



Summertree Village

Homeowners Association, Inc.

Rules and Regulations

GENERAL

Each owner is responsible for the proper conduct of members of his family, his guests and service personnel as well as for any damage to the common areas caused by these persons. It is also each owner's responsibility to insure that his rental agent and guests understand and observe all rules and regulations. No children under 18 years of age are permitted to occupy any unit unless directly supervised by their parents or the owner of the unit. Occupancy of a unit is not to exceed 6 for 2 bedroom units, or 8 for 3 bedroom units.

PARKING

Vehicles shall be parked only in marked designated spaces. Double parking, parking on grass is not permitted. Commercial vehicles of any kind and vehicles which are not properly tagged or registered are not permitted. Washing vehicles or working on vehicles on Association property is not permitted.

TRAILERS, MOTORCYCLES AND OTHER RECREATIONAL VEHICLES

No trailer, camper, mobile home, motor home, jet ski, golf cart (excluding maintenance personnel), boats, motorcycles or other similar equipment shall be parked or stored on the premises. All unauthorized, unregistered, abandoned or inoperable vehicles are not permitted on the premises and will be towed at owner's expense.

OUTDOOR COOKING

Cooking on balconies, in hallways or near buildings, is **STRICTLY PROHIBITED BY LAW** due to the serious fire hazard these activities pose. Grills are provided at outdoor pool deck area and at indoor pool deck area. If you use the grills, please remove all trash and debris, clean the grill and turn off the gas.

SWIMMING POOLS & HOT TUB

Pool and hot tub rules are clearly posted and enforced. Glass objects are prohibited in these areas. All residents, guests and renters are cautioned that they **USE THE SWIMMING POOL AND HOT TUB, IT'S EQUIPMENT AND FACILITIES AT THEIR OWN RISK**. No animals allowed in pool areas. Children under the age of 16 are not permitted in the pool areas unless accompanied by an adult. **State Law: Nobody under the age of 16 permitted in the Hot Tub**. Pool hours: Outdoor 9:00 am - 10:00 pm. (Indoor/Summer 10am-10pm, Winter 9am-10pm).

BALCONIES & PORCHES

Clothing, linens, towels, etc., shall not be hung from balconies, porches, clotheslines, windowsills, or draped across the balcony furniture. Beach chairs, clothing and other items shall not be stored or left in hallways, stairways or outside the entrance doorways. Cigars, cigarettes, or other objects shall not be thrown from balconies or porches.

FIREWORKS

The use of fireworks on any portion of Association property is illegal.

ANNOYANCES

Loud parties are not permitted. Noise from television, stereo equipment, musical instruments and talking should be kept to a minimum at all times. Excessive noise will not be tolerated during the hours from 11:00 PM to 8:00 AM.

PETS

Under no circumstances are renters/guests allowed to have pets on Association property. Owners must register pets at the maintenance office. Pets must be on a leash or carried. **PET OWNERS ARE RESPONSIBLE FOR CLEANING UP AFTER THEIR PET.**

CHILDREN

Supervision of children by a responsible adult must be exercised at all times when children are playing on the grounds or swimming in the pool. Playing in corridors and stairwells is not permitted. Skateboards, skates or roller blade usage on Association property is prohibited due to the liability these activities pose.

TRASH

All trash and unit debris must be placed in a secured, heavy-duty plastic bag and deposited in **DUMPSTERS** located in the parking areas throughout the property. Disposal company will not pickup refuse not placed in the dumpster.

VIOLATIONS

Violations of the posted rules and regulations should be reported to the Association's Managing Agent, The ICARE Group, LLC, (843) 449-5411. Violations of the above stated rules are subject to a \$25.00 or more fine.

EMERGENCY TELEPHONE NUMBERS

Police, Rescue, Fire Department	911
Property Managing Agent - The ICARE Group, LLC.	(843) 449-5411
ICARE - After hours emergencies	(843) 449-5411 Ext 301
Lockout Services: Phil's Lock & Key Service	(843) 272-6300
Mark's Lock & Key Service	(843) 626-6275

To report maintenance concerns not involving individual units, contact the Property Managing Agent, or email the Summertree Village HOA at Maint@SummertreeVillageHOA.com.

Maintenance concerns or other items involving unit interiors, should be reported to the rental agent or owner of the unit.