

TIDEWATER PLANTATION PROPERTY OWNER’S RULES AND REGULATIONS MANUAL

Effective June 1, 2010

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Tidewater Plantation – Rules and Regulations

I. Introduction

A. Overview

Tidewater is a Planned Unit Development (PUD) created in agreement with the City of North Myrtle Beach. Tidewater is governed overall by City approved Declaration of Covenants, Conditions and Restrictions (CCRs) which define the Tidewater Plantation Community Association (TPCA), Inc., the required Board of Directors (BOD) and Design Review Board (DRB). It is the responsibility of these two boards, in accordance with the CCRs, to establish, publish, and oversee the enforcement of all rules and regulations in force within Tidewater Plantation and the Tidewater Beach House.

“The Board of Directors shall be responsible for the affairs of the Association and shall have all of the powers and duties necessary for the administration of the Association’s affairs and, as provided by law, may do all acts and things as are not by the Covenants, Articles, or these By-laws directed to be done and exercised exclusively by the Voting Members of the membership generally”. (Ref. Bylaws, Article III, Section.3a, Powers and Duties)

In addition, six (6) individual condominium associations within Tidewater are defined and have their own home owners’ associations and boards of directors who are responsible for the creation, publishing and enforcement of each condominium’s unique rules and regulations. The condominiums rules and regulations are in addition to the overall Tidewater rules and regulation. The condominiums rules and regulations are available from the individual condominium associations.

The condominium associations are:

- Clubhouse Villas
- Harbor Loft
- Heron Lake
- Lighthouse Villas
- Teal Lake
- Tidewater Ridge

The Design Review Board (DRB) is responsible for the establishment of architectural standards, review and approval of all building design plans, the design of external structural modifications, and landscape plans and major landscape changes. The DRB has published and maintains their rules and regulations as a two volume set entitled *Tidewater Plantation Community Design Review Board Standards, Requirements and Procedures*.

The following Sections list and define the general Tidewater rules and regulations which cover common areas, streets, and amenities and are designed to promote safety and general enjoyment of the covered areas.

B. Definitions

The following definitions will apply throughout this document:

Association refers to the Tidewater Plantation Community Association, Inc. The Association membership is made up of all Tidewater owners the golf club, and the developer (Declarant).

BOD refers to the Tidewater Plantation Community Association, Inc.'s Board of Directors.

CCRs refers to the *Declaration of Covenants, Conditions and Restrictions* which is the legal document created in agreement with the City of North Myrtle Beach, SC. which provides the overall legal framework for Tidewater's rules and regulations.

DHEC refers to the South Carolina State Department of Health and Environmental Control.

DRB refers to the Tidewater Plantation Community Association, Inc.'s Design Review Board

Golf Course refers to the Tidewater Golf Club, Inc.

HOA refers to the Tidewater Plantation Community Association, Inc.'s Home Owners Administration Building.

Key Fob refers to the key chain sized access device issued to property owners which allows the owners to enter the Bluffs and various "owners only" venues associated with Tidewater.

Managing Agent refers to the current property manager resident in the Home Owners Administration Building (HOA) at 2000 Spinnaker Drive.

Owner (as defined in the CCRs) shall mean and refer to the owner(s) of record, whether one or more persons or entities, of the fee simple title to any Unit which is a part of Tidewater Plantation

Owner Guest refers to a guest of an owner

Rental Guest refers to a person(s) renting a Tidewater condominium unit or a single family home

Renter refers to person or persons occupying a condominium or single family dwelling under a rental agreement with owner or real estate agent.

Security refers to the personnel contracted by the Association to provide access control, roving surveillance, and to enforce rules and regulations as directed by the BOD.

Storage Area refers to an area on Tidewater designed for limited storage for owners' trailers, boats, motorcycles, oversized truck, recreational vehicles and the like in a fenced area adjacent to the Bluffs.

The Bluffs refers to the area of Tidewater south of the Little River Neck Road.

The Plantation refers to the area of Tidewater north of the Little River Neck Road.

Tidewater refers to the entire Tidewater Plantation.

TPCA refers to the Tidewater Plantation Community Association, Inc.

II. Community Access, Roads and Storage Area

Tidewater is under the jurisdiction of the North Myrtle Beach, SC Police Department and is a controlled access or “gated” community. The following procedures govern all vehicles entering the Tidewater at the gatehouse.

A. Access

1. Tidewater Access

Owners with proper identification – current window decal (provided by the Managing Agent) permanently installed in the lower left hand corner of the windshield - should proceed slowly through the right lane past the gatehouse during daytime hours and come to a full stop at the stop sign before proceeding into the Plantation. After dark, owners are required to proceed slowly through the left lane past the gatehouse and come to a full stop at the stop sign before proceeding onto the Plantation.

All other vehicles should proceed to the gatehouse in the left lane. Stop at the gatehouse. Stop again at the stop sign before proceeding onto the Plantation or the Bluffs.

2. Bluffs Access

Access to the Bluffs section of Tidewater Plantation requires an owner’s key fob provided to an owner(s) by the Managing Agent and coded to open the gate.

Owners or guests without a key fob must stop at the pedestal before the Bluff’s gate and show a pass at the camera so the security staff has authorization to open the gate.

3. Visitors

The owner must notify Security before a visitor is scheduled to arrive or the visitor must be on the Owner’s Permanent Guest List maintained by the Managing Agent and provided to the personnel. Any visitor arriving without owner notification or listed on the Permanent Guest List will be held at the gate until the owner is contacted and permission for access is received. If the owner does not respond the visitor will be turned away.

Visiting golfers and Tidewater Grill diners are granted access to those venues and are given a vehicle pass to those venues only.

Visitors, short term renters, and golf/dining guests are provided with a vehicle pass which must be displayed at all times while on Tidewater.

Any person interested in Tidewater real estate can view Tidewater when accompanied by a documented real estate agent.

4. Service Providers

Service providers are treated as visitors and must either be on the Owner's Permanent Guest List or the Owner has notified the gatehouse personnel that the service provider is expected. A service provider without owner approval will be turned away. If access is granted, the appropriate pass must be displayed while on Tidewater.

5. Construction Contractor Employees

All construction personnel must have been listed with the Managing Agent and been provided with the appropriate identification and must display their pass in windshield of their vehicle while in the Tidewater. Details regarding construction personnel are contained in the *Construction Contractor work rules* established by the DRB.

B. Vehicles

1. Recreational Vehicles and Watercraft

All vehicles of this kind, i.e. motor homes, campers, trailers, boats, boat trailers, golf carts, motorcycles, etc., are prohibited from being parked, cleaned, maintained or placed within the Plantation or the Bluffs. A specific parking area is designated for these vehicles and registration for use of the designated area is required at the Managing Agent's office (see Storage Area).

Note: Motor homes, campers, trailers, and boats are permitted on the property for a limited period of time to facilitate loading and unloading of contents. Washing, maintenance, etc of campers, trailers, and boats is not permitted. They may not remain overnight.

2. Motorized Vehicles

The Uniform Act regulating traffic on South Carolina highways (Chapter V, Title 56 of the code of Laws of South Carolina, 1976 with additions and/or exceptions as defined in the CCRs or in rules and regulations adopted by the Association BOD) apply on Tidewater.

No golf carts or golf cars may be operated on the roadways and streets in Tidewater with the exception of Golf Course and Association maintenance vehicles.

No motorcycles, motor scooters or motorbikes may be operated on streets within Tidewater.

All drivers are to obey the posted speed limits and all other posted traffic signs. The posted speed limits and all other posted traffic signs are enforced through monitoring, violation notification, and fining.

C. Parking and Streets

1. Residential off street parking

Each single family home site shall have paved parking (including garage) for at least one car per residence bedroom. Parking is prohibited on grass and unpaved areas associated with home sites except during construction associated with the specific home.

There shall be no storage or parking upon any portion of the Plantation or Bluffs of any mobile home, trailer (with or without wheels), motor home, tractor, truck (other than pick-up trucks), commercial vehicles of any type (outside normal business or contracting hours), campers, motorized camper or trailers, recreational vehicles, boats or other watercraft (other than in owner/neighborhood restricted boat slips or other docking facilities), boat trailers, motorcycles, motorized bicycles, motorized go-carts or any other related forms of transportation devices.

2. Street Parking

On street parking should not be done in such a manner as to inhibit emergency vehicle access. When a gathering requires multiple vehicles parking on street, all vehicles should park on the same side of the street.

3. Overnight Parking

Overnight on street parking is prohibited. Vehicles in violation of overnight parking are subject to fines and/or towing at the owners expense. *In case of an emergency, Security must be notified of the situation and that a vehicle will be remaining on the street overnight.*

D. Storage Area

1. General

Tidewater provides limited storage for owners' trailers, boats, motorcycles, recreational vehicles and the like in a fenced area adjacent to the Bluffs. Storage of personal use cars/trucks or vehicles and equipment used in commercial enterprises and/or businesses is not permitted in the Storage Area (except equipment used by the Association's contractors). The Storage Area is not provided on a permanent basis. The Storage Area has controlled access and video surveillance. The Managing Agent's office provides initial access to the Storage Area. The Association reserves the right to discontinue operation of the Storage Area upon sixty-day (60) notice to persons having items stored in the facility.

2. Liability

All liability for stored items is the responsibility of the item's owner. The Association assumes no liability for loss, damage or theft of items stored for any reason including, but not limited to, failure of controlled access or video surveillance equipment. A liability waiver form must be signed and filed with the Managing Agent.

3. I.D. Requirements

All vehicles/watercraft must be properly and legally tagged or licensed for the state in which they are registered. All items in the Storage Area must be visibly identified with a Storage Area decal or a temporary pass and a waterproof tag showing the owner's name, address and phone number. Unidentified items will be considered abandoned and subject to removal.

4. Space allocation

A defined number of spaces are available for long term storage (one year increments). These spaces are allocated annually through a lottery held in January of each year. Any owner interested in obtaining an annual space in the storage yard must register their property prior to the lottery deadline. A lottery registration form and liability waiver form can be obtained from the Tidewater website or by contacting the Tidewater Managing Agent.

There are also a limited number of transient spaces available for short periods (two weeks or less) for owner's who have friends visiting in recreational vehicles or who require short term boat, jet ski or motor cycle storage. Short term storage can be arranged on a first come basis through the Managing Agent's office. A liability waiver form must be completed and filed with the Managing Agent before the Storage Area can be used.

III. Property Use and Appearance

A. General Information

1. Home appearance and landscaping

Home appearance and landscaping are subject to the Design Review Board's rules and regulations described in the *Tidewater Plantation Community Design Review Board Standards, Requirements and Procedures*. Before beginning any exterior home modification or major landscape change (including shrub/tree removal), DRB review and written approval is required. DRB rules and regulations violations and property use and appearance rules and regulations violations are subject to warnings and/or fines.

2. Water

Water may not be diverted or removed from any lake or pond for yard maintenance or any other purpose.

3. Wildlife

Wildlife shall not be fed and shall not be removed from common areas, lakes, or ponds.

4. Swimming, boating, wading and/or fishing

Swimming, boating, wading, and/or fishing is prohibited in Tidewater lakes/ponds.

5. Noise

Noise (music, dogs barking, etc) or behavior deemed offensive to neighbors or golfers is prohibited and subject to warnings and/or fines.

6. Commercial activities

The CCRs should be referenced to determine other prohibited commercial activities.

B. Signs

No sign, billboard, or advertisement of any kind, including, without limitation, "for rent" or "for sale" and other similar signs may be displayed on the property. Signs displayed on realtor, contractor, subcontractor, service, delivery, government, or similar vehicles are permitted on the property on a temporary (not overnight) basis in the course of, and for the duration of, their normal business. Residents of Tidewater, whether Owners or guests of Owners, with business signs displayed on their personal vehicles may remain overnight provided the vehicle is kept in a garage. If a garage is not available, magnetic signs are to be removed from the vehicle, and permanent signs covered, while the vehicle is at the residence.

C. Trash and Yard Debris Removal

1. Garbage and Recyclables

Garbage and recyclables must be placed curbside in the designated containers no earlier than dusk on the day prior to scheduled collection. The containers must be removed from the curb area no later than 6:00 PM on the collection day. When an owner or guest is leaving Tidewater for an extended period on a day not designated for garbage collection, only bagged garbage may be placed in the Amenity Center dumpster.

2. Yard Debris

Yard debris (either loose or bagged) should be placed curbside (not in street, not on storm drain covers, and limbs cut to a maximum of 4 feet) in front of the Owner's residence for North Myrtle Beach pickup. Do not place yard debris on common areas and/or undeveloped lots. Plant and landscape packaging debris (pots, bags, etc.) should be disposed of as garbage or be removed by paid landscaper. *It is the owner's responsibility to remove yard debris from Tidewater if the North Myrtle Beach debris removal service refuses to pick up the owner's debris.*

D. Garage Doors

Tidewater garage doors are not to remain open unattended for protracted periods of time. Aside from a community appearance aspect, the open garage can attract mice, rats, snakes, etc. Additionally, an open garage door provides easy access for thieves and vandals. If a garage door is observed to be open during the night, the Security personnel will call to notify the owner that the garage door is open.

E. Private Sales

There shall be no general public access sales held within Tidewater except as indicated below. This includes "auctions", "vehicle", "moving", "garage", or "yard" sales. The BOD permits "real estate" and "estate" sales, and "open houses" under the following rules and regulations. Security provided pass must be displayed in vehicle window.

1. Real Estate Sale

(The Security provided pass must be displayed in vehicle window)

- a.** Prospective buyers must be accompanied by documented real estate agent or as the guest of the owner.
- b.** No signs will be allowed in yards or windows of homes, condominiums or vehicles.
- c.** Homes or lots that are for sale can replace the top cap of "911" post at the front of the lot with a teal colored cap (normal cap is white).

2. Open House

(The Security provided pass must be displayed in vehicle window)

- a. Security must be notified at least one day in advance of each real estate open house. Sponsors of the open house must provide Security with the start and end times of the open house and with sufficient copies of maps/directions to each property for handouts to prospective buyers. Prospective buyers will be issued appropriate passes for their vehicles along with the map/directions. If map/directions handouts are not provided to Security, prospective buyers will not be permitted access to Tidewater.
- b. No signs will be allowed in yards or windows of homes, condominiums or vehicles.
- c. No more than three (3) unmarked balloons may be placed at the front of each property to indicate the location of the open house(s). ***Individual condominium associations can prohibit use of balloon at condominium sale locations.***
- d. Tidewater traffic and parking rules must be observed.
- e. The open house homeowner will be held responsible for any damage to the common or other Tidewater property that may occur as a result of the open house.
- f. Prospective buyers will not be admitted in advance of the stated starting time for the open house.

3. Estate Sales

(The Security provided pass must be displayed in vehicle window)

- a. All sale items must be kept within the home except for normal outside items. Garage doors must remain closed.
- b. No signs will be allowed in yards or windows of homes, condominiums or vehicles.
- c. Only three (3) unmarked balloons may be placed at the front of property where the sale is occurring.
- d. Security must be notified at least one day in advance of the estate sale. Sponsors of the sale must provide Security with the stated start and end time of the sale and sufficient copies of maps/directions to the property for handouts to prospective buyers. Prospective buyers will be issued appropriate passes for the vehicles along with the maps/directions. Prospective buyers will not be permitted entry without the maps/directions handout.
- e. Tidewater traffic and parking rules must be observed.
- f. The estate homeowner is responsible for any damages to the common area or other private property that occur during the estate sale.
- g. Prospective buyers will not be admitted in advance of the starting time of the estate sale.

F. Scheduled Special Events

(The Security provided pass must be displayed in vehicle window)

1. Private Parties

Security must be notified of event times and provided with a list of (non-Tidewater) attendees.

2. Memorial Services

a. Security must be notified of event times.

b. Non-Tidewater attendees must be able to identify to Security the name of person for whom the service is being held.

IV. Tidewater Facilities and Common Areas

A. General Rules

1. Owner responsibility

The Tidewater Plantation Community Association facilities are for the enjoyment of the Owners and their dependents and/or guests. Any damage costs and/or fines associated with the use of the Tidewater facilities by owners, their dependents, and/or guests will be the responsibility of the associated owner(s)'.
Any games, sports, or general activities deemed detrimental, by the Managing Agent or Security personnel, to the general population is prohibited.

2. Pets

Pets are not allowed inside any association facility except where subject to the Americans With Disabilities Act and the Fair Housing Act.

3. Reservation of facilities and premises

a. Special functions, such as, but not limited to, hospitality, promotional, golf, tennis or similar outings or events open to all owners, shall have precedence over daily use of the facilities. For special functions, facilities and premises may be closed to general use by owners and their dependents and /or guests. *Every effort will be made to provide advance notification to owners regarding scheduled special functions.*

b. Owners may reserve a Tidewater facility (excluding pools and the Beach House) for private functions on dates other than major holidays. Advance arrangements must be made through the Managing Agents office. *The Reserving owner must be present at private function.*

c. Tidewater facilities are not available for reservation for the purpose of a profit making program/party, i.e. Tupperware parties, jewelry parties, etc. This restriction does not apply to instructional fees for events provided for the health or educational benefit of Owners, i.e. Aerobatics, dance, computer, CPR classes.

4. Liability

The Association assumes no liability for the property of owners and their dependents and/or guests. The property of owners and their dependent(s) and/or guests are not insured by TPCA against loss or damage. The owner is responsible for the cost to the Association for any damage(s) and/or loss to the Association facility caused by the owner or their dependent(s) and/or guests. Any special licenses or insurance for the event required by the TPCA and/or the City of North Myrtle Beach are the users responsibility.

B. Amenity Center/HOA building public rooms

1. General Use

- a. The facilities may be used during established hours of operation.
- b. Appropriate attire is required within the facilities - uncovered swimsuits are not permitted (excluding the washrooms).
- c. Smoking is prohibited.
- d. The use of the facilities by individuals under the age of 16 requires parental supervision.
- e. All food must be consumed within the facility, under the pergola at the owners' pool, or on the terrace of the community pool. No food is permitted on the tennis courts, the pool decks, or in the pool.
- f. All leftover food and accessories must be removed at the completion of the function. All garbage and refuse must be deposited in the dumpster located on the Amenity Center premises.
- g. The Amenity Center kitchen can be used to hold and serve hot and cold food. All appliances should be emptied at end of function and left in clean condition.

2. Capacity

- a. The Amenity Center is limited to a capacity of 300 “standing” or 200 “sitting” meeting style, 145 seated at tables, or 115 seated at tables when dance floor is to be used for dancing.
- b. The HOA public rooms occupancies are limited based on room used. See Managing Agent for correct number of people allowed for a given room.

3. Facility Reservations

- a. To reserve a facility, a reservation agreement must be executed with the Managing Agent and a BOD established deposit and rental/use fee submitted to the Managing Agent. The deposit will be returned to the owner after inspection and acceptance of the facility condition by the Managing Agent. Any costs associated with clean-up and/or repair of the facility and/or contents resulting from the private function will be subtracted from the deposit. If the costs exceed the deposit, the owner will be responsible for the entire costs.
- b. Reservations for Tidewater functions will have priority over individual owner reservations.
- c. No owner may reserve a facility more than once in a 90 day period.
- d. Reservation of the Amenity Center does not restrict the use of the restrooms by pool users.

C. Fitness Center

1. General Fitness Center Information

- a. The use of the Fitness Center’s amenities is at the owner’s or owner’s guest(s) own risk. The TPCA does not employ an on-duty equipment attendant or trainer.
- b. Owners and owner’s guest(s) should familiarize themselves with the posted instructions for each piece of Fitness Center equipment.
- c. Repair or replacement of Fitness Center amenities due to misuse or unauthorized use by an owner or owner’s guest(s) will be made by the TPCA and the costs billed to the responsible owner.
- d. Personal trainers as a guest of an owner are welcome but are prohibited from business solicitation. Use of the facility by personal trainers is prohibited when not accompanied by an owner.

2. Fitness Center Rules

- a. No one under age of sixteen (16) is permitted to use the Fitness Center equipment.
- b. Smoking is prohibited in the Fitness Center.
- c. All Fitness Center users must sign in (arrival time) and sign out (departure time) using the sign-in log located near the main entrance.
- d. Use of an individual piece of equipment is limited to 30 minutes (when other people are waiting).
- e. Television, stereo, conversation volume levels should be at a reasonably low level.
- f. Eating is not permitted in the Fitness Center. Eating is permitted on the outside terrace. (*Note: Any food left in the Fitness Center will be discarded during regular cleaning process.*)
- g. Participants in programs offered at the Fitness Center are required to sign a waiver of liability (forms available from on-site management employee) and leave the signed form with the management employee.

D. Pools

1. General Pool Information

- a. An emergency phone box is located poolside for activating 911 emergency calls.
- b. Life-saving equipment is located along the perimeter of the pool area.
- c. A first aid kit is available at the pool facility.
- d. Management can close the pool for cleaning and maintenance as necessary.
- e. The owner is responsible for all costs associated with pool “clean-up” due to owner/guest action i.e. broken glass, defecation, etc. (*Note: Costs can exceed \$2,000.00.*)

2. Pool Rules (all Tidewater pools)

- a.** The pool areas, adult and wading pools, and whirlpool are for the use of owners, owners' dependent(s), and owner guest(s).
- b.** Swimming is permitted only during posted hours of operation.
- c.** The use of all Tidewater pools is at the user's own risk. No lifeguard is present.
- d.** All food must be consumed under the pergola at the owners' pool, or on the terrace of the community pool.
- e.** No pets are allowed in or around the pool area.
- f.** Any children who are not "potty" trained are not permitted in the adults pools unless they are wearing properly fitting rubber pants or "Little Swimmers".
- g.** Diving is prohibited at all times.
- h.** Running, ball playing, noisy or hazardous activity, or excessive splashing is not permitted in or around the pool.
- i.** The use of floats, balls, etc., which are inconsiderate, offensive, or which interfere with the peaceful enjoyment and safety of other pool users (as determined by Managing Agent) is prohibited.
- j.** The broadcast volume of radios, recorders, CD's, etc. shall be kept at a low level.
- k.** Pool furniture must not be removed from the pool deck.
- l.** Reservation of pool furniture is prohibited.
- m.** Proper swim attire is required. No jeans, cut-offs, tank tops, etc., are permitted in the pools.
- n.** In the event of thunder storms, the pool must be vacated.
- o.** All persons using the pool and associated washrooms are responsible for keeping the areas clean. Dispose of paper goods, trash, cans, cigarettes, etc. in the provided receptacles
- p.** Use walks and paved surfaces. Do not damage or destroy pool area landscaping.
- q.** No children under 16 years old allowed in pool without adult supervision

- r.** Rules for pool use required by State Department of Health and Environmental Control (DHEC)
 - No solo swimming is permitted
 - No running
 - No boisterous or rough play
 - No person under the influence of alcohol or drugs should use the pool
 - No spitting or blowing nose in the pool

- No persons with diarrheal illness or nausea should enter the pool
- No persons with skin, eye, ear or nasal infections should enter the pool
- No animals or pets allowed in the pool enclosure
- No glass allowed in the pool or on the pool deck
- No children should be in the pool without supervision
- Showers are required before entering the pool
- No more than the posted maximum number of swimmers allowed in the pool

3. Spa/Whirlpool

a. General Spa/Whirlpool Information

- DHEC recommends elderly persons and those suffering from heart disease, diabetes; high or low blood pressure should consult their physician before using the spa.
- The use of the spa while under the influence of alcohol, anticoagulants, antihistamines, vasoconstrictors, vasodilators, stimulants, hypnotics, narcotics or tranquilizers is prohibited.
- A spa session is to be limited to no more than fifteen (15) minutes.
- Pregnant women should not use the spa without first consulting their physician.
- DHEC limits the maximum water temperature for any spa to 104 degrees F.

b. Spa/Whirlpools Rules

- Limit time in Spa/Whirlpool to fifteen (15) minutes if others are waiting.
- Floats, rafts, etc. are not allowed.
- Food or drinks are not allowed.
- All children under the age of three (3) are not allowed.
- All children between the ages of three (3) and sixteen (16) must be accompanied by a parent or guardian.

4. Owners Pool

a. An owner must accompany guests at all times at the Owner's Pool, Bluffs Pool, and South Island Pool. Unaccompanied guests are to use the Community Pool.

b. Owners with more than two (2) guests are asked to use the Community Pool.

c. Owners and accompanied guests must have their passes with them. The Managing Agent's staff is instructed to enforce pool badge rules. Questions are directed to the Tidewater Property Management Office in the HOA Administration Center.

d. An owner's use of the Owners Pool includes privileges for the owner and spouse (or significant other), their unmarried dependent children under the age of twenty-five (25) who are living at home or attending school on a full-time basis, or 2 accompanied guests. (*Note: the two (2) guest limit does not apply to the Bluffs and South Island pools.*)

- e. Each unit/lot will be issued two (2) Owners Pool Passes per legal owner/couple (name(s) indicated on the closing statement and/or deed on file with the Tidewater .)
- f. Initial pool passes are issued free of charge. Replacement passes are available from the Tidewater Property Management for \$25.00 each.
- g. Guest Pool Passes are limited to 2 per unit/lot.
- h. Food and drinks are prohibited in the pools.
- i. All owners and guests are required to sign the “sign-in” log when entering and leaving the pool area.

5. Bluffs Pool

The use of the Bluffs Pool is limited to Bluffs residents and their guests.

6. South Island Pool

The use of the South Island Pool is limited to South Island residents and their guests.

7. Teal Lake Pool

The use of the Teal Lake Pool is limited to Teal Lake residents and their guests.

E. Tennis Courts

1. Tennis Courts General Information

- a. Courts are available for play between the hours of 8:00 a.m. and 10:00 p.m., or as otherwise posted on the bulletin board at the tennis gazebo.
- b. Tournaments, exhibitions, and special events have precedence over routine court use. These activities must be scheduled with the Tidewater Managing Agent.
- c. All courts are subject to closing without notice at the Tidewater Managing Agent’s discretion. Play on closed courts can result in owner fines.
- d. Two courts cannot be reserved simultaneously.
- e. Court reservations have priority over walk-on play.
- f. Reservations will not be held for late arrivals. At least two (2) players must be present to hold a reservation.
- g. Players who finish before their time is up should change the sign up sheet on the bulletin board at the tennis gazebo when they are vacating the court(s).

2. Tennis Courts Rules

- a. Proper tennis attire is required. Jeans, cut-offs, swimsuits, or tank-tops are not allowed. Shirts are required.
- b. No food is permitted on the tennis courts
- c. All tennis players must register by signing the Tennis Courts Log at the tennis gazebo.

- d. Court time for singles is limited to one (1) hour and doubles limited to one and one-half (1 ½) hours of play.
- e. Regulation tennis shoes (flat, soft-soled, designed specifically for clay court play) are required for clay court play.
- f. Any type of sports/walking shoes are allowed on the hard courts.
- g. Players must “dress” the clay courts when finished playing. This includes sweeping the courts and lines.
- h. Players are required to observe recognized tennis etiquette and sportsmanship.

F. Beach House

1. General Beach House Access Information

a. Who may use the Beach House

- All Owner(s) in good standing and registered spouse or significant other are allowed to use the Beach House.
- Owners may register other immediate members of their family as owner guests. Family members for Beach House access purposes include those identified as children (sons and daughters with their spouse/significant other), grandchildren, and mothers and fathers.
- Registered family guests may use the Beach House without the deed-designated owner(s) being present. Registered family guests **may not** extend Beach House access privileges to others. Children under the age of 18 must be accompanied by an owner or registered family member.
- All non-registered guests must be accompanied by an owner or spouse or significant other. Owners, spouse or significant other must remain with their guest(s) while at the Beach House.
- The Beach House is not available for private parties.

b. How to register a guest

- Registration forms are available from the Managing Agent in the HOA.
- Registration forms require the guest’s name, relationship, and date of birth for each named family guest.
- Owner(s) are required to acknowledge their responsibility to abide by the Tidewater Rules and Regulations and that the owner is responsible for the behavior and activities of their registered guest(s).

c. Privileges and/or Fines

Failure to abide by the Tidewater Rules and Regulations can result in suspension of amenity privileges and/or fines to the owner.

2. General Beach House Rules

a. ID requirements

All owners and registered guests must have a photo ID showing name and birth date when using the Beach House.

b. Beach House Parking

One vehicle per Tidewater home/unit is permitted a parking space for owner and/or guests. A parking pass may be issued during peak Beach House usage periods. Failure to have a parking pass may result in the vehicle being towed (at the vehicle owner's expense) from the facility and may result in the loss of Beach House privileges.

c. Hours of operation

The Beach House will be open daily, year-round from 6:00 a.m. until dark. The electronic key system will not permit entry or exit after 10:00 p.m. unless special arrangements are made with the Managing Agent.

d. Liability

The loss or damage of personal effects for whatever reason is the responsibility of the owner of the personal effects.

e. Behavior

- Conversations, radios, cell phones, etc. should be at a generally acceptable level.
- No running within the Beach House.
- If kitchen or bath rooms are used, clean-up after use.
- No glass containers are permitted
- Deck furniture, kitchen appliances, kitchen counter space, etc. can not be "reserved" while owners or guests are not actually using the item(s).

f. Grills

Grills of any type are prohibited within the Beach House or on the grounds.

g. Pets

Pets are not permitted in the Beach House or tied/chained on Beach House grounds.

G. Tidewater Bulletin Boards

Bulletin boards for owner communications are strategically placed throughout the community and are maintained by the Communications Committee. Bulletin boards are located at the HOA, Fitness Center, Amenity Center, Bluffs Pool, Beach House, South Island Pool and the tennis gazebo

Flyers for special community and owner announcements on 3x5 inch cards (printed and dated) which contain information about swaps, items for sale, pet sitting, and baby/elder sitting are permitted and can remain on bulletin boards for up to two months. Flyers and cards must be approved for posting and are to be delivered to the Communications Committee mailbox in the HOA for approval and posting.

Cards promoting regular business ventures such as real estate sales, rental information, construction contracting, etc. are prohibited.

V. Pets

A. General Pet Information

All Tidewater owners, renters, and guests (contractors/sub-contractors are not allowed to bring animals onto Tidewater) must comply with the TPCA Rules and the City of North Myrtle Beach, SC, animal control regulations except where subject to the Americans With Disabilities Act and the Fair Housing Act. **Condominium owner(s), their renters, or their guests should know and follow the individual Tidewater condominium association's rules and regulations.** .

Pets must be maintained in a manner that does not damage Tidewater property, disturb community tranquility, endanger the health and safety of others, or infringe upon the general welfare and enjoyment of person on Tidewater. Owner(s) can be fined for violation of Tidewater pet rules

B. Pet Rules

1. Registering/Inoculations

a. Registering

Pets must be registered with the TPCA Managing Agent prior to occupancy.

b. Inoculation requirements

Evidence of a current rabies inoculation (inoculation tag issued by a governmental authority, certificate signed by a licensed veterinarian, or certificate from a duly authorized person administering the vaccine) must be provided to the Managing Agent on an annual basis.

2. Leashes

Pets must be kept on a lease and under the handler's control when off the owner's property.

3. Clean-up

Handler must clean-up their pet defecation whenever/wherever the pet has relieved itself.

4. Nuisances

Nuisances subject to fines include: loud/incessant noise, damaging property, molesting or intimidating pedestrians or other animals, fouling the air, or creating unsanitary conditions where the pet is maintained.

5. Fencing/outdoor restraint systems

Questions concerning fencing, dog runs, doghouses, etc. should be addressed to the Tidewater Design Review Board for resolution.

6. Tidewater Amenity Access – Pets

See the rules and regulations relative to the specific amenity.

VI. Guests and Renters

A. Owner Liability

Owners are responsible for ensuring that their rental agents provide renters with the relevant Tidewater Rules and Regulations and any applicable condominium rules and regulations.

Owners are responsible for the actions of their renters/guests and can be fined for renter/guest violations of the Tidewater rules and regulations. Owners are also liable to the TPCA for any damages to Tidewater amenities and/or common areas done by the guests or renters.

B. Short Term Renters

1. Amenities Access

- a. Short term renters have access to only the Community Pool/Hot Tub, Fitness Center, and Tennis Courts.
- b. Short term renters may not bring guests into Tidewater amenities.
- c. Short term renters may not have access to owner(s) Key Fob. If a Key Fob is used in violation of the Tidewater rules and regulations, the Key Fob access to the Tidewater amenities can be deactivated and a fee charged for reactivation.

2. Plantation Access

Short term renters must enter the Plantation through the left hand (closest to the gate house) traffic lane.

VII. Golf Course

The Tidewater Golf Course (Golf Course) is located entirely within Tidewater. The Golf Course is owned by a corporation and is subject to the Tidewater CCRs. Tidewater Owners, renters, and guests are subject to the following rules regarding the Golf Course in accordance with the CCRs. Owner(s) can be fined for violating these rules.

A. Owner(s) Access

No owner, visitor, guest, and/or renter is allowed on the Golf Course (including cart paths) unless the person(s) are a greens fee paying guest of the Golf Course. This rule applies at all times.

B. Pets

No pets are allowed on the Golf Course at any time. Pets shall not be restrained on property adjacent to the Golf Course in a manner which creates a nuisance or interferes with golf play.

C. Fences

No fences shall be allowed on the property of any residence adjacent to the Golf Course or practice range fairways (see DRB rules and regulations).

D. Swimming Pools

No swimming pools are allowed on properties fronting the Golf Course (see DRB rules and regulations).

VIII. Rule Monitoring and Enforcement

A. Monitoring

The BOD is intent on preserving the high standards set for Tidewater. Volunteer groups and firms employed by the BOD are oriented and assigned responsibilities for achieving this object. The following groups and individuals shall be involved with monitoring the Tidewater Rules and Regulations:

- Budget and Finance Committee
- Communications committee
- Condominium Associations
- Design Review Board
- Employees of the Managing Agent supervising programs and facilities
- Government Liaison Committee
- Information Technology Committee
- Investment Committee
- Owner(s) informing the Managing Agent of rule infractions
- Periodic review teams of Managing Agent related to common areas and roads
- Promotion Committee
- Property Committee
- Recreation Committee
- Rules and Regulations Committee
- Safety and Security Committee

B. Enforcement

Failure of an Owner to comply with such restrictions, covenants or rules and regulations shall be grounds for action with may include, without limitations, and action to recover sums due for damages, injunctive relief or any combination thereof. Failure to enforce any covenants or restrictions shall not be deemed a waiver of the right to do so thereafter. (CCRs Article 15, Section 2, page 41)

1. Infraction Reporting

Any alleged infraction noted by an owner/guest shall be reported to the Managing Agent (via e-mail, telephone, or in writing – signed or unsigned) at the HOA building. Depending on the nature of the infraction, the Managing Agent will either forward the information to the proper parties for action (BOD or DRB) or prepare a notice of violation which will be forwarded to the owner of the property in question. A record

will be kept of all infractions and action(s) taken to resolve the complaint. All signed complaints will be acknowledged in writing.

2. Infraction Corrective Actions

a. The Managing Agent will prepare a written notice of the violation addressed to the responsible owner. The notice will be mailed to the owner at their address of record. The notice will provide a description of the violation, the corrective action required and the consequence of failure to cure the violation.

b. The first violation notice relative to an infraction shall be issued as a warning unless the Managing Agent in conjunction with the BOD determines the violation to be a matter of public safety or so egregious as to warrant waiving the warning provision. Any subsequent notice relative to the repeat of the same infraction, a failure to cure a previous infraction, or a similar infraction shall be subject to fines set and levied per BOD Policy Resolution 4-15 (Issuance & Collection of Fines).

To clarify the above, The Managing Agent will perform the following sequence of actions with regard to a complaint or observed rule violation:

- Record complaint/observation of rule violation
- Issue first notice of violation to Owner (regular mail) with copy to the DRB where appropriate.
- Issue second notice to Owner (regular mail) based on non-response or continued non-compliance with copy to Rules and Regulations Committee or DRB.
- At BOD direction, issue letter stating amount of fine and/or other BOD curative requirements (Certified, Return Receipt mail or hand delivered by the Managing Agent where possible).
- Proceed as directed by the BOD.

3. Fines

In addition to all other remedies, at the discretion of Declarant or the BOD, a fine or fines may be imposed upon an owner for failure of the owner, owner's guests, lessees, or owner's employee(s) to comply with any Tidewater covenant, restriction, rule or regulation. Fines shall not be construed to be exclusive, and shall exist in addition to all other rights and remedies to which Declarant or the Association may be otherwise legally entitled. CCRs Article 15, Section 3, page 41 and Association Policy Resolution 4/15 elaborate on enforcement procedures and fines.

Fines are as follows:

- First non-compliance or violation: A fine not in excess of one hundred (\$100.00) dollars.
- Second non-compliance or violation: a fine not in excess of three hundred (\$300.00) dollars issued 30 days after first fine notice.
- Third and subsequent non-compliance or violation or violations of a continuing nature: a fine not in excess of five hundred (\$500.00) dollars to be sent 30 days after the second fine notice and every 30 days thereafter.

4. Mediation

a. The process of Mediation may be used to resolve differences in areas such as, but not limited to:

- Disputes between Owners
- Issues not involving clear cut rule violations
- Issues involving possible violation where there is no standing Association committee

b. Offering Mediation in any dispute shall be discretionary and should be used only in cases where bringing the parties together may result in resolution.

c. Mediation is a voluntary process and either party may refuse to participate if mediation is offered. Failure to respond to an offer of mediation or failure of a mediator to be selected by either party will constitute a refusal.

d. Mediation will be a short-term process wherein the mediator will get the parties (the source of the complaint and the owner that is the subject of the complaint) together so they may seek a resolution of the issue short of the Managing Agent issuing a “notice of violation”.

e. Mediation will be offered only at the discretion of the BOD. The BOD can recommend mediators on a case by case basis.

5. Appeals

All appeals should be submitted in writing to the BOD within 10 days of the notice of fine.

There can only be one appeal to any case and BOD response to that appeal will be final.

IX. Rules and Regulations Creation, Change, or Deletion

A. General Information

The BOD has established a standing Rules and Regulations Committee to promulgate and maintain necessary rules and regulations for the Tidewater Plantation.

Changes/additions/deletions pertaining to The Tidewater Golf Club, Inc., DRB rules and regulations, or Tidewater condominium associations' or neighborhood associations' rules and regulations do not apply to this manual and should be submitted to the appropriate entity.

The committee is responsible for preparation of the *Tidewater Rules and Regulations* manual (subject to BOD approval) and the routine updating of the manual. The BOD is responsible for ensuring that the manual is provided to all Tidewater Owners.

B. Changing Tidewater Rules and Regulations

1. Submission

Any change to an existing rule or regulation, addition of a new rule or regulation, or deletion of an existing rule or regulation should be submitted to the Managing Agent in writing with supporting reasons/justification. The Managing Agent and the requesting party will meet with the Rules and Regulations Committee at the next scheduled Committee meeting to review the recommended changes, addition, and/or deletions.

2. Rules and Regulations Committee Process

- a. The Committee is charged with acting on requests promptly.
- b. Actions can include disapproval, request of additional information, request for resubmission with changes or a recommendation to the BOD for approval
- c. Actions of the Committee are final with prompt appeal to the BOD in a manner prescribed by the BOD.
- d. The requesting person/entity shall be notified in writing by the Managing Agent of the Committee's decision.

3. Appeal of Committee Decision

A prompt appeal to the BOD regarding the Committee decision shall be deemed to be one taken within 14 days of notification of the Committee decision. If a BOD appeal is taken, the Committee shall be present and shall present their rationale for the action taken.

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