

Marsh View Villas Horizontal Property Regime

and

Marsh View Villas Property Owners Association, Inc.

Rules and Regulations

Revised 10/2018

1. NO CHARCOAL OR GAS GRILLS ALLOWED on patios. No charcoal gas grills or open flames allowed within 15 feet of any building and must be attended at all times.
2. Household garbage and trash must be deposited immediately in the dumpsters behind the buildings. Do not leave trash in the elevator. For large items, you need to email Martha Bootle at City Hall (mbootle@cityoffollybeach.com) to set up a special pick up. Please include your phone number with your email. If unable to email, please call Martha at (843)513-1831.
3. Motorcycles, go-carts, golf carts, mopeds and like vehicles are prohibited on the premises. Skateboards and motorized scooters are also not allowed on the premises.
4. All pets must be kept on a leash while outside their unit and must be controlled by their owners. Please clean up after your pet. Mutt Mitt bags are located in the back of our building.
5. Pets are not allowed in the enclosed pool or tennis court areas.
6. No smoking is allowed in the elevator.

This is a reminder of some of the areas covered by our rules. Please consult your printed rules for the exact language and a complete listing. Contact Poston and Company for a copy.

Requirements for Owners Leasing or Renting Units

Marsh View Villas Does Not Allow Rentals for Less Than 30 Days Per Their Documents.

1. Owners are responsible for the actions of their tenants. If damage to the common elements occurs and is caused by a renter or lessee, or any guests of the renter or lessee, the costs incurred to repair such damage will be passed on to the owner.
2. Owners give up all rights for the use of the amenities during such time as their respective unit is leased.
3. A copy of the Rules and Regulations will be given, by the owner, to the tenant or company/agent who is responsible for the leasing of a respective unit.

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4. A letter of agreement will be signed by all tenants stating that he or she has read rules and regulations and agrees to abide by these rules while living at Marsh View Villas, before execution of any lease. This letter will be forwarded to Management of Marsh View Villas. Mailing address:

Poston & Company
Management – Marsh View Villas
635 Rutledge Ave. Suite 105
Charleston, SC 29403

5. Management will be given the name of the company or agent who is responsible for leasing or renting any unit if other than the owner.

External Buildings and Common Areas

1. NO CHARCOAL OR GAS GRILLS ALLOWED on any deck!! NO OPEN FLAMES ALLOWED WITHIN 15 feet of any building and must be attended at all times. A fire extinguisher must be present while grills are in use away from the buildings.
2. Excessive noise or disturbance from any source is not permitted at any time.
3. Nothing is allowed on the walkways that will impede movement. This area is not to be used for storage including bicycles or grills. No beach towels or rugs are allowed to be hung on the front railings. It will be at the discretion of the Board of Directors to determine if items on the walkways are appropriate.
4. No exterior remodeling, modifications or added construction may be done without approval of the Board of Directors. Air conditioner unit replacement must be approved by the Board and respect to type and placement of unit. ALL WORK WILL REQUIRE CITY OF FOLLY BEACH PERMITS AND CONTRACTOR WILL REQUIRE A BUSINESS LICENSE FROM FOLLY BEACH. All work will follow the City of Folly Beach ordinances and regulations.
5. No plants may be added to or removed from landscaped areas without permission from the Board.
6. Vandalism or destruction of property will not be tolerated. Homeowners are responsible for the actions of their families and/or tenants and will be liable for any costs of restoration.
7. No storage of personal items is permitted in general common store rooms in buildings. (Fire Code)

8. Household garbage and trash must be deposited immediately in the dumpsters behind the buildings. The lids on the dumpsters must be closed after usage to prevent rodents and animals from getting into the dumpsters. For larger items, you need to email or call Martha Bootle (mbootle@cityoffollybeach.com) at City Hall to set up a special pick up. Please include your phone number with your email. If unable to email, please contact her at 843-513-1831.
9. No fishing is allowed in the ponds in the common areas.
10. Do not feed the ducks or any other animals on the property.

INTERNAL CARE and MODIFICATIONS TO CONDOMINIUM

1. At least one working, multi-purpose, fire extinguisher of 2 to 5 pound capacity and smoke alarms are required in each unity by insurance carrier. These must be inspected at least every six months and replaced, repaired or recharged as necessary.
2. Homeowners are responsible for maintenance and repair or damage resulting from malfunction of all plumbing fixtures, washing machines, dryers, hot water heaters, refrigerators/ice makers, dishwashers, ceiling fans, electric range and any part of the air conditioning system whether inside or outside of the residential unit. In cases of clear negligence, the homeowner would be responsible for damage to adjoining units.
3. Decks are not to be used for storage. In addition, nothing should be set on railings (plants, etc.) that may fall and cause harm or damage.
4. No private or commercial business may be conducted on the premises at any time without the approval of the Board of Directors.
5. Modifications to the porch such as "windowing in" must be approved by the Board of Directors. Construction and design plans must be submitted to the Board for approval BEFORE work is started. Modifications must be consistent with the architectural design of the complex.
6. Changes in floor covering in second and third floor units can affect the noise level in units below. Owners are responsible for keeping the noise to a minimum and cannot change the floor covering from the original (which already has poor noise absorption) to a covering that is less noise absorbing. Therefore, when re-carpeting high-quality padding should be installed to absorb noise. Wood flooring in second or third floor units is not allowed unless a special subflooring is installed that is proven to have equivalent or better noise absorbing properties as carpet. Samples and technical specifications of flooring should be submitted to the Board for approval. 65% minimum reduction padding should be the noise reduction rate.

7. Major modifications to any unit (such as removal of a wall) must be approved in advance by the Board of Directors. Requests for permission to perform such major modifications should include detailed plans and a required registered structural engineer letter stating structural sound. Modifications must not degrade the structural integrity of the building.
8. ALL WORK WILL REQUIRE PERMITS FROM the CITY of FOLLY BEACH and CONTRACTORS MUST HAVE a BUSINESS LICENSE from FOLLY BEACH. All work must adhere to ordinances and regulations of Folly Beach.

PARKING and PARKING PADS

Any vehicle, and/or boat/trailer found in violation of the parking rules will be subject to the following: 1st notice) Warning; 2nd notice) \$100 fine; 3rd notice) \$500 fine; 4th and continued notices: Towed (at OWNERS EXPENSE) and fined \$500.

1. Parking spaces in front of buildings are for homeowners or tenants. Visitors should park in areas across from Buildings 6 and 7.
2. No parking in the handicapped spaces unless a handicapped license is valid.
3. No parking is permitted on sidewalks or landscaped areas.
4. Moving vans, U-Haul trucks and trailers must be removed from the property within 24 hours. Please contact Property Manager if this creates a hardship.
5. Parking in front of the elevators is not permitted except for loading and unloading small household items or groceries (20 minutes).
6. Any vehicle not displaying a valid license sticker for the current year will be towed, with notice, at the owner's expense. Also, vehicles and boat/trailers should display a Marsh View sticker.
7. All boats will be parked in a parking pad or designated area. No boats over 20 feet are allowed. Boats must be on a trailer. One boat per unit is allowed.
8. All cars and boat trailers must have a parking decal that is obtained from the Property Manager.
9. No parking, of any vehicle, is permitted in the rear of the buildings. Violators will be towed, without notice, at owner's expense.
10. Parking pads are for vehicles, boats/trailers, and not for storage. Bicycles and kayak are permitted. It is the responsibility of the owners of each parking pad to ensure that the

parking pad is to be kept clean and neat at all times. No power sanding, spray painting or wire brushing is allowed.

11. Commercial vehicles may park as long as work is being done within Marsh View Villas or for loading and unloading.
12. Campers, camping trailers and RVs over 20 feet are prohibited in parking pads. RVs under 20 feet must have approval of the Board of Directors. Visitors driving RVs are allowed for a period of not to exceed 72 hours or as space permits. Contact the Property Manager for parking instructions.
13. Motorcycles, go-carts, mopeds and like vehicles are prohibited on the premises. Skateboards and motorized scooters are not allowed on the premises.

SWIMMING POOL

(There is no lifeguard...Swim at your own risk)

In the event of an accident or medical emergency, dial 911 (no coin required) on the telephone on the back porch of Clubhouse.

1. Mariners Cay pool tags are required. Two pool tags will be issued per unit. Guests are not allowed in the pool area unless accompanied by a resident (with pool tag).
2. Pool hours are 6:30 AM to 10 PM, without exception.
3. Health and safety rules required by the SC Department of Health & Environmental Control (DHEC) are posted. Please read these rules before using pool.
4. No running, pushing, profanity, shoving, "dunking", or horseplay is allowed in the pool area.
5. Any homeowner wishing to use the pool area for a party of more than six guests, must obtain written permission from Mariner's Cay Property Manager in advance.
6. NO PETS are allowed in the pool area.
7. Food and beverages are restricted to the picnic/patio area. NO GLASS CONTAINERS are permitted.
8. No children under 13 years of age are permitted in the pool area unless accompanied by an adult 18 years or older.
9. No live entertainment, radios or "boom boxes" without headphones are allowed in the pool area.

10. Pool furniture is to remain in the pool area, but not IN the pool.
11. Floats that interfere with other's use of pool or that create a safety hazard are not allowed. Noodles are allowed.
12. Do not remove the safety rope. It is there for emergencies. Do not hang or sit on it.
13. Contact Mariners Cay Property Manager for all pool infractions. MVV Board of Directors are not responsible for adherence to these rules.

SECURITY GATE

1. The entrance security gate is set to permit passage of one vehicle at a time. DO NOT TAILGATE!
2. Do not try to force gate open with hands or car – it will break.
3. Provide your unit or cell phone number to property manager. When visitors arrive, have them put in your unit number or other code you have received from property manager at the call box. Your phone will be called. You will punch number 6 after you answer the call and gate will open.
4. If gate card is lost, contact property manager to obtain a replacement. Cost is \$25 per card. No more than 4 gate cards are issued per unit.
5. Every entry and exit at the security gate is recorded by a camera. If the gate is forced open to gain access, or damaged while attempting to tailgate by owner or guests, a special assessment (fine) will be imposed. The City of Folly Beach Public Safety Dept. has jurisdiction on the premises. The violator will be reported immediately and prosecution will be vigorously pursued. Fines vary from \$250 to \$1,000 per Mariner's Cay Board of Director's discretion.
6. Anyone witnessing any violation of the security gate rules should get a license number and a description of the vehicle involved and report it to the property manager.

ELEVATOR

1. Phones in the elevators are for emergency use only.
2. No playing in the elevator is allowed. Every time the elevators are used, it costs money due to electrical usage.
3. Do not allow pets to relieve themselves in the elevator. Clean up immediately!!! Do not leave trash in the elevator – put in dumpster behind the buildings.
4. No smoking is allowed in the elevator.

5. Do not use the elevator during severe storms with lightening or high winds. If electrical power is lost, you may be stuck in the elevator. Phone numbers to call if you are stuck in the elevator are posted by the telephone.

TENNIS COURTS

1. Courts are for tennis play only. No skateboards, bicycles or other activities are permitted.
2. No pets are allowed.
3. Children under 10 years of age must be supervised by an adult at least 18 years of age.
4. Proper tennis shoes with "non-marking" soles are required.
5. Remove any debris from the court area when play is completed.
6. No profanity, unsportsmanlike conduct or excessive noise (radios, boom boxes, etc.) allowed on the courts.
7. Please limit time of play to 1 ½ hours if there are others waiting to play.
8. Guests may use the court only when accompanied by the resident they are visiting.

PETS

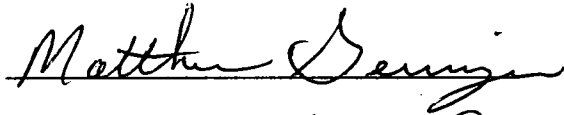
MARSH VIEW VILLAS/MARINER'S CAY complex is under the jurisdiction of the Folly Beach Public Safety Dept. and patrolled by the Folly Animal Control Officer. All of the following Animal Control Rules are in accordance with the Statute of the City of Folly Beach. Violations of Animal Control Rules are subject to fines from the City of Folly Beach as well as from Marsh View Villas.

1. All pets must be kept on a leash while outside their unit and must be controlled by their owners.
2. Collars with valid inoculation tags are required. Marsh View pet owners will need to obtain a green pet tag from property manager or a Board of Director.
3. Owners are required to remove any and all defecations and other debris that is left by their pet. Put all defecations in the dumpsters in the rear of the building. Dogs are to be walked on the grass areas around the pond and along the marsh behind the buildings.
4. Animals deemed to be obnoxious or dangerous by the Board will not be allowed on the premises.

5. Pets are not allowed in the enclosed pool or tennis courts areas.
6. No excessive animal noises, inside or outside, will be tolerated, day or night.
7. Please keep pets from relieving themselves on the walkways or in the elevators.
8. All renters must have the approval of owners in order to have pets in respective units. Pets must be registered with management company.
9. A special assessment of \$200.00 per violation of these rules can be levied at the discretion of the Board of Directors. Owners will be held responsible for violations committed by a tenant or guest of their respective unit.

I, the undersigned, do hereby certify that the attached Rules & Regulations for Marsh View Villas Horizontal Property Regime and Marsh View Villas Property Owners Association, Inc., were duly adopted by the Board of Directors thereof, and execute the Rules & Regulations this 10 day of January, 2019.

MARSH VIEW VILLAS HORIZONTAL PROPERTY
REGIME AND
MARSH VIEW VILLAS PROPERTY OWNERS
ASSOCIATION, INC.



Printed Name: Matthew Geringer

Its: President

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 147 WAPPOO CREEK DR
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 CHARLESTON SC 29412

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