

RULES & REGULATIONS
ATHENA HOMEOWNER'S ASSOCIATION, INC. (HOA)
AS PART OF THE COVENANTS & RESTRICTIONS
& MASTER DEED

Revised as of October 14, 2017

1. Homeowner cannot rent unit for less than three months. Week to week rentals are not allowed.
2. *Athena HOA may enter into an agreement with a property management company for the purpose of managing the entire Athena complex. Other than that, no outside property management company or consultant will be allowed, except for rentals that are three months or longer.*
3. The Homeowners will elect officers for the Board of Directors. Each *Unit* has one vote in all elections. *If a unit is owned by more than one person or as an entity, a certificate must be completed designating the person entitled to vote at each meeting.* There will be a total of 21 votes allowed.
4. *The Property Manager shall provide, and or supervise, personnel to perform routine landscape maintenance and pool maintenance in accordance with the management agreement.*
5. The HOA Board of Directors will decide the meeting dates and times.
6. Any Board of Directors member may enter any unit in case of an emergency. *A key to each unit shall be securely maintained by the property management company or by a designated member of the Board of Directors.*
7. Unit 401 and Unit 402 (with single car garages) will have one assigned parking space each. (All other units have two car garages.)
8. Homeowners or their guests may not leave unused cars in guest parking for any extended time.
9. Recreational vehicles, motor cycles, boats, trailers, jet skis are not allowed in the guest parking areas. If it fits in your garage, it's okay to park it there.
10. Owners are allowed to wash their vehicles in driveway/garage.
11. Use of an electric grill is allowed on the balcony. No gas or charcoal is allowed on the balconies.
12. Grilling is allowed in the enclosed pool area.
13. Satellite dishes, antennas, smart boxes, natural gas or altering of property is not allowed.
14. No real estate "for sale" signs are allowed on the property.
15. No additional awnings, screen or glass enclosures, or construction is allowed.
16. Exterior painting or staining must be approved by the Board of Directors.
17. Additional planting of flowers, shrubbery, trees, and vegetables must be approved by the Board of Directors. Potted plants are allowed on balconies, patios and courtyards.
18. Homeowners may request use of the pool for guest party with the approval of the Board of Directors.
19. It is the responsibility of each homeowner to remove any trash, cans, food items, etc. in the common ground area. No towels are allowed to hang on the patio or porches.
20. Owner's domestic pets are allowed. Pets must be on a leash when outside. Owners must clean up after pets. No pets are allowed in the enclosed pool area. The City of North Myrtle Beach pet laws apply.
21. Loud noises or abusive behavior will be handled by the North Myrtle Beach Police Department.
22. Children under the age of 12 must be accompanied by an adult, *at all times*, in the pool area.
23. The purchase of pool furniture will be decided by the Homeowner's Association.
24. Homeowners are allowed to fly the American flag.
25. *HOA dues shall be payable monthly in twelve (12) equal installments, due on the first (1st) day of each month during the calendar year to which the dues relate. If the monthly dues payment is not received by the sixth (6th) day of each calendar month, the dues payment shall incur a late charge of Fifty Dollars (\$50.00) per month or any portion of any month from the date each such payment*

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is due, until paid. (From Fifth Amendment to the Master Deed, Article V, Section 5.5, dated March 21, 2017.)

26. Common Areas are defined as: pool, streets, walkways, planted areas and porches.

APPROVED by vote of members at the Annual Meeting held on October 14, 2017, to replace original Rules and Regulations dated August 27, 2002.

ATHENA HOMEOWNER'S ASSOCIATION, INC.

By: _____
Mark A. Nelson
President

By: _____
Michael J. Jansen
Secretary