

PRINCE GEORGE

RULES AND REGULATIONS

Revised September 2023

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INTRODUCTION

In order to create a congenial and dignified residential atmosphere, the Board of Directors for the Prince George community has adopted Rules and Regulations for the guidance of all owners, their families and guests. In general, the Rules are not original to us, but are the result of our experience and the experience of other Associations. These Rules and Regulations may not please everyone entirely, nor were they designed to satisfy individual personal desires. This would be an impossible task. From our experience, they will meet the approval of a large majority of owners and this is the only means of achieving success in this kind of living. Please view these rules as a supplement to, not replacement of, the recorded Declaration of Covenants.

Any questions, suggestions, or complaints should be put in writing and mailed to:
Prince George Community Association

Attention: Association Manager
6500 Ocean Highway
Pawleys Island, SC 29585
(843) 237-9551

You may also contact any Board Member. Log into TownSq (<https://app.townsq.io> for contact information.

If the Association Manager cannot resolve them for you, they will be referred to the appropriate committee or to the Board of Directors. It is asked that everyone follow this procedure so that your request may be handled in an orderly manner.

It is hoped that these Rules and Regulations will answer as many questions as possible. They will be reviewed as required by the Board of Directors and appropriate amendments will be made. It is hoped that we may have the understanding and cooperation of all owners and guests, in order that we may all enjoy the benefits of our community living to the fullest.

Prince George
Board of Directors

DEFINITIONS

ASSOCIATION MANAGER or **ASSOCIATION'S MANAGEMENT COMPANY** shall be the property manager or property management company as designated by the Board of Directors for Prince George.

DECLARATION OF COVENANTS are those certain Amended and Restated Declaration of Covenants and Restrictions for Prince George dated June 20, 2018, and recorded June 27, 2018 in Deed Book 3298, Page 241 in the Office of the Register of Deeds for Georgetown as may be further amended and supplemented.

PROPERTY OWNERS are those who own property at Prince George.

PERSONAL GUESTS OR VISITORS are those persons invited by Property Owners or Long Term Renters whose presence in Prince George is for a specific and non-recurring limited period of time.

CONTRACTOR and its employees refer to those performing construction and general work for property owners and/or the Prince George Community Association.

BUSINESS AND SERVICE VENDORS comprise legally admitted sales personnel, service help hired by owners or the Prince George Community Association, utility employees, paper and mail deliveries, etc.

IN-KIND COMPENSATION includes, but is not limited to, monetary and/or an in-kind arrangement received for any formal or informal home exchange, swap or trade pursuant to an agreement between a Property Owner and a non-Property Owner Third Party.

IN-KIND EXCHANGE includes, but is not limited to, any formal or informal arrangement between a Property Owner and a third party whereby a home exchange, swap or trade is executed.

LONG TERM RENTAL is a property rental or lease contract or In-Kind Exchange for a term of no less than one year (12 consecutive months) in duration.

LONG TERM RENTER is a person renting or leasing property as a Long Term Rental.

SHORT TERM RENTAL is a property rental or lease contract or In-Kind Exchange for a term of less than one year (12 consecutive months) in duration.

ARCHITECTURAL REVIEW GUIDELINES

For Guidelines on architectural alterations or additions, please refer to the ARB Guidelines which are available under Documents in TownSq. This document (**Rules and Regulations**) does not contain any procedures for these applications.

ACCESS TO PRINCE GEORGE

Property Owners can gain entry through the gates by using barcodes or swipe cards. If you need to provide access to a Contractor, a restricted 5 digit PIN may be issued to them. Contractors will be monitored for unauthorized use and their codes will be eliminated if any unauthorized use is found. To register a Contractor or service provider, please contact the Prince George Community Association Office.

The directory in the gate callbox system may have multiple listings representing a single home or lot in Prince George. Each listing may also have more than one number that is called when a visitor wishes to gain entry. The system will first call the primary number for each name in the directory, then will roll to the secondary number if the primary phone number is not answered. At the callbox, your Visitors may enter your assigned directory code or search your name by pressing the "Phone Call" button and selecting "Find a Name or I have a Directory Code" and then press the "CALL" button to call you. After speaking with your Visitor, you simply press the number 9 on your phone keypad and hang up. The gate will then open.

Property owners have the ability to issue a 5 digit PIN for visitors, guest, deliveries, temporary access or recurring access provided such access is not in violation of the Short Term Rental prohibition through the myQ Community App. If you wish to use this feature, please contact the Prince George Community Association Office.

Property Owners should assure that their guests are properly instructed on how to access the security gate prior to arrival.

USE OF THE AMENITIES

The use of Prince George amenities is restricted to Property Owners, their immediate family members, their Personal Guests and Long Term Renters. Amenities include clubhouses, parking facilities, pool, tennis courts and trails as well as lakes, creeks, rivers and marshes accessed through Prince George. These privileges are prohibited to all others and are further controlled by the Declaration of Covenants.

Beach access walkways are marked. Avoid parking vehicles illegally and trespassing on private property. With the exception of Property Owners maintaining their property, do not walk or play on the sand dunes. Help protect sea oats and other dune grasses and vegetation. South Carolina law prohibits the taking of sea oats. Motorized vehicles (2, 3 or 4 wheel) including golf carts are not allowed on the dunes or beach, except for emergency, security or special purposes by permit only. Do not park boats on the dunes. Prince George discourages the use of any glass containers on the beaches.

CLUBHOUSE RULES

The Association clubhouses are for the exclusive use of the Property Owners, their immediate family, Personal Guests accompanied by an Owner and Long Term Renters.

Any person using the clubhouses shall be responsible for keeping them clean and presentable.

Each Property Owner shall be responsible for any damage caused to the clubhouse or its contents by the Property Owner, their immediate family, Personal Guests and Long Term Renters.

Under no circumstances will the clubhouses be used for commercial purposes. Behavior and dress should take into account the family environment of Prince George, as should the quiet use of facilities and common grounds.

The pool and clubhouses are open to all Property Owners, their immediate family, Personal Guests and Long Term Renters for non-exclusive use, according to times posted, except during private parties.

Private Parties: (For exclusive use of Facilities see Exhibit A)

Blackout dates for private parties are: Memorial Day weekend through Labor Day weekend. All parties or events must be sponsored by a Property Owner; sponsorship includes the sponsoring Property Owner being on the premises during the entire event. Outside groups are not permitted to use any Prince George facility on a regular basis for scheduled events, but may be invited by a Property Owner for an occasional function. A Property Owner may sponsor an event for a non-property owner or Long Term Renter. See the Prince George Clubhouse and River Clubhouse Use Policy for full details on rental guidelines.

Our clubhouses are provided for the use and enjoyment of Property Owners, their immediate family, Personal Guests accompanied by an Owner and Long Term Renters. While private parties are allowed outside of the Blackout dates period, they should be planned and conducted in a manner not to disturb residents or others. Caterers/contractors to parties may not violate any Association rules and/or property restrictions. **Any damage done to the clubhouse or common areas will be the financial responsibility of the host Property Owner.**

Reservation Procedure

To reserve the Ocean clubhouse/pool or Marina clubhouse, the sponsoring Property Owner must sign and deliver a Clubhouse Reservation Agreement form (available from the Association's Management Company), provide Proof of Event Insurance, usage fee of \$500.00 and deposit of \$1,500 to Prince George Community Association, and obtain approval from the Board of Directors prior to the event. The \$1,500 deposit (less the \$100 cleaning fee) will be returned to the Property Owner once the clubhouse is determined to be clean and orderly. Proof of Insurance for one-time event liability coverage can be obtained from your insurer of choice. As a courtesy to

other Property Owners, please notify the Association office of an event cancellation as soon as possible. Failure to cancel within seven days of event forfeits \$500 usage fee.

Other Important Information

The Beach Clubhouse capacity is 55 for inside functions and 125 for inside/outside functions. The marina clubhouse capacity is 40.

Do not attach decorations with nails or staples, or otherwise damage property or landscaping. **Any damage done to the clubhouse or common areas will be the financial responsibility of the host Property Owner.** If the damage is not paid for, the Board of Directors has the right to attach the expense, as well as fines or late fees, to the Property Owner's Association account. Only Property Owners in good standing with the Association (not delinquent in dues and assessments) shall be allowed to reserve the clubhouses. It is the discretion of the Board of Directors to prohibit Property Owners or their guests from reserving the clubhouses if they have mistreated the facility in the past.

Party guests will be given a temporary 4 digit PIN for entering the Prince George community. The code will expire the next morning. Code for party guests will be obtained from the Prince George Community Association Office.

All events must terminate by 11:00 P.M. Clean up must be completed by 11:30 P.M.

TRAFFIC AND PARKING RULES

Prince George roads are classified as secondary highways in South Carolina and all State traffic laws must be observed. Speed limits and other traffic control signs are posted throughout Prince George. Traffic may be monitored by the Georgetown County Sheriff's Department who may issue summons for any violations.

Anyone operating a vehicle within Prince George should be aware that the roads are private and are also used for walking, jogging, bicycles and golf carts.

Any special vehicle or equipment (camper, recreational vehicle, boat, trailer, etc.) that cannot be stored in a garage structure, Prince George storage area or discretely screened, as approved by the ARB, is required to be stored offsite at owner's expense. No special vehicles (boats, trailers, campers, recreational vehicles, etc.) can be stored on Common Property (as defined in the Declaration of Covenants) at any time.

Parking on the grass shoulders along the roads is prohibited, except on a short-term emergency basis. Exceptions will be made for Property Owners, to permit temporary use of the grass shoulders for parking while hosting social events or while observing flora, fauna or other similar activities.

Real estate agents representing Property Owners shall be permitted to use parking facilities to show properties and amenities to clients.

Parking will be permitted by workmen at construction sites, but only on the property where the construction is taking place. Any damage to grass at such sites must be repaired as part of the site landscaping, which is further governed by applicable contractor rules.

GOLF CARTS

Property Owners, their immediate family, Personal Guests accompanied by an Owner and Long Term Renters are encouraged to use and have the privilege of using golf carts in Prince George, provided golf cart operators abide by South Carolina State laws. **Children should not be permitted to operate golf carts.**

ANIMALS

Only household pets of Property Owners, their immediate family, Personal Guests accompanied by an Owner and Long Term Renters are permitted in Prince George. Pet owners are responsible to see that pets do not constitute a nuisance or disturb wildlife. Pets are required to have owner identification on them and must have current inoculation against rabies, etc., as required by County Ordinance No. 91- 8.

Pets must be kept on a leash, contained in an area on the homeowner's lot such as an invisible fence or under control of the owner by voice command. Owners should take responsibility for and clean up after their dogs on the beach.

Pets are prohibited in the Ocean Clubhouse, the surrounding pool area (by State law), and River Clubhouse. Pet owners must take responsibility for their pets if Prince George is to be a pet friendly community.

PGCA HOLIDAY DECORATION AND NON-HOLIDAY LAWN ART APPEARANCE

The following guidelines are designed to help property owners choose external holiday decorations and non-holiday lawn art & signs that are in keeping with the aesthetics of the Prince George Community.

Holiday Decorations and Lawn Art—

This includes, but not limited to, seasonal decorations, lights, temporary displays, inflatables, signs and lawn art. This also includes signs or lawn art outside of any given holiday.

Guidelines on display/use:

- Can be displayed no sooner than 4 weeks prior to holiday
- Should be removed no later than 1 week after the holiday (Exception for Christmas decorations which should be removed no later than January 6th)
- Displays and/or Decorations are not allowed on roofs of a home nor on the roof of other structures on the property
- Displays and/or Decorations should not be within 50 feet of the neighborhood streets, common areas or ponds. The exception would be decorations on home

columns adjacent to neighborhood streets which may be within 50 feet of the street.

- External holiday lighting, including inflatables should be powered off by Midnight
- Sound producing decorations should be set at a low volume as to not be intrusive to neighbors and must be powered off by 10 PM
- Holiday Inflatables or other decorations should not be taller than the roof eave of the home or the roof eave of other structures on the property. Other non-Holiday signs and yard art should not exceed 4 feet in height
- Holiday decorations should enhance the aesthetics of the residence and the neighborhood, rather than distract or overwhelm
- All displays and Decorations should be secured to the ground to avoid blowing around lot or onto other lots
- Avoid bright/neon colors, where possible

CONTRACTOR'S RULES

Separate contractor rules regulations and fines have been established as part of ARB standards and guidelines. Under these rules, among other matters, contract workers are NOT PERMITTED to use any amenities, including recreational facilities, beaches, docks, creeks and lakes for fishing, crabbing or shrimping. All workers are required to use the most direct route to and from their assigned job site, but must remain on paved roads at all times. Speeding is prohibited, and violators should be reported to the Association's Management Company.

MARINA

Please see the separate set of Rules and Regulations for the Marina Area Available from the Marina Board of Directors and under the Community Documents of the PG website, www.pgca.info.

USE OF SALT MARSHES, CREEKS, LAKES AND CANALS FOR FISHING OR CRABBING

The marshes, creeks, lakes and canals at Prince George constitute a valuable natural resource. To protect these unique and limited resources for future use, display proper sportsmanship at all times and limit catch of fish, shrimp, crabs, clams, etc. to only what your family and guests can eat.

Catches of female crabs should not exceed 10% of the total catch on each venture, and no female crabs bearing eggs visible thereon can be taken. No crabs measuring less than 5" point to point shall be kept, and only one crab pot person is allowed without a license. Clams and oysters have limited seasons, as provided by State law.

State laws regulating fresh water fishing and establishing limits for fresh water species shall apply within Prince George. Game wardens will be checking from time to time within Prince George. All persons using the creeks and marshes must comply with applicable State and Federal laws.

Refrain from polluting or littering these waters in any way. Littering anywhere within Prince George is prohibited. Fishing after dark is prohibited. Swimming and wading in lakes, canals, and marshes are prohibited. Children under 12 must be accompanied by adults when boating on lakes.

Seining is not permitted within Prince George Community.

BEACH ACCESS

No Overnight Parking

No personal structures or items permitted overnight (Georgetown County code)

Please remove all trash

WILDLIFE

Prince George has employed a Game Control Officer, Fred Powell, who can be contacted at (843) 543-3357. This Officer has been charged with enforcing the State laws, as well as the Association's rules and regulations concerning the wildlife that exists within the community. The Officer will make recommendations to the Board of Directors from time to time, as to the proper management of the wildlife within Prince George.

Prince George is a wildlife sanctuary area. Hunting or the discharge of any firearm, including BB and pellet guns, is strictly prohibited within Prince George.

Motorists are cautioned to be alert for the crossing of deer and other animals, particularly at night, and to avoid harming or disturbing these animals in any way.

Wildlife, such as sea turtles, alligators, birds, raccoons, otters, foxes, wild hogs, beavers or other wildlife, shall not be intentionally disturbed, harassed, or molested. Concerns with wildlife on your property or Common Property should be reported to the Game Control Officer. Please be cautious of animals that seem unafraid or friendly. They may have rabies. Deer and other wildlife are protected by State law from spotlighting.

Sea turtles nest on Prince George beach from April through November and are protected by Federal law. **These nests must not be disturbed in any way**, and the use of lights directed toward the beach during this time is strictly prohibited by law and the Declaration of Covenants.

Alligators, if sighted, must NOT be fed, harassed or approached. Alligators cannot be tamed and feeding them only invites them closer to human inhabited areas. South Carolina law prohibits the feeding and harassing of alligators.

ALLIGATORS CAN HARM PERSONS AND PETS!

Property Owners and guests should be aware of the potential danger of alligators and shall take proper precaution with children and pets. Property Owners, their immediate family, Personal Guests accompanied by an Owner and Long Term Renters who are concerned about alligators on their property should report it to the Game Control Officer.

The Prince George Community Association is not responsible for any harm to persons or pets as a result of aggressive wildlife. Assistance to the Property Owners, their immediate family, Personal Guests accompanied by an Owner and Long Term Renters in reporting aggressive alligators or other wildlife to Wildlife Authorities shall not shift liability to the Prince George Community Association.

If any poaching is observed within the community, it should be reported to the Game Control Officer or Prince George Association Management Company.

LONG TERM RENTAL / LEASE / IN-KIND EXCHANGE - RULES AND PROCEDURES

Pursuant to the Declaration of Covenants and effective as of January 1, 2019, property rental or lease or In-Kind Exchange contracts shall be for no less than one year (12 consecutive months) in duration. For the purposes of this restriction, any arrangement whereby a Property Owner receives compensation for use of a Dwelling Unit (as defined in the Declaration of Covenants), whether monetarily or in-kind, is considered rental or leasing of the Dwelling Unit. This includes, for example, participation by the Property Owner in any formal or informal home exchange, swap or trade pursuant to a contractual arrangement that results in the temporary use of the Dwelling Unit by a third party.

A Property Owner wishing to rent/lease/in-kind-exchange his/her home must adhere to the following rules and procedures.

Prior to allowing any tenant/lessee/exchange to occupy the property, the Property Owner(s) must complete an Application to Rent Property ("Application"), submit an application review fee (\$350 for 2019), complete an Acknowledgement of Receipt and Understanding of the PGCA Rules and Regulations ("Rules Acknowledgment"), and a completed rental/lease/exchange contract. The Application, Rules Acknowledgment and these Rules and Regulations may be obtained from the Association Management Company at the Prince George office, 6500 Ocean Hwy., PO Box 2308, Pawleys Island, SC, 29585.

1. The completed Application, signed Rules Acknowledgment, rental/lease/exchange contract, any necessary attachments, and application review fee shall be submitted to the Association's Property Management Company, for review and assessment by the Board. The submission package must also include a copy of Tenant/Lessee Driver's License and/or State issued identification card, License tag number, make and model of automobiles to be on the property and names of all occupants of the leased dwelling. A written approval/disapproval will be provided to the Property Owner(s) within 10 business days of a completed submission. Incomplete submissions will not be reviewed and/or assessed until completed.
2. The Property Owner is responsible for registering the approved tenants' vehicles and securing either barcode stickers or swipe cards for the approved tenants' use in access to Prince George. Barcodes stickers and/or swipe cards shall not be issued prior to written approval of the Application being granted. Property Owners shall not provide barcode

stickers and/or swipe cards to individuals in violation of the Short Term Rental prohibition. Swipe Cards and/or Barcode stickers shall be terminated for non-approved user(s).

3. The Property Owner is responsible for the actions of their tenant(s), guests and/or invitees of tenants. The rental/lease/exchange contract must contain a provision wherein the rights of the tenant(s) to use and occupy the home or rights to the use of entry gates and roads, any area and/or amenity of Prince George will be subject to the Declaration of Covenants and these Rules and Regulations. Each rental/lease/exchange contract must state, as a lease provision, that violations of the Rules and Regulations and/or Declaration of Covenants by the tenant(s), or his or her invitees, will constitute grounds for expulsion of the tenant(s) from the Prince George community and/or fines levied to the Property Owner. The Board reserves the right to demand that the Property Owner perform eviction of any tenant(s) that are involved in any illegal actions, noxious behavior, violations of its Declaration of Covenants and/or Rules and Regulations of the Community or which creates any form of safety issues or property damage within the community. Further, the use of nominal-fee/nominal-notice lease termination clauses are disallowed. The use of such clauses will be grounds for disapproval of a rent/lease/in-kind exchange contract. Finally, all rent/lease contracts must include a sublet prohibition clause.
4. The Property Owner must notify the Board, within 10 business days, of the termination of the rental/lease/exchange contract and the date on which the tenant(s) will no longer be occupying the home. Board will terminate vacated tenant's swipe cards and/or barcode stickers.
5. If a rental/lease/exchange contract requires early termination due to special circumstances such as death, job change or illness of the tenant(s), the homeowner may request an additional application for consideration, review and assessment.

SHORT TERM RENTAL DISALLOWANCE

Pursuant to the Declaration of Covenants and effective as of January 1, 2019, Short Term Rentals are disallowed. Violations of the Short Term Rental/Lease and/or In-Kind Exchange prohibitions shall result in fines being assessed against a non-compliant Property Owner.

MISCELLANEOUS RULES

Property Owners are required to keep their property in a clean and orderly condition at all times.

All Property Owners are required to have garbage pickup service, or dispose of trash off property. Dumping of any trash within Prince George (including the boat storage area) is strictly prohibited. Garbage and trash must be kept in sealed enclosure bags and

placed in **closed** containers shielded from view from other dwellings or passersby, except on days of trash pickup. Burning of trash or other debris is not permitted at any time.

Property Owners and guests may not hang beach towels, bathing suits, etc., on the decks and railings of homes. Outside clotheslines are permitted, but must be hidden from view of others.

Any loud or disturbing noise, such as high volume operation of radios, CD players, etc. is to be avoided.

The cutting or gathering of firewood or other vegetation within the Prince George Community Association's Common Property is prohibited. Property Owners are permitted to gather firewood on their own property. However, any removal of restricted trees from personal lots must be approved by the Architectural Review Board.

Outside lighting shall be used only in a manner not offensive to neighboring Property Owners and must be approved by the ARB.

To reduce the risk of fire and property damage, the use of fireworks in Prince George is not permitted. Prince George Common Property has been registered with Georgetown County as a fireworks prohibited zone enforceable by the County Sheriff. It is illegal to ignite fireworks anywhere during a County dictated "Red Alert" for dry conditions.

ENFORCEMENT

These Rules and Regulations are enforced by the Association. Violations of any Rules and Regulations should be reported to any Board Member of the Prince George Community Association or reported in writing to the Association's Management Company at 6500 Ocean Highway, Pawleys Island, South Carolina 29585. The appropriate remedial action will be taken.

Violations of South Carolina and/or Georgetown County Code of Laws on Prince George property are enforceable by the Georgetown County Sheriff and State Police of South Carolina.

Anyone who observes a violation of any South Carolina laws or rules within the community should not feel obligated to personally approach the violator. Contact the Georgetown County Sheriff's Office, (843) 527-6763, for observed illegal activity or the Association Management Company for violations of the Association's rules and regulations.

The foregoing Rules and Regulations are in addition to, and not by way of limitation to, those restrictions as may be contained in the deeds of each Property Owner, the Declaration of Covenants, By-Laws and Architectural Guidelines for Prince George, Rules and Regulations promulgated by the Marina Association, or any other agreements binding upon the Association.

EXPLANATION OF ASSESSMENTS

The Association's Management Company, on behalf of the Association, will invoice each Property Owner for the Association's annual operating assessments.

Each Property Owner will have thirty (30) days to pay each assessment after written notice to each Owner. If an assessment goes unpaid after thirty days, a reminder will be sent and interest will accrue at the rate of 18% per annum. If the assessment goes unpaid after sixty days, a delinquency statement will be sent, certified or registered mail, instructing the Property Owner that if they do not make payment, their account will be turned over to the Association's attorney for collection. Property Owners should have most current address on file with the Association for this purpose.

If the assessment remains unpaid for 90 days, the Property Owner's account will be brought before the Board of Directors and with the Board's approval, the account will go to the Association's attorney for collection.

The Association's attorney will write a final notice to the Property Owner in an attempt to collect payment. If there is no payment within 30 days, the attorney will place a lien against the property in accordance with the Lien Policy.

If the fees go unpaid for an extended period of time, the Board of Directors has the legal right to lien or foreclose on a delinquent property.

COMPLIANCE

The Board and the Association's Management Company, under the direction of the Board, has the full authority to enforce these Rules and Regulations. Failure to cooperate and follow the rules may result in the assessment of monetary fines. Such fines shall be assessed to the Property Owner's account and collected in accordance with established collection policies.

Each Property Owner is responsible for theirs and their guests' compliance or Long Term Renter as it pertains to all Rules and Regulations.

a) **Violation and Fine Policy**

In the event a Property Owner, guest or Long Term Renter violates governing documents and/or rules and regulations, fines may be imposed. Failure to pay any fine shall subject the Property Owner to the same potential penalties and enforcement as failure to pay any assessments.

b) **Notice**

Prior to imposition of any fine, the Association's Management Company shall serve the alleged violator with written notice violation including:

- the nature of the alleged violation;
- the action required to abate the violation;

- a statement that the alleged violator may present a written request for a hearing to the Board within fifteen (15) days of the notice; and
- a statement that the proposed sanction or fine shall be imposed as contained in the notice unless a request for a hearing is received by the Board, within such time period.

Unless a timely request for a hearing is received by the Board, the sanction stated in the notice shall be imposed and a final notice will be sent to the violator. In cases other than violation of the Short Term Rental/Lease and/or In-Kind Exchange prohibitions, the Board may suspend the proposed sanction if the violation is cured, or if the Property Owner begins the cure within fifteen (15) days of notice. The Board is not obligated to suspend the sanction. Any suspension does not waive the right to sanction future violations of the same or other violations.

c) Notice of Hearing

If a hearing is requested within fifteen (15) days from the date of the violation notice, the hearing shall be held before the Board at a date determined by the Board, in executive session. The alleged violator shall be afforded a reasonable opportunity to be heard. Prior to imposing the sanction, proof of proper notice shall be placed in the minutes of the executive session meeting. Such proof is adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, director, or agent who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction imposed, if any. A final notice will be sent to the violator after the hearing.

LIEN RECORDING, ENFORCEMENT AND RELEASE POLICY

Recording: Upon the member's failure to cure the outstanding amount within 30 days following the date of the Final Notice, the PGCA may record a lien against the member's property in accordance with applicable South Carolina state laws. The member shall bear the costs associated with the recording of and release of the lien. PGCA shall send a copy of the recorded lien to the member's last known address or any other address provided by the member.

Enforcement: In the event of continued non-payment after the imposition of a lien, the PGCA may pursue legal remedies including, but not limited to, foreclosure in accordance with applicable South Carolina state laws and the PGCA's Governing Documents. The PGCA shall have the right to recover all reasonable costs and expenses incurred in enforcing the lien, including attorney's fees.

Release of Lien: Once the member satisfies all outstanding obligations, including payment of all dues, assessments, fines, charges, and costs incurred by the PGCA, the PGCA shall release the recorded lien within a reasonable time period. The member shall be responsible for any costs associated with the release of the lien.

FINE SCHEDULE

In setting the level of fines for violations, the Board has taken into consideration the damages caused by such violations, including the reduction in property values and addressing any such intentional violation and enforcing the Rules and Regulations will place significant administrative and financial burden on the Association, as well as staff and the Board Members, all of whom serve without compensation. As a result, the Board has determined the Fine Schedule below is reasonable under all the circumstances. The aforementioned fines may be assessed repeatedly upon failure of a resident to correct the infractions after written notice by the Association. Any fine levied shall be collected in the same manner as common assessments including the recovery of attorney's fees and costs. The following is a partial list of Rules and Regulations violations, which are subject to fines and/or sanctions:

Unleashed pets (written warning by Association Manager on first offense; \$25.00 fine for second offense)

Failure to clean up after pet on Common Property or outside of individual's lot (\$50.00 fine)

Allowing pets in prohibited areas, including the Ocean Clubhouse, the surrounding pool area, and River Clubhouse (\$50.00 fine for first offense; \$200 fine for second offense)

Disturbing noise on private or common property (written warning by Association Manager on first offense; \$50.00 fine for second offense)

Improper vehicles (written warning by Association Manager on first offense; \$25.00 fine for second offense)

Discharge of firearms (\$200.00 fine on first offense)

Violations to the PGCA Holiday Decorations and Non-Holiday Lawn Art Appearance guidelines; (\$100.00 per day, if there has been no corrective action taken by Owner within 5 days)

Violation of the PGCA Rental/Lease or In-kind Exchange Rules and Procedures. (\$5,000.00 per week for each contractual arrangement for a term of less than one year (12 consecutive months) in duration)

Offenses are tallied within a consecutive twelve (12) month period.

Any fines or sanctions for other infractions including ARB infractions will be at the discretion of the Board of Directors.

AMENDMENTS

These rules and regulations are subject to change without notice by the Board of Directors of the Prince George Community Association.

Prince George Ocean/Marina
Clubhouse Reservation Agreement

I, _____, Property Owner of Lot # _____ do hereby request the use of the
_____ Clubhouse for the following date:

First Choice: _____

Second Choice: _____

Daytime use: _____

Evening use: _____

Exclusive use: _____

Please note that no personal events will be permitted at either facility from Memorial Day weekend until Labor Day weekend

Number of persons Invited _____
Alcohol will be served _____ Will not be served _____
Alcohol will be served by Host _____ Cash Bar _____
Type of Event (ex. Birthday, Anniversary, etc.) _____

Required at least 30 days prior to Event: 1) Usage Fee of \$500, 2) Security Deposit \$1,500 (refundable if no damage, less \$100 cleaning fee) and 3) Certificate of Liability Insurance insuring that Prince George Community Association, Inc. is insured against loss, damage, suits and/or liability of any kind as a result of personal injury and/or property damage from such Event (such liability insurance to be in an amount of at least \$1,000,000.00 as to personal injury and at least \$300,000 as to property damage).

Please mail to Prince George Community Association: This form with separate checks for the \$1,500 security deposit and the \$500 usage fee and the Certificate of Liability Insurance. Make checks payable to Prince George Community Association, Inc. The fees are refundable upon cancellation notice to Prince George Community Association at least 7 days prior to the scheduled event. Your \$1,500 deposit (less the \$100 cleaning fee) will be refunded to you within 14 days following your event, providing everything is left in order. Any portion or all of the \$1500 deposit may be deducted in the event that the clubhouse or other amenities have been damaged. Refund of insurance is subject to insurance company policy and is the responsibility of the Property Owner. Your event is NOT RESERVED until Prince George Community Association receives the Certificate of Liability Insurance.

- As reserving Property Owner, I agree to assume the following responsibilities: To be present at the entire event and be responsible for guest conduct.
- To pay for repair or replacement of any furniture, accessories, fixtures or equipment, which are damaged, broken or missing.
- To release and indemnify the Prince George Community Association for any claims arising out of the use of the Clubhouse for this event and directly preventable by me. This includes, but is not limited to, claims involving the distribution and/or consumption of alcohol and alcoholic beverages while on the premises and/or from any subsequent events directly attributable thereto occurring after vacating the premises.
- To clean facility and dispose of all trash from the function at the end of the event and remove all remaining food and/or beverages.
- To comply with all Prince George Rules and Regulations.
- To notify the Board 24 hours in advance of this event if facility is unclean or in obvious need of repair.

- See attached for all the rules and regulations for the clubhouse.

Indemnification

- To release, indemnify, and hold harmless the Prince George Community Association for any claims, damages, losses and expenses (including without limitation attorney's fees) arising out of the use of the Clubhouse for this event and directly preventable by me or by those acting on my behalf. This includes, but is not limited to, claims involving the distribution and/or consumption of alcohol and alcoholic beverages while on the premises and/or from any subsequent events directly attributable thereto occurring after vacating the premises.

Inclusion of Attachments and Recognition of Agreement

The reserving Property Owner by his/her signature below indicates that he/she has read and does agree to abide by these rules, regulations and restrictions and Declaration of Covenants and Restrictions for Prince George, including the attachments to this reservation request, for the use and reservation of the Clubhouse as provided in this agreement.

Signature: _____

Date: _____

By the PGCA Board member signature below, approval is granted to the Applicant Property Owner for use of the facility strictly as provided in the terms of this agreement.

Signature: _____

Date: _____

Submit this form to:
Waccamaw Management

Make checks to:
Prince George Community Association