

## **Jamaican Sands Homeowner's Association Rules and Regulations**

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*Rules and Regulations are intended to promote and preserve the property so that owners, guest and renters can have an enjoyable family and beach experience. Violations of these rules should be reported to the property management company (The Beach and Company 843-273-3009). Any illegal or disruptive behavior should be reported to local law enforcement.*

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### **General**

Each owner is responsible for the proper conduct of their family, guests and renters and are responsible for enforcing and posting the Rules and Regulations inside their unit. Rental/sales agencies should also have a copy of the current Rules and Regulation and provide them to renters prior to their arrival.

### **Occupancy**

Maximum occupancy is six adults per unit. An adult is anyone over the age of 18.

### **Renters**

Renters must be 25 years old to rent any unit. Renters must obey all Jamaican Sands rules as posted in the rental unit. Violations by renters are the responsibility of the unit owner.

### **Loss or Damage**

Loss or damage to unit furnishings or personal effects is not covered by Jamaican Sands Homeowner's Association insurance policy. Each owner is responsible for maintaining content liability insurance for their respective unit.

### **Noise**

Jamaican Sands is a family property and should be treated as such. No excessive noise by people, TV's, stereos and animals is permitted. Public profanity, indecent behavior and disorderly conduct are prohibited. Owners, guest and renters must adhere to the North Myrtle Beach Noise Ordinance. Violator's should be reported to the owner and/or local authority.

### **Fireworks**

Discharging fireworks on Jamaican Sands property is strictly prohibited. Violators should be reported to the local fire department.

### **Outdoor Cooking**

No outdoor cooking (charcoal or gas grills, smokers, stoves, etc.) is permitted on the Jamaican Sands property. No cooking is permitted on balconies or hallways.

**Pool**

The pool is for owners, guests and renters only. The posted rules must be observed. All children under 12 must be accompanied by an adult while in the pool area. Pets are not permitted inside the fenced pool area. Pool closes at 10:00 p.m.

**Vehicle Parking**

Parking at Jamaican Sand is reserved for owners, guest and renters. Only one vehicle per unit is permitted to park under the building in the unit's assigned space. Additional vehicles may park in the indicated spaces at the perimeter of the parking lot. No boats, motor homes, campers or trailers are permitted to park on the property. Vehicles cannot be washed on the property.

**Golf Carts**

Only owners can have a golf cart on the property. Renters or guests with a golf cart must park it off the Jamaican Sands property (i.e. the public space next to the property). No one is allowed to use outside outlets to charge their golf cart. Any golf cart, other than an owner's, found on Jamaican Sands property will be towed at the owner's expense.

**Fire Lanes**

"No parking" spaces are reserved for emergency vehicles. These spaces should be kept clear of vehicles, bikes, toys, etc. Any violations will be removed at the owner's expense.

**Pets**

Guests and renters are not permitted to have pets in their unit or on the property. Owners may have pets and are responsible for keeping them on a leash, cleaning up after them and ensuring they are not disturbing others.

**Balconies and Hallways**

Clothing, towels and linens cannot be hung on any balcony, hallway or stairway railings.

**Trash**

All trash must be securely wrapped and placed in outside dumpsters located on site. No trash bags can be left in the hallway for an extended period of time.

**Storage**

No under-building storage is permitted when a unit is vacant. Each unit has an assigned storage closet for personal use. Temporary storage of beach items (chairs, floats, beach toys, etc.) are permitted during the duration of a stay at the owner's risk. Stolen items are not the responsibility of the Jamaican Sands Homeowner's Association.

**Beach Shading Devices**

During summer months, circular umbrellas up to seven-and-a-half feet in diameter are allowed in line with or behind the established umbrella line, but no other shading devices are permitted. Tents up to 12-by-12 feet square and less than nine feet tall may be used from the day after Labor Day until Memorial Day, behind the umbrella line and 10 feet apart.

**Smoke Detectors**

Per city code, all rental units are required to have working smoke detectors in each bedroom. All other units must have at least one working smoke detector. There are fire alarms outside on each floor. In case of emergency, pull the fire alarm and call 911.

**Exterior Alterations**

Exterior alterations or additions are not permitted without written approval of the Homeowner's Association. Drawings, specification and other documentations must be submitted for the approval process.