

## ATLANTIS VILLAS OWNERS ASSOCIATION, INC.

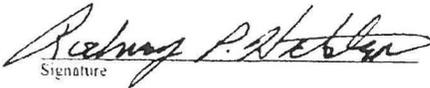
December 20, 2019

Legal Description: Atlantis Villas Owners Association, Inc  
817 S Ocean Blvd, North Myrtle Beach, SC

Contact Information: Atalaya Property Management  
525 6<sup>th</sup> Avenue South  
North Myrtle Beach, SC 29582  
(843) 272-2695

I, RODNEY P. HETSLER certify that all documents contained here within are the approved rules,  
Print

regulations, and polices adopted and approved by the Board of Directors as of JANUARY 3, 2020  
Date

  
Signature

RODNEY P. HETSLER President  
Print

## **ATLANTIS VILLAS HOMEOWNERS ASSOCIATION**

### **RULES AND REGULATIONS**

The members of the Homeowners Association 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. The Association, acting through the Board of Directors, may adopt from time to time additional reasonable rules and regulations governing the use of common areas, recreational amenities (if any) and the properties and shall have the authority to enforce the same. The rules and regulations do not supersede the Master Deed or By-Laws of the Association.

#### **Below is an outline, but not limited to, Rules and Regulations in accordance to the Master Deed (Article IX, Section 9.1)**

**GENERAL:** Each owner is responsible for the proper conduct of members of his family, his guests, and his service personnel. He should be certain that they understand and observe all rules and regulations. All renters should be advised of and given a copy of the rules and regulations.

**SIGNS:** No "For Sale" or "For Rent" signs, advertising or other displays shall be maintained or permitted on any part of the Property except at such location and in such form as shall be determined by the Board.

**STORAGE:** There shall be no obstruction of the Common Elements nor shall anything be stored in the Common Elements without the prior consent of the Board.

**INSURANCE:** Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance on the Building or contents thereof without the prior written consent of the Board. No Co-Owner shall permit anything to be done or kept in his Unit or in the Common Elements that will result in the cancellation of any insurance maintained by the Regime or which would be in violation of any law.

**BALCONIES:** Co-Owners shall not cause or permit anything to be hung or displayed on the exterior railing or balconies or inside or outside of windows or placed on the outside walls of the Buildings.  
*\*\* Do not throw cigars, cigarettes or any other objects from the balcony.* No flag, sign, kite, awning, canopy, shutter, radio, or television antenna shall be affixed to or placed upon the exterior walls, railings, or roof or any part thereof, without the prior consent of the Board.

**SMOKING:** *\*\* Smoking is permitted in the marked outdoor common area. (was this an amendment or in Master Deed?)*

**GRILLS:** *\*\*\* Designated grills are provided by the HOA. Grilling in unauthorized areas is strictly prohibited.* No Grilling with open flames (gas/charcoal) within FIFTEEN FEET (15') of the building structures. This is in accordance with International Fire Code Regulations.

**NOISE:** *\*\*\*\* Loud parties will not be tolerated. TV's, stereos, musical instruments, etc. should be used with consideration, especially between the hours of 11:00 p.m. and 9:00 a.m. \* Between the hours of 9:00 a.m. and 11:00 p.m., be courteous of neighbors, excess noise will not be tolerated.*

**PETS:** Co-Owners are allowed to have pets provided that under no circumstances may household pets be kept, bred, or maintained for any commercial purpose; and provided further that any authorized pet causing or creating a nuisance, or any disturbance may be permanently removed from the Property upon three (3) days written notice from the Board. Under no circumstance are renters or guests of Co-Owners allowed to bring pets onto the Property that are larger than 50 lbs. Any pet on the property must have all current shots. \*\*\* Pets must be kept on a leash at all times and at no time is any pet ever permitted in pool area. If taking a pet to the beach, you must use a public walkway. \* All solid waste must be IMMEDIATELY picked up by the owner and disposed of in a sanitary manner.

**PARKING:** Any vehicles parked on any part of the regime Property must be operable, must have valid current license tags, and must be moved at least once a month. There shall be no automotive repair or maintenance performed on vehicles on the Property. There shall be no campers or big trucks allowed on the Property. All trailers and boats must fit in a normal parking place and are considered one of the allowable vehicles for each unit. *Maximum parking is three (3) cars per six (6) bedroom unit and four (4) per eight (8) bedroom unit.*

**DAMAGES:** \*\*\* Owners shall be liable for all damages to or tampering with the building, Common Areas, and/or HOA equipment.

**SWIMMING POOL:** *Persons using the facilities do so at their own risk. Rules are posted at the swimming pool. A responsible person over the age of 18 years of age must accompany persons with limited swimming abilities. Pool keys are needed to use the facilities. Replacement pool keys are \$15.00 per key. \* **NO GLASS ALLOWED IN THE POOL AREA.** Proper swim attire is to be worn in the swimming pool at all times. \* Incontinent persons are not permitted in the pool or spa without proper attire. No one should defecate in the pool or spa, an immediate fine of \$250.00 will be issued.*

**ALTERATIONS:** Nothing shall be done in any Unit or in, on, or to the Common Elements that would impair the structural integrity of the Building or that would structurally change the Building except as constructed or altered by or with the permission of the Board of Directors.

**ELECTRICITY:** No Co-Owner shall overload the electric wiring in the Building or operate any machines, appliances, accessories, or equipment in such manner as to cause, in the judgment of the Board, an unreasonable disturbance to others. Nor shall any Co-Owner connect any machine, appliance, accessories, or equipment to the heating, cooling, or plumbing systems, without the prior written consent of the Board.

**SKATEBOARDING:** No skateboard or rollerblading shall be allowed anywhere on the Property.

### **EMERGENCY TELEPHONE NUMBERS**

**AMBULANCE, FIRE, POLICE AND RESCUE – 911**  
**NMB FIRE, POLICE, AMBULANCE – 843-280-5511 (NON\_EMERGENCY)**

**FINES AND REMEDY FOR VIOLATIONS FROM THE MASTER DEED,  
BY-LAWS & RULES AND REGULATIONS**

In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invitees, lessees or employees to comply with any governing document, restriction, rule or regulation, provided the following procedures are adhered to:

**Prior to issuing a fine, a warning will be issued, in writing, describing the violation and the proposed fine. Within 10 days of receiving the violation, a homeowner may in writing request a hearing with the Board prior to a fine being implemented. If no hearing is requested, the Board of Directors may impose fines against the unit Owner as follows:**

|  |                                    |
|--|------------------------------------|
| <b><u>* Coordinates with rule above.</u></b>   |                                    |
| Failure to pick up waste from any pet  | \$50.00                            |
| Glass in the pool area<br>(If broken glass, in addition to the fine, the offender must pay all cost to re-open the pool, including but not limited to, labor/water costs/testing/chemicals.) | \$50.00                            |
| Failure to utilize approved swim diapers for any child or person requiring such  | \$50.00                            |
| Excessive noise or disturbance (9:00 a.m. - 10:00 p.m.)  | \$50.00                            |
| <b><u>** Coordinates with rule above.</u></b>  |                                    |
| Throwing items (trash) off the balconies   | \$75.00 (If glass, \$100.00)       |
| Failure to smoke in the outdoor common smoking area  | \$75.00                            |
| <b><u>*** Coordinates with rule above.</u></b>   |                                    |
| Walking a pet through the pool area  | \$100.00                           |
| Tampering with or damaging any HOA equipment; i.e. pool heaters, surveillance cameras, locks, gates<br>(Plus, any labor and replacement costs)   | \$100.00                           |
| Grilling in any area other than HOA provided grills  | \$100.00                           |
| <b><u>**** Coordinates with rule above.</u></b>  |                                    |
| Excessive noise or disturbance 11:00 p.m. to 9:00 a.m.   | \$250.00                           |
| <b><u>Requires IMMEDIATE action</u></b>  |                                    |
| Parking Violations   | \$150.00 (Per Occurrence, Per Day) |
| Defecating in pool<br>(Any further offense will result in a ban from the pool.)  | \$250.00 (First Offense)           |

**HORRY COUNTY REGISTER OF DEEDS  
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.  
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY ,  
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Restrictions

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: McCutchen Mumford

ADDRESS:

4610 Oleander St. (Suite 203)  
Myrtle Beach, SC 29577

TELEPHONE: (843) 449-3411

FAX: (843) 449-3411

E-MAIL ADDRESS: fmj@lawyersatthebeach.com

Related Document

(s):

**PURCHASE PRICE / MORTGAGE AMOUNT: \$.**

**BRIEF PROPERTY DESCRIPTION:** master deed of atlantis villas horizontal property regime recorded june 30 2005 in deed  
book 2835 at page 755 as amended

**TAX MAP NUMBER (TMS #), / PIN NUMBER: ,**

**GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):**

FULL BUSINESS NAME

1. ATLANTIS VILLAS OWNERS ASSOCIATION INC

**GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):**

FULL BUSINESS NAME

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FULL BUSINESS NAME

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ATLANTA VILLAS

MASTER DEED

shelves. To the right of the hallway is a bath. Through the hallway is a combination dining/living area that opens onto a private balcony.

- (iii) Unit 302 is located in the south detached Building. This eight (8) bedroom unit has approximately 3904 square feet of heated area. The kitchen contains a refrigerator, microwave, stove/oven, sink, cabinets, and shelves. To the left of the hallway is a bath. Through the hallway is a combination dining/living area that opens onto a private balcony.

**Section 3.4 Boundaries of Units.** Each Unit is composed of the interior cubic space, fixtures, appliances, furnishings, walls, floors, ceilings, and building materials enclosed within the following boundaries:

- a. The upper boundaries of the Unit shall extend to the unfinished interior surfaces of the unfinished sheet rock or other ceiling. The lower boundary of the Unit shall extend to the unfinished surface of the structural slab constituting the floor.
- b. The perimetrical boundaries of the Unit shall extend to the unfinished interior surfaces of the perimeter walls of the Unit excluding load bearing structural interior walls or components.
- c. Each Unit shall also encompass and include, and each Co-Owner shall be responsible for maintenance and repair of the following: (i) the doorways, windows, vents, and other non-structural elements in the walls, floor, and ceilings of the Unit which are regarded as enclosures of space; (ii) the doors (including any screen doors) opening into the Unit and into any storage area integral to the Unit, including the frames, casings, hinges, handles, and other fixtures which are part of the doors; (iii) the window glasses, screens, frames, and casings which are part of the window openings of the Unit; (iv) the plumbing, wiring, and mechanical vents that exclusively serve the Unit; (v) the appliances, hot water heaters, lavatories, bathtubs, toilets, carpeting, floor covering, trim finished surface of ceilings and walls, wiring, insulation, and other fixtures, furnishings, and building materials which are part of the Unit when delivered to the initial Co-Owner; (vi) the lock on the entrance door and the lock on the sliding glass door; and (vii) all appurtenances which are integral and exclusive to the Unit, including, but not limited to, lamps attached to the exterior of the Unit and water and sewer pipes within the Unit and exclusively serving the Unit.

**Section 3.5 Common Elements.** The Common Elements include all of the Property submitted to condominium ownership that is not included within the Units. The Regime Pool Amenities, the elevator, and the stairwells are Common Elements. The Plot Plan and the Plans graphically depict, to the extent reasonably possible, the areas encompassing the Common Elements.

- a. General Common Elements. The General Common Elements shall include, without limitation, the following:

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