



**TUSCAN SANDS AT BAREFOOT RESORT AND GOLF RULES  
AND REGULATIONS**

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## **RULES ENFORCEMENT**

In order to enforce the Covenants, Conditions and Restrictions (CC&Rs), Bylaws, Articles of Incorporation, and Rules and Regulations, the Board of Directors may levy, assess, and collect reasonable fines and costs as established by the Board of Directors. All fines will be assessed against the Homeowner for violations by the Homeowner, members of his or her family, invitees, licensee, tenants, or lessees of such Homeowners. All fines must be paid within 10 days of receiving notice. The fines are collected in the same manner as the HOA dues.

### **THE STANDARD FINES TO BE LEVIED IN THE CASE OF VIOLATIONS ARE AS FOLLOWS:**

#### **SCHEDULE OF NOTICES**

<b>A. First Offense:</b>	<b>Verbal Warning to Owner</b>
B. Second Offense:	Warning Letter to Owner
C. Third Offense:	Fine
D. Reoccurring Offenses:	Enforcement In Accordance With the determination of the Board at the Hearing.

#### **SCHEDULE OF FINES**

- A. First Violation --- First Notice \$00.00
- B. First Violation --- Second Notice \$00.00
- C. First Violation --- Third Notice \$25.00
- D. First Violation --- Fourth Notice \$50.00 + interest on outstanding fine

The list above is not intended to be all-inclusive. Additions may be made as required. At the discretion of the Board of Directors, fines may vary and may increase depending upon the circumstances. The amounts shall be predicated upon the severity of the violation and may include legal action. A clerical fee may also be assessed in addition to the fine for processing the violation notice.

All legal fees or costs incurred by the Association to enforce violations or collect fines will be the responsibility of the Homeowner.

It is each Homeowner's sole responsibility to inform his/her tenants of all Rules and Regulations. The Homeowner is also responsible for any and all damage caused by their tenants.

Anyone wishing to report an alleged violation of the Rules and Regulations or CC&R's may do so by contacting Ponderosa Management LLC, (HOA) or filling out the concerned Homeowner form on the Tuscan Sands website at [www.tuscansands.com](http://www.tuscansands.com). Violations should be reported in writing. The identity of the person reporting the violation will not be disclosed to the Homeowner involved; however, no anonymous complaints will be accepted. If possible, without trespassing, take a photo and forward to Ponderosa Management, LLC.

Failure to pay the fines in the time as set forth herein may result in the filing of appropriate legal action. In addition, voting rights may be suspended until paid.

### **ARCHITECTURAL RULES**

ANY modifications made to the exterior of your home must be presented to and approved by the Architectural Review Committee (ARC).

### **CLOTHES LINE**

Outdoor clothes lines are prohibited.

The hanging and/or draping of clothes, towels, etc. from or on a fence, outdoor railing or banister is prohibited.

### **COMMON AREA**

Common areas are those outside your property lines. They include the islands lawns or any walkway.

Any common sidewalks, driveways, or passageways shall not be obstructed or used by any Homeowner for any purpose other than entrance to and exit from the homes.

Children eight (8) years and under may not be left unattended in the common area.

After dark, no unsupervised children under the age of sixteen (16) are allowed in the common areas. Any damage to the general common areas or common personal property caused by a Homeowner including a child or children of a Homeowner or their guests or the guests of a Homeowner shall be repaired at the expense of the Homeowner.

### **LOT MAINTENANCE**

Each Homeowner of a lot shall be responsible for maintenance of their lot and improvements including all equipment and fixtures, in a first class, clean, sanitary, workable, and attractive condition.

Lawns must be mowed on a regular basis. Any lawns exceeding 6 inches in height is a violation and violation procedures will be followed.

It is expected that all landscaping be maintained and neatly trimmed, and all weeds be pulled from gardens.

Homeowners living on one of the ponds are expected to keep weeds and debris from the edges of the ponds.

### **NOISE**

Homeowners, their guests, their children, or children's guests shall exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises and in using, playing, or permitting to be used or played musical instruments, radios, phonographs, televisions, amplifiers, and any other instruments or devices in such manners as may unreasonably disturb Homeowners, tenants, or occupants of other homes.

Homeowners are urged to only use noise - making tools and appliances between the hours of 8 a.m. until 10 p.m. on the weekdays and 9 a.m. until 10 p.m. on the weekends. Noise should be limited before 8 a.m. and after 10 p.m.

Barking dogs shall be controlled by the animal's Homeowner.

Motor vehicles are subject to the same Horry County Noise Ordinance as it relates to motor vehicles/motorcycles and golf carts.

All noise complaints should be reported directly to The North Myrtle Beach police at (843) 280-5511.

## **PARKING**

When possible, all motor vehicles should be parked in the driveway or garage. Motorcycles, cars, and truck that are not in a running condition, as well as boats and trailers must be garaged overnight.

Parking on lawns is not permitted.

## **PETS**

All city, county, and state ordinances pertaining to dogs, cats, or any other type(s) of pets will be enforced. Please refer to the SC Dog Laws at [www.animallaw.info](http://www.animallaw.info). South Carolina Statutes Code 1976.

The pet Homeowner is immediately responsible for the clean up and proper disposal of any animal waste of his/her pet(s). If not tended to properly, a fine of \$25 can be invoked for the first occurrence.

Dogs should be on a lease and curbed. No owner who possesses a dog or other animal shall permit, allow, or cause the dog or other animal to run, stray, be uncontrolled or in any manner be in the streets or Common areas, unless it is restrained by a substantial leash (no longer than 6 feet) and under the control of a responsible adult.

Damage to trees, shrubs, flowers, or any landscaping by your pet will be at the expense of the Homeowner.

## **POOLS**

Pool equipment cannot be visible from the street. The hanging and/or draping of clothes, towels, etc. from/or on the fence or outdoor railing/banister is prohibited.

## **PONDS**

Boating and swimming in the ponds is prohibited.

Fishing in the ponds is permissible by Homeowners and any guest residing in their residence, providing any fish caught are immediately releases back into the pond.

### **SATELLITE DISH'S AND EXTERIOR ATTACHMENTS**

Satellite dishes are permitted, but cannot be installed on a rooftop, or visible from the street. Installing a satellite dish is considered a change to the exterior of your home and ARC approval is required.

No visible wires from any communications equipment are allowed. Homeowners should inform all cable or phone company installers about this.

Window air conditioners are not permitted.

### **TRASH**

Trash is picked up every Thursday (If a national holiday occurs on a Thursday, pickup is usually a day later than regular pickup.)

Trash containers may not be placed on the street earlier than 5:00 p.m. on Wednesday evening or any night prior to pick up.

Empty containers must be removed from public view by 11:00 p.m. Thursday evening or the day of pickup.

Storage of trash containers outside of your home is permitted as long as the containers are not visible from the street.

Residents are requested to pick up any blowing or leftover trash not removed by trash pickup.

When stored, trash containers should be visible from the street.