

RULES AND REGULATIONS
PINE RIDGE HOMEOWNERS ASSOCIATION

Adopted by the Board of Directors
Pine Ridge Property Owners Association, Inc.
August 4, 2006

Amended by the Board of Directors
Pine Ridge Property Owners Association, Inc.
September 4, 2008

The following Rules and Regulations have been created pursuant to Article 4 at page 5 and Article 4 at page 7 of the Declaration of Covenants, Restrictions and Easements for Pine Ridge at Buckwalter so as to insure the proper and safe use of these common areas and to protect these valuable assets. They are no substitute for common sense and common courtesy. Violations of these Rules and Regulations will be enforced pursuant to Article 13 at page 27 of the Pine Ridge CR&E's.

If a violation of these Rules and Regulations is witnessed by, but not limited to a property owner, a committee member, a Board member or management, a written complaint must be filled with management or a Board member. In some cases it will be necessary for the person or persons witnessing the violation to contact the Bluffton Police directly and immediately. Without written notification of a violation, action by your Board and/or management cannot take place. The written complaint must be specific regarding the day, time and address of the person involved in the violation. This complaint can be mailed to Bundy Appraisal & Management, PO Box 1225, Beaufort, SC 29901, faxed to 843-521-0743 or emailed to Kathy@bundyinc.com.

These Rules and Regulations may be revised, from time to time, as deemed necessary by the Board of Directors. Constructive comments are always appreciated may be submitted to the Board of Directors or your management company. These Rules and Regulations were adopted by the Pine Ridge Property Owners' Association Board of Directors on August 4, 2006.

Common Area:

The use of the common areas within Pine Ridge is a privilege afforded each property owner pursuant to Article 4, at page 5 of the Declaration of Covenants, Restrictions and Easements for Pine Ridge at Buckwalter (hereinafter, Pine Ridge CR&E's). The use of these common areas is specifically limited to, and these Rules and Regulations binding upon, all Pine Ridge property owners, tenants, occupants, invitees, and licensees.

VANDALISM TO ANY PART OF THE COMMON AREAS WILL BE PROSECUTED BY THE PROPERTY OWNERS' ASSOCIATION TO THE FULL EXTENT OF THE LAW.

These Rules and Regulations are applicable to the Pine Ridge roadways, common land adjacent to the roadways, the lakes, and any common land adjacent to the lake.

Roadways

- The roadways within the Pine Ridge residential area are private, but the association has granted permission to the Bluffton Police Department to enforce traffic laws on our roadways (S.C. Code 23-1-15);
- The speed limit on our roadways is 20 mph.
- Violation of any part of the Roadways section may result in a \$25.00 fine for the first two occurrences, a \$50 fine for all subsequent occurrences in addition to any fines imposed by local law enforcement.

Access & Entry

- Access to the Pine Ridge residential community is available to property owners, occupants, invitees, and guests only. Trespassing is prohibited (S.C. Code 16-11-800);
- The Pine Ridge Property Owners' Association reserves the right to deny admission to any person or conveyance when it considers it to be in the best interest of the residents;
- Residents and their dependents are responsible for guests/visitors to their home and must assure that their guests/visitors conduct themselves in an orderly and lawful manner.

Parking/Vehicles

- Pine Ridge POA Parking stickers are required and must be displayed on each registered vehicle by all residents of Pine Ridge;
- No vehicle will be allowed to park on grassy areas on a lot or on a similar area on Common Property;
- Disabled or unlicensed vehicles shall not be parked on the street or on a lot, except in garages and shall be subject to towing at the expense of the owner unless removed after notification from the Association to do so;

- No long term on street parking is allowed in Pine Ridge. Visitors may park on the street short term. Homeowners and Residents must park all vehicles in their own garage and/or driveway and are required to keep garage doors closed at all times when not in use. A homeowner may expand their driveway subject to ACC approval.

The following will also be allowed for short term parking:

- Vehicle must be in front of homeowner's home when possible;
 - Vehicle may not have any part of vehicle off of street or curbing (no part on grass);
 - Vehicle may not be parked directly across the street from an already parked vehicle;
 - Vehicles shall not be parked on community property;
- All Vehicles of owners and/or tenants in Pine Ridge must be registered with management company or security committee;
 - Recreational vehicles, including but not limited to golf carts, dirt bikes and four-wheelers, excluding watercraft, are not allowed on pathways or open spaces must be parked in garages at all times.
 - Watercraft are not allowed on open spaces, pathways or lagoons. Per Article 11 Section E of the covenants, no boat or boat trailer shall be parked on the street within the project. Additionally, if covered, watercraft may only be covered by a cover made for that watercraft. No tarps are allowed to cover watercraft.
 - No motor homes or campers shall be allowed parked on the street nor shall they be kept on any Lot within the subdivision.

AMENDMENT, September 4, 2008

On street parking will be allowed for marked Emergency Vehicles.

Exterior Appearance:

- Firewood should be stored in the rear yard away from the street and in a manner which insures that it is not a danger to others or any structure;
- Trash will be placed on the curb in county-approved containers no sooner than dusk the day before pickup. Trash cans should not be left on the curb past 7 p.m. on the day of pickup;
- Temporary children's wading pools are permitted in the rear yard behind the home and must be a moved often enough, so as not to damage turf. All such pools should be stored out of public view when not in use;

- Playground equipment will be permitted with ACC approval.
- Grass shall not be allowed to grow over curbs or onto sidewalks and shall be maintained at a height of less than four (4) inches. Each homeowner is required to provide maintenance all the way to the back of the curbing or pavement on all sides of their lot.
- All landscaping shall be maintained by the Resident in good condition and appearance and, as reasonably required, mowing, watering, trimming, fertilizing, and weed, insect and disease control shall be performed.
- Each residential owner/resident which has a rear or side Lot line which abuts the portion of any Lake which is immediately adjacent to the edge of the water line shall be required to maintain the adjoining area located between such resident's Lot and the edge of the water line of the adjacent Lake as if said area were a portion of the Lot.

Do NOT cut down the ornamental grasses along the Lake Bank. These ornamental grasses were planted along the lake banks to prevent erosion. These plants should not be cut or trimmed from the waters edge to the top of the lagoon bank. These grasses grow to about 3 feet tall and are about 2 feet in diameter. Any weeds should be cut or pulled and removed in this area and the tall bright green weeds (dog fennel) should be pulled up and removed; however, do not remove the ornamental grasses.

- The personal property of any residential owner/resident must be kept inside the Residential Owner's Living Unit or a fenced-in yard, except for patio furniture and accessories and other personal property commonly kept outside which must be kept in the rear of the Lot and must be neat appearing and in good conditions. No personal property may be stored along the sides of the home.

Pets:

- County ordinances require that no pet (cat, dog, etc.) is allowed to roam freely in the community and is not allowed to leave its owners lot without being controlled by a leash.
- Homeowners/Residents are responsible for cleaning up after their pet(s) (cat or dog) while walking in their own yard, in common areas and in other homeowners property;
- All owners of Homesites, their tenants and guests are required to insure that their pets do not become a nuisance or a danger to neighbors. (Excessive barking by dogs, allowing your pet to run freely onto other lots or common properties or throughout the community and allowing your pet to use common properties or the lot of another homeowner are all considered a nuisance.) The Board of Directors, or any aggrieved Homeowner, may resort to providing governmental authorities with notice of a nuisance to deal with such animals. Most governmental agencies are authorized to levy significant fines against property owners for violations of their ordinances;

Solicitation

- Door-to-door vendors, salespersons or solicitations of any kind are prohibited at Pine Ridge.
- Exceptions to the door-to-door solicitations ban may be granted to charitable /non-profit organizations only in advance by the POA Board of Directors.
- Mailboxes may not be used for any type of distribution other than the U.S. Mail.

Lagoon

- Trespassing on private property is prohibited.
- The dumping of liquid or solid waste into or near the lakes is prohibited.
- Swimming or wading in the lake is prohibited.
- It is unlawful to feed or entice alligators. Such activity is dangerous.
- The landscaped area between the water line of a Lake and an adjoining Waterfront Lot shall be reserved hereby for the use and enjoyment of the Residential Owner of the subject Lot and all other Residential Owners shall be restricted from entering upon such area, except as a guest or invitee of such Residential Owner.
- The outer boundary of the Lakes will extend beyond the edge of the water line and the top of the bank to the rear or side lot lines of any adjacent Lots. The Residential Owner of a Lot which has a rear or side Lot Line which abuts the portion of any Lake which is immediately adjacent to the edge of the water line shall be required to maintain the adjoining area located between such Residential Owner's Lot and the edge of the water line of the adjacent Lake as if this were a portion of the Lot owned by such Residential Owner. This area shall be seeded for grass and/or landscaped by the Residential Owner and any embankment shall be maintained by the Residential Owner so that grass, plantings or other lateral support to prevent erosion of the embankment shall not be changed without prior written consent of the committee.

Signage

- The only signs allowed on common property or within the street rights of way are those authorized by the Pine Ridge POA Board of Directors.

Children's Playground

- The Children's Playground is available only to Pine Ridge property owners, their immediate family, their guests, and their tenants.
- Those using the playground equipment do so at their own risk.
- Children five years old and under must be accompanied by an adult (18 years old or older) while using the playground equipment.
- Wrapping the swings and climbing on the top cross bar is prohibited.
- All trash shall be removed from the area.

The Declaration also authorizes the Board of Directors to levy fines to correct infractions of these Rules and Regulations. The cost of any actions by the Association to ensure compliance with the Declaration or these Rules and Regulations as well as any fines levied or actions shall at the option of the Association become the cost of that non-compliant owner and, if so determined by the Association, a part of the Association's lien on that owners lot. Attached is a Schedule of Fines which has been adopted by the Board of Directors. Please observe these rules to avoid unpleasant actions by your Board of Directors.

Procedures:

- Specific Notice of noncompliance shall be served on the Owner by either hand delivery, posting, U. S. Mail, facsimile or any other delivery method recognized under South Carolina law;
- After written notice is provided, any non-compliant Owner shall be afforded an opportunity to comply as contained in the Specific Notice.
- The Board of Directors may cure any issue of non-compliance, should that issue not be cured within 15 days of the issuance of the Specific Notice. However, if the maintenance and/or repairs are necessitated due to any emergency, the Association shall have the right to perform the maintenance and/or repairs upon 24 hours advance written notice. The cost of performing such maintenance and/or repairs and the expense of collection (including, but not limited to, Legal Fees) shall be assessed by the Association against the Owner as an individual expense assessment.
- After the required notice of non-compliance has been provided to a non-compliant Owner and if that Owner fails to comply by the deadline set out in that notice, should the Association incur expense in correcting a violation of the Declaration, the Architectural Standards or the Rules and Regulations or should the Association levy a fine for non-compliance against that lot, the Association shall notify that Owner of the cost levied against the lot of that Owner and such Owner shall have a period of ten (10) days within which to pay the applicable fine or to reimburse the Association for such costs. Should any Owner fail to pay an assessment levied for non-compliance or fail to reimburse the Association for its cost in curing a violation, the fine or cost shall be added to the Association's lien on that Owner's lot.

SCHEDULE OF FINES

Noncompliance with the Declaration, Rules and Regulations, and Design Standards of The Pine Ridge Homeowners Association shall be subject to the following:

1. Failure to undertake compliance in accordance with the Specific Notice shall result in a minimum fine of \$25 per day or occurrence for first 2 violations
2. Recurring noncompliance incidents by the same Owner shall result in an additional fine of \$50 per day or occurrence.
3. The Board of Directors cures any noncompliance issue not cured within 15 days of the issuance of the Specific Notice.
4. The Board of Directors shall notify the Owners against whom it has incurred expense to correct the noncompliance issue, and such Owner shall have a period of ten (10) days within which to pay the applicable fee and to reimburse the Association for such costs.
5. Failure to comply with the payment of a fine or expenses incurred by the Association to cure such offense within the time frame of the Specific Notice, shall result in notice of lien for such expenses being recorded in the public records of Beaufort County and shall continue until paid in full by the Owner of the Homesite.