

HIGH TIDE

ASSOCIATES

Real Estate Services • Brokerage • Regime & Association Property Management

THE LEGENDS

RULES AND REGULATIONS (effective September 1, 2011)

Violations of Rules and Regulations may result in fines levied by The Legends Owners Association, Inc. ("Association"). Please report violations, damage to property, or concerns to:

High Tide Associates
sean@hightideassociates.com
Direct - 843-686-2211 Fax- 843-686-2204

Owner and Guest Conduct

1. Occupancy limits: max number of two (2) people per bedroom. A fine of \$300.00 per person, per week may be assessed if maximum occupancy is exceeded.
2. Unreasonable, noisy behavior or offensive activity, as determined by the Association is not permitted.
3. Fireworks are prohibited.
4. Leasing of residences must have a minimum term of ten (10) months. A copy of any lease, rental contract, or other rental agreements must be submitted to the managing agent on or before its effective occupancy date. The document must contain the names of all occupants who will reside in the unit. If owner is using a rental manager/rental management company, owner should also supply the Regime office with the name, address, and telephone number of the manager/management company.
5. Moving in or out is restricted to 9 am to 7 pm. Owner, rental company, or agent should notify management company of move in or out date when determined.
6. Owners/renter/guests/visitors are subject to these Rules and Regulations. In the event of any violation of the Rules and Regulations or any state or local ordinances, the owner may be fined.
7. There is to be no fishing or swimming in the lagoons or lake(s). Owners/Residents/Guests must not throw anything in the pools or lagoons.
8. Do not feed the alligators, turtles, and any wildlife on the property.
9. **Owners are responsible for the acts and omissions of their tenants, guests and visitors. It is the sole responsibility of the owners to ensure that their tenants understand and follow all Rules and Regulations.**
10. Picnic tables placed on the property are for resident/owner/guest use. Tables may be used until 10:00 pm. Trash/debris must be removed from the area when leaving and no personal items are to be left on or around the tables.
11. No discharging of firearms of any description is permitted on Legends property.
12. **Grills are not allowed to be used on decks/porches** or inside of garages.

Property Appearance:

13. No clotheslines are allowed on the exterior of the Villas.
14. Grills and other personal property must be placed in storage lockers. Furniture not designed for outdoor use is not permitted on decks/patios/porches. Bicycles must be placed on bicycle racks, the far side of porches near the windows or in storage units.
15. Nothing may be placed on the porch/balcony railings including, but not limited to towels, swimsuits and clothing. Potted plants must be firmly attached to porch/balcony railings.
16. All garbage and refuse from units shall be deposited with care in garbage dumpsters intended for such purpose. Refuse must be deposited *in* dumpsters and not left on the ground around the dumpsters. All refuse must be taken immediately to the dumpsters and not left at the entrance of any unit.
17. No signs may be placed on the exterior of a Villa, or on the interior of a window to be visible from the exterior of a Villa.
18. No business may be conducted in a Villa or on community property. Villas are for residential use only. Garage sales are prohibited except for those sponsored by the entire community.
19. Television antennas, satellite signal receivers or other similar devices *may not* be attached to exterior portion of a Villa or set on common grounds. An antenna dish may be mounted in a bucket and set on your balcony.
20. No playground or recreational equipment may be installed outside of a Villa on common property.
21. All windows must have white blinds facing the outside.
22. All second floor units must be carpeted (with the exception of kitchen and bathroom(s)).
23. No exterior alterations may be made to any unit or building without the expressed written permission from the Association or High Tide Associates.
24. Sidewalks, stairways, hallways, breezeways and other common areas shall not be obstructed or used for storage. The Association has the right to impound and/or dispose of any items or personal belongings left in these areas.

General

25. Keys to the fitness center and the pools are available at the office of the managing agent. A \$50 refundable deposit is required per key and will be returned when the key is turned in.
26. If an owner(s) is delinquent in their regime fees, the owner(s) must meet with the managing agent before keys or parking permits are issued.

Pets

27. Up to two (2) household pets are allowed in each unit.
28. No livestock, Pit Bull and Rottweiler dog breeds are allowed within the Legends.
29. Solid pet waste must be removed from common areas by the pet owner and placed in a trash container.
30. Pets are to be on a leash at all times in compliance with South Carolina State Law.
31. Owners will be responsible for any damage caused to the common property by their animals and those of their tenants/guests/visitors.
32. No pets are allowed in or around the pool areas.
33. No dog runs are permitted and dogs shall not be tied up outside.
34. Cats are not allowed outside the unit unattended by the pet owner.
35. No pet food or water may be placed outside a unit.

Vehicles

36. All residents must have a valid parking pass. Effective October 1, 2011, parking permits will be issued on an annual basis to ensure current information. There will be a cost of \$15 per permit for renters. To obtain a pass, the resident must complete an application and provide the following: a valid driver's license, current vehicle registration, and renters must provide a copy of a current lease or notice of extension of a lease, with a check/money order for \$15. Applications may be taken to the managing agent office, or the completed application with all necessary papers attached, can be inserted in the club house mail slot. Vehicles without permits may be towed without warning. Guests must have a guest pass and the pass must be called in to the phone number on the pass. Guest passes are valid for a two week period only, and must be renewed if necessary.
37. One-way signs must be respected
38. All vehicles must have a valid license plate. Vehicles not displaying a current license plate can be towed from the Legend's property without warning and at the vehicle owner's expense.
39. Parked vehicles shall not block the passage of a street, walkway, or a driveway. No parking is allowed in front of the dumpsters or blocking garages
40. Per Fire Marshall Instructions, no parking is permitted within (15) fifteen ft of a fire hydrant or mailbox, or in any fire lane.
41. Vehicles are to be parked in designated spaces only. CARS THAT ARE PARKED ON LANDSCAPE AREAS SUCH AS GRASS, PLANTING BEDS, ETC., ARE SUBJECT TO TOWING WITHOUT NOTICE. Any damage and/or repairs necessitated by the parking on grass or sidewalks will be billed to the owner of the unit responsible.
42. All residents are required to observe a 10 mile-per-hour speed limit and all South Carolina traffic laws while on the property.
43. Residents may not perform any vehicle maintenance on the property other than replacing a flat tire or changing a battery.
44. It is against federal law to dispose of oil or antifreeze on the ground or in the trash, which will incur a \$250.00 fine for the first offense and minimum \$500.00 fine plus possible legal action for a second offense.
45. All vehicles must be road worthy, have valid tags and be parked correctly within the lined spaces. Commencing October 1, 2011, it is required that all vehicles be registered with the Association / managing agent and display a parking decal/permit on the rear bumper, driver's side.
46. All unmarked parking is first come first serve. Overflow parking on the 115 Union Cemetery side is to park in the area on the side of the clubhouse on the 112 Union Cemetery side.
47. The condominium association is not responsible for vehicle security, regardless of cause, nor for any vehicular damage, regardless of cause.
48. Boats, jet skis, motorcycles, trailers, RV's or other similar recreational vehicles are not permitted to be parked or stored in the common areas. However, these items may be stored in the garages. No oversized vehicles (those that will not fit into a parking space) are permitted to be parked on Legends property.
49. Bicycles should be put in designated areas only (not left on grass areas). Bicycles left on the grass may be removed.
50. For their own protection, children cannot play in the main streets. Additionally, balls are not to be bounced off walls, garages or cars. The suggested area for play is between the 300 and 400 buildings on the grass area.

Pools

51. Pool hours are 8am – 10pm for swimming April to September. The sun deck is open year round 8am to sunset.
52. Thirty swimmers maximum in the 112 pool at any one time; limit for 115 pool is twenty swimmers.
53. Use pool area and swim at your own risk
54. No alcoholic beverages, glass or other breakables allowed in the pool area.
55. Children 14 years of age and younger must be accompanied by a parent or guardian 18 years of age or older at all times.
56. No running, diving or horseplay allowed. No loud or obnoxious behavior. (The pool area is for everyone's enjoyment, please respect others).
57. Please shower before using the swimming pool.
58. No children wearing diapers in pool unless wearing protective and sealed swimsuits.
59. Proper swimsuit attire must be worn. No street clothes allowed.
60. All DHEC (Department of Health and Environmental Control) and other rules and regulations as posted in the pool area must be strictly followed.
61. Each resident adult is limited to two (2) guests at the pool at any given time. (A guest may be either an adult or child). **All guests must be accompanied by the resident or owner while using the pool.**
62. Toys, floats, balls, and recreational devices of any kind are not permitted in the pool.
63. Only radios/CD/MP3/tape players equipped with earphones are permitted at the pool areas. Please respect the fact that not all people like the same music.
64. Pool furniture and their cushions are not to be moved from the pool area.
65. The gate is not to be opened for any unauthorized person.
66. Pool parties require prior approval of the managing agent. Pool parties are limited to Monday thru Thursday nights, and limited to ten people.

NONCOMPLIANCE SCHEDULE (unless otherwise noted above): Warnings will be issued for violations of the Rules and Regulations. All infractions will be reported to the Homeowners' Association Board. Either the managing agent or the Board will levy fines based on the reports received.

1st violation - warning

2nd repeat violation - \$100.00

3rd repeat violation - \$250.00

4th repeat violation - \$350.00 and legal action (up to and including eviction)

BASIS FOR RULES AND REGULATIONS

Legends Master Deed: Section 5.5 (II) a. Section 5.5 (II) d Section 5.5 (II) e Section 5.5 (II) h Section 5.5 (II) I Section 5.5 (III) Section 5.5 (IV) Section 13.3 Legends By Laws: Section

11