

# **FAIRWAY LAKES HOA RULES AND REGULATIONS**

## **Revised March 2015**

Rules and Regulations are necessary and desirable for the safety and protection of all residents. We ask that you abide by these rules and regulations in order to do your part in helping our Association maintain the attractiveness and structural integrity of Fairway Lakes HOA.

Rules and Regulations governing all common areas are made by the Board of Directors and must be adhered to by all property owners, renters and guests.

Every homeowner and/or tenant is responsible for the proper conduct of their family members and guests, and is also responsible for seeing that these rules and regulations are observed at all times. If you rent your townhome privately or through a rental agency, you are responsible for providing the tenants and/or rental agency with a copy of these rules and regulations.

**Balconies and Porches**- Clothing, linens, towels, etc. shall not be hung from the balconies, porches, decks or windowsills, nor shall they be draped over any outside furniture visible from any common area.

**Grills**- NO OPEN FLAME GRILLS ARE ALLOWED TO BE USED ON BALCONIES, PORCHES OR DECKS. Horry County Fire Code 308.1.4, Open-flame cooking devices: Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction. Open flame grilling should be performed in the courtyard area.

**Clothes Lines**- No clothes lines or drying apparatus shall be located on the premises so as to be visible from any common area or adjoining parcel.

**Fireworks**- The use and discharge of fireworks is strictly prohibited within all areas of Fairway Lakes. Horry County ordinances prohibits the use of fireworks in residential areas.

**Noise**- Because of the closeness of the townhouse units, loud talking, running, and boisterous parties will not be allowed. Furthermore, televisions, stereos, and musical instruments should be kept at a reasonable level of sound so it will not disturb the adjoining residents.

Cars and trucks with loud exhaust systems as well as loud music playing when driving through or parked in the neighborhood is not allowed. Workmen are not allowed to have loud music playing when working in Fairway Lakes.

Violations of noise after 11:00 p.m. should result in calling Horry County Police or 911 to report the noise violation. Any calls to 911, relevant to the property, should be reported to the Property Manager.

**Pets**- Dogs must be on a leash at all times while in the common areas. It is the responsibility of the pet owner to clean up after his/her pet and to make sure the pet does not become a nuisance to the community. No pet should be a threat to pedestrians or cyclists in our neighborhood. All pet owners will be totally responsible for the actions of their pets and will be responsible for any damage inflicted to persons or property. Pets are limited to dogs and cats only. Birds must be kept inside of the home. All pet owners must carry a bag or scooper in plain sight and pick up the pet's waste at all times.

**Trash-** All trash should be placed in bags, secured, and placed in a trash container and placed by the road for pickup. Trash placed by the road in a bag only, is an invitation to stray dogs or wild animals and is not acceptable. Trash containers must not be placed on the street before 5:00 p.m. the night before pickup. Trash containers must be taken off the street the same day as pickup. Trash pickup days are Wednesday and Saturday mornings unless otherwise noted. **Suggestion-** Put your unit number on your trash can lid. Do not place yard waste, furniture, Christmas trees, trimmings, trees, bushes or other throw away items at the street for trash pickup. Trash service is hired to remove household waste **ONLY**.

**If you trim the trees or bushes in your courtyard area, the landscapers will not pick up the debris. Waste Industries sells orange bags, for yard debris, that can be purchased in a pack of 10 for \$20.00. You can call them at 843-397-5586 before Tuesday at 5:00 pm, give them your house number and they will pick up on Thursday. You are responsible for hauling any yard debris to the local recycling center.**

**If the trees or bushes in a common area need to be trimmed, please contact Property Management and they will make arrangements to trim in common areas. Please do not trim in the common areas.**

Horry County has several recycling centers that can be used at no charge. The closest to Fairway Lakes is at Carolina Forest. Take Grissom Pkwy. and continue toward Carolina Forest, thru 3 traffic lights on to International Drive, past the new fire station and the recycling center is on the right. It is well marked and easy to find. Left over paint and hazardous waste can be taken to the recycling center located at 1886 Highway 90, Conway, SC. **This center is open on every third Saturday.**

**The Horry County Recycling Center is open Monday-Wednesday, closed on Thursday and open on weekends.**

**Parking-** Please only park in designated spaces for your townhouse. Do not park in driveways and spaces that belong to another resident. **For Townhomes with Garages:** These townhomes have two parking spaces. One inside the garage and one directly outside your garage. **For Townhomes located on the Lake:** There are two parking spaces for homeowners. **For Townhomes located on the Tennis Court area, also known as the Tennis Court Villas:** There is one and 1/2 parking spaces per townhome. This means that you share the additional 1/2 space with another homeowner, not guest. These homeowners would have one reserved space for their unit and share the additional 1/2 with another homeowner. There are 93 overflow parking spaces on the property for additional homeowner or guest/visitor parking. **DO NOT PARK IN THE STREET, GRASS, OR ANY OTHER LANDSCAPED AREA.** Please keep your vehicle locked.

**Trailers and Other Vehicles-** No boats, jet skis, trailers, car carriers, motor/mobile homes, campers, travel trailers, school buses, trucks, or commercial vehicles shall be parked on the premises at any time. the exceptions are service vehicles when services are being performed, delivery vehicles, and when moving in or out. Service vehicles should not be left unattended over the weekend. No visible advertising on vehicles. No ladders or other work equipment, large in nature, to remain in the vehicle overnight.

No abandoned, unlicensed, expired license, out of state licensed (vehicles that exceed the 45 day limit in Horry County) will be allowed to remain on the property and the vehicle **will be towed, without warning, at the Owners Expense.** Exception is made for 2<sup>nd</sup> home owners who are in SC from another state periodically.

No vehicle that is wrecked or on a jack or blocks will be allowed to remain on the premises and will be towed at the owners expense. Owners and tenants are not allowed to repair vehicles on the premises for any extended length of time. Only emergency services will be allowed.

Vehicles improperly parked, such as on the grass, parked in any other area not specifically designated for parking, or parking a vehicle that could obstruct the views of other drivers **will be towed, without warning, at the Owners Expense.**

**Motorcycles- MOTORCYCLES ARE NOT ALLOWED ON THE PREMISES AT ANY TIME.** A "NO MOTORCYCLES ALLOWED" sign is posted in Fairway Lakes. This also includes go-carts and ATV's.

Residents are requested to inform friends and family of this rule. Permanent residents of Fairway Lakes that reside full-time at Fairway Lakes may have Golf Carts if they are parked in the garage. The use of mopeds are allowed by any licensed driver and need to be parked in the garage when not in use.

The following is required by the South Carolina Department of Motor Vehicles in regards to the use of mopeds:

**Class G**

"A Class G driver license allows you to operate a moped as that vehicle is defined by S.C. Code of Laws, [Section 56-1-1710](#)."

**South Carolina Code of Laws, Section 56-1-1710:**

"For purposes of this article, "moped" means a cycle with pedals to permit propulsion by human power or without pedals and with a motor of not more than fifty cubic centimeters which produces not to exceed two brake horsepower and which is not capable of propelling the vehicle at a speed in excess of thirty miles an hour on level ground. If an internal combustion engine is used, the moped must have a power drive system that functions directly or automatically without clutching or shifting by the operator after the drive system is engaged."

If you own a moped and it does not adhere to the above information from the South Carolina Department of Vehicles, you risk being fined and the moped towed from the property.

No skateboards are allowed on property due to the traffic flow in and out of Fairway Lakes. There is a local skate park that can be used if so desired.

**Business Activity-** No business activity whatsoever that requires on-site clients, will be carried out on the premises at any time.

**Signs-** No signs of any description will be placed on the property without the approval of the Board of Directors. The approved sign for "For Rent/For Sale" is a green on white, vinyl coroplast sign from Sign World, 7725 N. Kings Hwy., (843) 449-7355.

No commercial signs of any kind will be allowed to be displayed in yards, the common areas, the entrance to Fairway Lakes, mail boxes or vehicles.

**Firewood, Excess Building Material-** Firewood and excess building material should at no time be stacked or stored on any common area, but stored out of sight within the owner's fenced area or garage. Commercial and delivery vehicles are not allowed on the grass areas for loading and unloading.

**Structure Conformity-** Any PROPOSED exterior changes to the house or courtyard must first be submitted to the Board of Directors for approval before construction can begin. Requests should be made in writing, with plans and material lists. This includes, but not limited to, installation of satellite dishes, screened in porches, enclosures, windows, doors, awnings, sidewalks, porches, and any other deviation of the outside structure or courtyard.

**Please note that the paint colors have changed and are considered effective immediately.**

|            |         |                  |                        |                 |
|------------|---------|------------------|------------------------|-----------------|
| Paint Code | PPU5-16 | Earth Nut        | Tan Townhomes          | For Wood Only   |
| Paint Code | PPU4-8  | Plateau          | Tan Townhomes          | For Wood Only   |
| Paint Code | MQ5-30  | Silent Film      | Gray Townhomes         | For Wood Only   |
| Paint Code | PPU18-5 | French Silver    | Gray Townhomes         | For Wood Only   |
| Paint Code | PPU18-6 | Ultra Pure White | Gray and Tan Townhomes | For Stucco Only |

Behr Exterior Flat, Marquis Paint can be purchased at any Home Depot and Fairway Lakes HOA is listed in their system with the approved colors. Fairway Lakes Homeowners can receive up to a 20% discount on the Marquis Paint by mentioning "Pro Rewards" and giving the Association phone number, which is 843-282-2072. The current cost of the paint is \$38-\$45.00 per gallon.

We have received requests from various homeowners who would like to change the color scheme of their townhome. In an effort to accommodate those who do not like a tan or gray townhome and would like to change these colors to one of the other paint schemes listed above, the Paint Sub Committee has agreed to this with the following requirements:

1. The Association must receive, in writing, from the surrounding townhome homeowners, within the same building, that they agree to the color change.
2. A date (month/year) by which the painting will be completed.

**Additional Information:**

Fairway Lakes townhomes are grouped by sections of 2, 4 or 6 townhomes. Whether you are in a section of 2, 4 or 6, the entire section of townhomes must agree, in writing to the color change whether it is Earth Nut, Plateau, Silent Film or French Silver. The color of each building has been pre-determined. Only Behr paint is to be used on the townhomes. The Paint can be purchased at any Home Depot. Periodic painting of townhomes and fences is the responsibility of the owner for the protection of the structure and for the integrity of the Fairway Lakes complex.

The shingle color of the roofs on each townhome has been pre-determined. Only GAF Prestige High Definition shingles will be approved. If you are unsure if these colors match your existing roof shingles, please have the roofers cut a piece of the shingle and have them research the number that is underneath that shingle. This number identifies the shingle color, type of shingle and the manufacturer.

|  |                |                              |
|--|----------------|------------------------------|
| GAF Timberline/Lifetime High Definition Shingles | Grey Townhomes | Shingle Color: Weatheredwood |
| GAF Timberline/Lifetime High Definition Shingles | Tan Townhomes  | Shingle Color: Shakewood     |

The homeowner is responsible for using the correct color and brand of both paint and shingles in order to have a uniform look in each building. Owners should coordinate roofing jobs with their neighbors, especially where roofs are continuous.

Lattice under porches facing the golf course and the lake must be kept in good repair and, like the townhome, be repaired and/or painted as needed.

**Garage Doors and Gates-** Gates and garage doors are to be kept closed at all times when not in use. All gates and garage doors must be esthetically pleasing as well as operable. The garage door color must match the color of the townhome.

The Association is not requiring that the fences or gates be replaced with cedar. You can use treated lumber to complete the repairs. Using treated lumber will be less expensive, easier to paint and will last much longer than the cedar. If these items need repaired, please repair or risk a fine of \$25.00 per day.

**Speed Limit-** The maximum speed limit in Fairway Lakes is 15mph. Please obey this limit. Be aware of children and adults walking, baby strollers, children and adults on bicycles. If caught speeding, there will be a \$25.00 per incident.

**Lake and Nature Area-** The purpose of the lake in Fairway Lakes is to collect storm water from the community as well as storm water flowing from other areas and the surrounding golf course. The water in the lake is treated water. There is no recreational use of the lake permitted. **No Fishing** signs are posted on the bank of the lake. Please protect the wildlife around the lake. Parents should use caution when allowing children near the lakes. **Fairway Lakes HOA assumes no responsibility for those who violate the rules of the lake.**

**Tennis Court:** Please adhere to the following rules in using the tennis court area.

1. NO SKATE BOARDS, ROLLER SKATES, ROLLER BLADES, INLINE SKATES OR BICYCLES ARE ALLOWED ON THE TENNIS COURT.
2. NO PETS ALLOWED IN THE TENNIS COURT AREA.
3. IF YOU PUT UP THE UMBRELLA, PLEASE PUT IT DOWN WHEN FINISHED.
4. PUT CHAIRS BACK AROUND TABLE.
5. PUT ALL TRASH IN TRASH CANS.
6. IF SOMEONE ELSE IS WAITING TO USE THE TENNIS COURT, PLEASE LIMIT THE TIME YOU ARE USING IT.

7. BE SURE TO TAKE YOUR KEY INSIDE THE TENNIS COURT, SO YOU DO NOT GET LOCKED BEHIND THE GATE.
8. PLEASE DO NOT EXTINGUISH CIGARETTES ON THE TENNIS COURT SURFACE.
9. HAVE YOUR POOL TAGS WITH YOU TO IDENTIFY THAT YOU ARE A RESIDENT OR GUEST IN THE COMMUNITY.
10. DO NOT USE THE TENNIS COURT AS A PLAY AREA FOR CHILDREN.
11. DO NOT CLIMB THE FENCE.
12. NO GLASS BOTTLES OR CONTAINERS ALLOWED IN THE TENNIS COURT AREA.
13. CLOSE THE GATE WHEN LEAVING THE TENNIS COURT.

**If you need to purchase a key for the Tennis Court, they can be purchased for a \$25.00 refundable deposit. If you need a Pool Key Tag, they can be purchased for \$5.00 each at the Property Management office located at 1700 N. Oak Street, Unit C, Myrtle Beach, SC. The office number is 843-282-2072.**

**Pool-**Pool key tags must be worn or visible at all times when using the pool. Please follow the posted rules for use of the pool. General rules are no pets in the pool area. No glass bottles. No unsupervised children allowed at the pool. Observe the pool hours.

1. THERE SHOULD BE NO SOLO SWIMMING.
2. THERE SHOULD BE NO RUNNING, BOISTEROUS OR ROUGH PLAY.
3. NO PERSON UNDER THE INFLUENCE OF ALCOHOL OR DRUGS SHOULD USE THE POOL.
4. THERE SHOULD BE NO SPITTING OR BLOWING NOSES IN THE POOL.
5. PERSONS WITH DIARRHEAL ILLNESS OR NAUSEA SHOULD NOT ENTER THE POOL.
6. PERSONS WITH SKIN, EYE, EAR OR RESPIATORY INFECTIONS SHOULD NOT ENTER THE POOL.
7. PERSONS WITH OPEN LESIONS SHOULD NOT ENTER THE POOL.
8. NO ANIMALS OR PETS ALLOWED IN THE POOL OR POOL DECK.
9. NO GLASS ALLOWED IN THE POOL.
10. NO CHILDREN SHOULD BE IN THE POOL WITHOUT SUPERVISION.
11. YOU SHOULD TAKE A SHOWER BEFORE ENTERING THE POOL.
12. THE POOL IS OPEN FROM 9:00 AM TO 10:00 PM.
13. THE MAXIMUM NUMBER OF SWIMMERS ALLOWED IN THE POOL IS 20.
14. WHEN WALKING ON THE BATHROOM FLOOR BAREFOOTED, PLEASE WASH YOUR FEET BEFORE ENTERING THE POOL TO PREVENT CONTAMINATION OF THE POOL.

15. WE CAN NOT EMPHASIZE ENOUGH TO SHOWER BEFORE ENTERING THE POOL TO PREVENT CONTAMINATION OF THE POOL.
16. NO FLOATS, REFTS OR BOOGIE BOARDS ARE ALLOWED IN THE POOL.
17. WHEN COMING FROM THE BEACH, BE SURE THAT ALL SAND IS OFF YOUR SWIM SUIT. AGAIN, PLEASE SHOWER BEFOR ENTERING THE POOL.
18. NO DIVING IN THE POOL. THE WATER IS TOO SHALLOW FOR DIVING. NO DIVING SIGNS ARE POSTED AT THE POOL.
19. CHILDREN WHO ARE NOT POTTY TRAINED SHOULD BE WEARING "SWIMMERS" APPROVED BY DHEC. CHILDREN IN DIAPERS ARE NOT ALLOWED IN THE POOL.
20. STREET CLOTHES OR FOOTWEAR IS NOT ALLOWED IN THE POOL.
21. CHILDREN UNDER 12 WILL NOT BE ALLOWED TO STAY AT THE POOL ALONE WITHOUT SUPERVISION.
22. OWNERS, NON-OWNERS, & TENANTS MUST ACCOMPANY THEIR GUESTS TO THE POOL.
23. PETS ARE NOT ALLOWED IN THE POOL AREA AT ANY TIME.
24. SKATEBOARDS, ROLLER BLADES, INLINE SKATES, ROLLER SKATES AND BICYCLES ARE NOT TO BE USED ON THE POOL DECK.
25. ADULTS AND CHILDREN FROM OUTSIDE THE COMMUNITY ARE NOT ALLOWED TO USE THE FAIRWAY LAKES POOL UNLESS ACCOMPANIED BY A FAIRWAY LAKES RESIDENT.
26. OBSERVE THE HOURS OF OPERATION FOR THE POOL. ANYONE USING THE POOL OR POOL DECK AFTER 10:00 PM WILL BE CONSIDERED TRESPASSING.
27. IF YOU USE THE UMBRELLAS, PLEASE PUT THEM DOWN WHEN FINISHED. IF YOU RE-ARRANGE THE CHAIRS, PLEASE PUT THEM BACK IN PLACE.
28. PUT ALL TRASH IN THE TRASH CANS AND CIGARETTE BUTTS IN THE ASH CANS.
29. PLEASE DO NOT EXTINGUISH CIGARETTES ON THE POOL SURFACE.
30. PETS ARE NOT ALLOWED INSIDE THE FENCE AT ANY TIME.

**ANY VIOLATIONS OF THE RULES OF THE FAIRWAY LAKES POOL OR ANY PROBLEMS SHOULD BE REPORTED TO THE PROPERTY MANAGER.**

**CONTINUED VIOLATIONS OF THE RULES WILL CAUSE THE PERSON(S) TO BE BANNED FROM THE POOL.**

**THE EMERGENCY PHONE IS LOCATED ON THE SIDE OF THE BUILDING, POOL SIDE. THE PHONE ONLY RINGS INTO 911.**

**THERE IS NO LIFE GUARD ON DUTY AT THE FAIRWAY LAKES POOL.**

**Golf Cart Paths-** Adjacent golf cart paths are not part of the Fairway Lakes property. Use of such for walking and biking should respect Myrtlewood Golf Course and its rules.

**NOTE: VIOLATION OF ANY OF THESE RULES MAY BE CAUSE FOR WRITTEN WARNINGS, FINES OR LEGAL ACTION.**

It is the responsibility of the Board of Directors to periodically review the Rules and Regulations of Fairway Lakes and make any necessary changes as determined by the members of the Board to ensure enjoyment to all the residents. The new Rules and Regulations are then distributed to all homeowners, non-owners and tenants.

All residents should report violations of any of the listed rules to the Property Manager, giving a date, time, owner or tenant name and unit number of the person(s) in violation. It is necessary that the whole community be involved in order to curb the violations that may occur in the community.

All residents are requested to help maintain a clean, well kept appearance of buildings and grounds. Please do not throw trash out of the vehicles on the Fairway Lakes property.

If any matter is serious enough and requires the assistance of the Horry County Police, do not hesitate to call 911 to report the problem. By calling 911, a record is kept of the call in case further investigation or proof of the call is needed.

Please contact the Property Manager In Charge, Nicole LaBrie with Sweetgrass Association & Property Management if you have any questions. The management office is located at 1700 N. Oak St. Suite C, Myrtle Beach, SC and the office number is 843-282-2072.

We appreciate each owners, guest and tenants adherence to the Rules and Regulations. The Board wants your time at Fairway Lakes to be safe and enjoyable.