have 45days to bring their mailbox into compliance. Failure to comply may result in any or all of the following:

- (a) A fine
- (b) Loss of common area privileges
- (c) Replacement at the owner's expense.

Bobby Ray Hall Jr.

*President BLPOA*

Brent Wise

*Vice President BLPOA*

Buddy Dejosia

*Treasurer*

Abby Edwards Saunders

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*Board Member at Large*

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