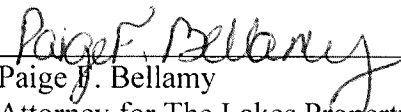


THE LAKES PROPERTY OWNERS' ASSOCIATION, INC.

Property Address: Waccamaw River Road and Highway 17 Bypass South, Myrtle Beach, SC
29588

Contact Information: The Lakes Property Owners' Association, Inc.
c/o Litus* To Let
Post Office Drawer 9000
Myrtle Beach, SC 29578-9000
Telephone: (843) 448-9000
Fax: (843)626-0101

The Lakes Property Owners' Association, Inc. Modified Rules and Regulations of the above-named Property Owner's Association became effective January 20, 2023 and are filed by


Paige F. Bellamy
Attorney for The Lakes Property Owner's
Association, Inc.
Paige F. Bellamy, P.C.
PO Box 3347
Murrells Inlet, South Carolina 29576

**Rules and Regulations
The Lakes
(Adopted, November 12, 2018)
Modified, October 11, 2022**

1. Parking Regulations (street and driveway):

- a. Parking on the street is prohibited between the hours of 2:00 am and 5:00 am. At other times, on street parking which impedes traffic or access by emergency vehicles may result in a citation from the Horry County Police Department; vehicles may be towed at the owner's expense.
- b. To ensure the free flow of traffic and access by emergency vehicles, The Lakes Property Owners Association (POA) Board of Directors reserves the right to designate and post sections of streets as "No Parking" zones. Such parking restrictions shall be strictly enforced by the Horry County Police Department or other law enforcement. Vehicles may be towed at the owner's expense. Generally, a warning notice will be placed on the vehicle prior to any towing. However, vehicles impeding emergency access may be towed without warning.
- c. There shall be No Parking at any time on the center circle grass of any "street court" (also known as cul-de-sacs). In order to assure access by Fire Department and EMS vehicles, these areas must be kept clear. Vehicles may be towed at the owner's expense.
- d. As per The Lakes Declaration of Covenants, Conditions, Restriction, and Easements (hereafter referred to as The Lakes Covenants), trailers of all types and sizes cannot be parked in a driveway overnight and must be stored overnight within enclosed garages, **with the exception of registered or documented boats on trailers, motor homes, or campers, which may be parked overnight in a driveway for up to 2 nights per month (48 hours total) for the purpose of cleaning and restocking.**
- e. Unregistered Vehicles: Vehicles without current license tag and registration will not be parked or otherwise stored upon any street or driveway. All such vehicles must be parked inside the garage. (Per Horry County Ordinance Chapter 10.5 Article II)

2. Roads:

- a. Traffic on roads in The Lakes Community should yield to pedestrians and bicyclists at all times. Bicyclists are encouraged to follow the rules of the road and ride on the right side of the road. Pedestrians are encouraged to walk on the left edge of the road, facing oncoming traffic.
- b. Go-carts, ATV's, Dirt Bikes, Etc.: Unlicensed fuel driven vehicles such as dirt bikes, all-terrain vehicles (ATV), and go-carts are prohibited on any street or undeveloped lot in the Lakes Community.
- c. Golf carts: Golf carts can be legally operated on any road in The Lakes Community. Golf cart owners must obtain a permit decal and registration from the Department of Motor Vehicles. Golf carts may be operated during daylight hours only, within four miles of the address on the registration certificate. A

Modified October 11, 2022

person operating a permitted golf cart must be at least sixteen years of age and hold a valid driver's license. The operator of a permitted golf cart being operated on a highway or street must have in his/her possession the registration certificated issued by the OMV, proof of liability insurance for the golf cart, and his/her driver's license. (Per South Carolina law, SC 56-2-105).

3. Road-side Post and markers:

- a. Some residents install road-side post and markers to ensure that cars do not drive on their lawns. The only pre-approved road side markers are white 4x4 posts with reflectors, no more than 2 feet tall and placed at least 12 inches from the street. **The minimum spacing is 4 feet, which is appropriate for some 90-degree corners, but substantially wider spacing is recommended along curves and straightaways. Alternative markers require approval from the Architectural Control Committee. Rocks, 8x8 posts, or other unyielding barriers to collision are not acceptable road side markers.**

4. Yard and Construction Waste, Garbage, etc.:

- a. Lawn Clippings and Debris: Lawn clippings and debris must be swept or blown from the streets adjoining any property no later than 4 hours after lawn work has been completed. Lawn clippings shall not be blown into or otherwise deposited in the lakes. Property Owners are responsible for the actions of their employees/contractors.
- b. Dumping: No debris, yard waste, or garbage shall be disposed of onto any vacant lot within The Lakes Community. Nor shall any debris, yard waste, garbage or other material be disposed of into any Lake in the community. Property Owners are responsible for the actions of their employees/contractors in this regard.
- c. Outdoor Burning: Outdoor burning of yard waste, construction waste, garbage, leaves, tree limbs, etc. is prohibited.
- d. Placement of Dumpsters/Trash Bins: During roof replacement and/or repair, or other construction projects, the dumpster or other container being utilized to accept the removed materials shall be placed on the property or driveway of the home, *NOT* on the street.

5. Construction/Contractor hours in The Lakes Community are from 7:00 am to 7:00 pm Monday through Saturday. No construction activities or contracted work are permitted on Sundays or federally observed holidays, except for repair emergencies.

6. Changes to driveways and drainage swales: To ensure the maintenance of proper drainage within The Lakes Community, any changes or modifications to the grade or character of driveways or drainage swales require approval from the Architectural Control Committee (ACC). Other items requiring approval from the ACC (additions, fences, landscaping , etc.) are clearly defined in The Lakes Covenants.

7. Signage:

- a. **Posting of Signs/Notices:** Posting of *anything* onto the street signs, stop signs, or any sign post that has been covered with PVC is strictly prohibited. Signs for such activities as open houses, yard/garage sales, etc. are permissible from 3:00 pm the day prior to the start of the event, through 6:00 pm on the day of the conclusion of the event only. It is the responsibility of the person placing such signs to remove them in a timely manner, and in no case more than 24 hours after the conclusion of the event. In no case shall more than three (3) signs for the same activity be placed upon POA property (includes all entrance roadways, and streets); excess signs shall be removed and destroyed.
 - b. All commercial signage on properties shall be limited to the actual time that work is being undertaken. Some examples would be (1) "This roof work being done by", (2) "This house power washed by", (3) "This house landscaped by", (4) "New windows being installed by", (5) "Tree cutting service done by", etc. The only signs that will be permitted on an ongoing basis are: (1) For Rent, (2) For Sale, (3) For Lease, (4) Home Security signs, (5) Garage/Yard Sale, (6) Political signs between 45 days before and 3 days after elections.
8. **Pets:** Owners are responsible for their pets at all times and assume liability for their actions under all circumstances. Per The Lakes Covenants, pets should be on a leash or carried by the owner when not on the owner's lot. Per Horry County Ordinance: "No person harboring, owning, keeping in possession or having custody or control of any animal shall permit such animal to create a public nuisance. Public nuisance shall include but not be limited to the following: creating excessive noise; molesting people; chasing vehicles; depositing excretory matter on property other than that of the owner; dog or cat to run at large while in heat. Provided further, it shall be unlawful for the owner or manager of any domestic animal of any description willfully or negligently to permit any such animal to run at large beyond the limits of his own land or the lands leased, occupied or controlled". (Ord. No. 69-07, 5-15-07).
9. **Yard Sales:** Homeowners are limited to 4 yard sale events per calendar year. Each yard sale shall be up to 2 days in duration (e.g., Friday and Saturday), beginning at 7 am on either/both days. Posting of signs is permitted under the Rules and Regulations as defined in Section 7a (see above). Homeowners will be responsible for ensuring that the roadway and any intersections remain clear for access as necessary by emergency vehicles.
10. **Violations of The Lakes Rules and Regulations and Covenants:** Any items in The Lakes Covenants that are not addressed in The Lakes Rules and Regulations are still binding. Violations to the Covenants and/or the Rules and Regulations are subject to fines by The Lakes Property Owners Association of up to \$25 per written notice. For continuing violations, there can be daily notices/fines. As described in The Lakes Covenants, the imposition of fines must be preceded by written notification and a minimum of 7 days to request a hearing. Further details can be found in The Covenants (Article V, Section 3, Amended Nov 9, 2011).

11.Changes to the Rules and Regulations: In order to provide an opportunity for feedback and discussion, proposed changes to The Lakes Rules and Regulations (including revisions or deletions of current rules and regulations, or the addition of new rules and regulations) must be approved for posting by the POA Board of Directors and posted for at least 30 days prior to being voted on by the Board.

**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: Paige F Bellamy, PC

ADDRESS:

PO BOX 3347

MURRELLS INLT, SC 29576-2673

TELEPHONE: (843) 299-1659

FAX: (843) 299-1659

E-MAIL ADDRESS: paige@bellamypc.com

Related Document(s): book **1289** , page **272**

PURCHASE PRICE / MORTGAGE AMOUNT: \$,

BRIEF PROPERTY DESCRIPTION: Rules and Regulations for the Lakes Modified

TAX MAP NUMBER (TMS #) / PIN NUMBER: .

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

FULL BUSINESS NAME

1. LAKES PROPERTY OWNERS ASSOCIATION INC

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

1. LAKES PROPERTY OWNERS ASSOCIATION INC