



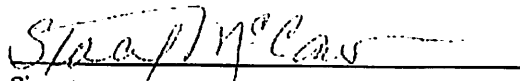
Hunters Ridge Landing Owners' Association, Inc.

Legal Description: Hunters Ridge Landing Owners' Association, Inc.,
located off of Forestbrook Rd., Myrtle Beach, SC

Contact Information: Surfside Realty Company
213 South Ocean Blvd.
Surfside Beach, SC 29575

Phone Number: 843-238-4900

The rules, regulations, and policies of the above-named Association were approved for filing on
December 6, 2024.


Signature

Stacy McCaw

**HUNTERS RIDGE LANDNG
HOMEOWNERS ASSOCIATION, INC.
RULES & REGULATIONS**

Updated June 2024

GENERAL – Every homeowner and/or tenant is responsible for assuring that his/her family members and guests observe the rules and regulations. Please note this is a simplified list; for a more comprehensive list, consult the Declaration of Covenants, Conditions and Restrictions.

PLEASE REFERENCE THE FINE POLICY SHOULD THERE BE ANY VIOLATIONS OF THE RULES AND REGULATIONS LISTED BELOW.

ARTICLE V. Architectural Control

(A) No building, fence, wall or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change, including paint color, or alteration therein be made until plans and specifications showing the nature, kind, shape, height, materials, and location of the same has been submitted to the **Architectural Control Committee (ACC)** and approved in writing.

The ACC has 45 days after said plans and specifications have been submitted to reply. Owners will be subjected to a \$500 fine if work is commenced without written approval from the ACC.

(B) Sheds, pools, permanent installation of recreation equipment, remodeling construction to an existing dwelling, or any other construction that modifies the previously approved architectural configuration on the owner's lot, other than construction of a new home, without the ACC's approval will be subject to a \$500 fine.

(C) GRASS AND LAWNS - Architectural Review Committee decisions notwithstanding, any owner that does not maintain their grass, lawns, shrubs and edging shall be sent a letter with regard to the violation.

(D) FIRE PITs are not allowed in the front yard or driveways.

(E) GARBAGE – All rubbish, garbage and trash shall be kept in closed cans, or other suitable containers, which shall be kept and placed in such manner as to be out of sight from the street and adjoining homes. The lot, property and premises shall be kept clean at all times; including, but not limited to, grass and shrubs to be reasonably manicured. **RULE:** On trash pickup day, or the evening before, said garbage cans are to be wheeled or carried to the edge of the driveway for collection. After collection, garbage cans must be restored to an area on the side or rear of the dwelling. If no homeowner or resident will be



there to restore the garbage can to the side or rear of the dwelling after garbage has been collected, such as vacation or other reason for vacancy on collection day, arrangements should be made to have the garbage can removed from the front of the dwelling and restored to its proper location. All garbage cans should be taken inside or secured during a hurricane. If you have excessive trash that will not fit in your garbage can, please call GFL Environmental at 843-647-9946 to request an additional garbage can; additional containers/cans will be charged directly to the owner. NO illegal dumping. No burning of yard debris or trash allowed. The Horry County Recycling and Solid Waste Convenience Center is located at 4670 Jones Rd., Myrtle Beach, SC 29588.

ARTICLE VI. Use Restrictions

SECTION 1.

(A) LAND USE AND BUILDING TYPE - No lot shall be used except for single family residential purposes.

(B) RENTAL UNITS - Minimum rental leases shall be for one (1) year or more. Rentals must be for the entire home. Owners cannot rent rooms out. Owners should notify the management company with the name of the renter and/or the management company. The homeowner is required, at their expense, to get a copy of the CCR's and the Rules & Regulations to his/her tenants. The owner is also responsible for rectifying ANY AND ALL problems that may arise during the stay of their tenants. This includes, BUT IS NOT LIMITED TO, damage to the common areas and property of the community. The homeowner will be held liable and will be subject to fines until the problem(s) is/are rectified.

(C) PROHIBITION AGAINST BUSINESS ACTIVITY - No business activity, including, but not limited to, a rooming house, boarding house, gift shop, antique shop, professional office, beauty shop, or the like, or any trade of any kind whatsoever shall be carried on upon a Lot or Lots; provided that this prohibition shall not apply to business activity within a home as long as such activity does not cause increase vehicular traffic to such home and there is no exterior evidence of such activity; provided further, that nothing contained herein shall be construed so as to prohibit the construction of houses to be sold on said Lots or the showing of said houses for the purposes of selling houses in the subdivision. Nothing herein shall be construed to prevent Declarant from erecting, placing, or maintaining signs, structures, and offices as it may deem necessary for its operation and sales in the subdivision.

SECTION 2. NUISANCE - No noxious or offensive activity shall be conducted upon any Lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. **FIREWORKS ARE NOT PERMITTED.**

Marion D. Foxworth III x

SECTION 3. ANIMALS - No animals, livestock or poultry of any kind shall be kept or maintained on any Lot or in any dwelling except dogs, cats or other household pets. Pet owners are responsible for picking up after their pets and disposing of waste properly. Pets are to be leashed at all times while in public areas.

SECTION 4. OUTSIDE ANTENNAS AND SATELLITE DISHES - No outside radio or television antennas or satellite dishes shall be erected on any Lot or dwelling within the properties unless and until permission for the same has been granted by the Association.

SECTION 5. GARDENS - No fruit or vegetable garden shall be permitted to be planted in the front yard areas on any lot.

SECTION 6. GARAGES - All houses shall be constructed to contain a garage.

SECTION 7. TEMPORARY STRUCTURES - No structure of a temporary nature shall be erected or allowed to remain on any lot, unless permission has been granted by the Association. **Plastic sheds are prohibited.**

SECTION 8. SIGNAGE - No sign or other advertising devices shall be displayed upon any lot which are visible from the exterior of the dwelling. However, Declarant may post temporary "For Sale" signs or other marketing related signage and directional signs upon the lots and common area until all lots owned by Declarant have been sold.

SECTION 9. MAILBOXES - All mailboxes shall be uniform and no mailbox shall be placed on any lot until approved by the Association.

SECTION 10. SETBACKS - All dwellings shall be placed upon the lots within the setbacks as set forth on the subdivision plat.

SECTION 11.

(A) VEHICLE RESTRICTIONS - No travel trailers, motor homes, campers, school buses, commercial vehicles, boats, boat trailers, motorcycles, or junk or non-operational vehicles shall be kept, stored or parked on any lot, street or other common area that is open to view. Boats, RVs or trailers may be parked in the back yard behind a 6' fence. Definitions: A commercial vehicle that is allowed, must have no business tools such as ladders, or products used for your business, such as lumber or chemicals exposed. NO covering with tarp is allowed. A letter will be sent to the homeowner and repeat offences will be fined as per the fine schedule. You may have a travel trailer in your driveway for up to 3 days if you call the President of the HOA for permission. No unlicensed motorcycles, minibike, moped, go cart, or a three or four wheel all-terrain vehicles shall be operated on the property, including streets and roads. Children are not allowed to ride motorized scooters/bikes in the road.

Michael Carter

(B) GOLF CART RULES

- A driver must be at least 16 years old and must possess a valid driver's license.
- Golf cart must be registered and have a valid registration sticker on the front of the driver's side.
- Electric and gas golf carts are allowed.
- For golf cart to be operational after dark, it must have at least 4 working lights permanently attached to the front, with lights or reflectors at the rear.
- A maximum of 5 people can be on a cart (unless proper seating for more passengers).
- Golf Carts **cannot** be parked on the grass overnight.

SECTION 12. PARKING – Each owner shall provide paved space for off-street parking. No parking shall be allowed on any unpaved space or on the street. Any violation will result in fines and/or towing per the Hunters Ridge Landing Fine Schedule.

SECTION 13. LIGHTING – No mercury vapor or similar lights which are situated upon poles similar to street lights shall be permitted on any lot without the written consent of the Association.

ARTICLE VIII. General Provisions

SECTION 4. Areas and their Appurtenances to be Maintained by the Association

(g) The Lakes and Lake Banks within the Subdivision

- i. Swimming is not permitted in the ponds.
- ii. Fishing is catch and release only.
- iii. Homeowners that border the ponds/swales need to maintain grass on the banks in their area to the water line to help control flooding, erosion to help keep community beautiful.
- iv. No pet waste, shrubs, tree limbs or cut grass are to be disposed in water areas. No dumping, clearing or cutting allowed across the pond in the Conservation Areas is allowed.

Michael Crockett^x

Hunters Ridge Landing Fine Schedule

(Updated June 2024)

The following represents a summary of applicable fines consistent with the Declaration Covenants, Conditions and Restrictions for Hunters Ridge Landing, entitled "Use Restrictions." Property owners deemed in violation of any use restrictions shall be formally notified by the Board of Directors (BOD) that a violation determination has been made by the BOD. The property owner shall be notified that they will have 15 calendar days (or otherwise noted) to conclude corrective measures before being subject to the implementation of a fine. Implementation of the following fine schedule will commence after BOD receipt of the form notification. Property owners may petition the Board, in writing, for an extension of the 15-day resolution period described herein.

Example:

- Notification of a violation is sent to the owner.
- The owner is given 15 days to correct/remedy the violation (unless dates otherwise noted).
- If the violation is not corrected/remedied by day 15 (or other date given), the owner is fined the noted below.
- If the violation is not corrected/remedied by day 16, additional fines will be levied as noted below.

ARTICLE V. ARCHITECTURAL CONTROL

(A) No building, fence, wall or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change, including paint color, or alteration therein be made until plans and specifications showing the nature, kind, shape, height, materials, and location of the same has been submitted to the Architectural Control Committee (ACC) and approved in writing.

The ACC has 45 days after said plans and specifications have been submitted to reply. Owners will be subject to a \$500 fine if work is commenced without written approval from the ACC.

(B) Sheds, pools, permanent installation of recreation equipment, remodeling construction to an existing dwelling, or any other construction that modifies the previously approved architectural configuration on the owner's lot, other than construction of a new home; without (ACC) architectural control approval, will be subject to a \$500.00 fine.

(C) GRASS AND LAWNS - Architectural Review Committee decisions notwithstanding, any owner that does not maintain their grass, lawns, shrubs and edging shall be sent a letter with regard to the violation. Any violation continuing beyond 15-day corrective action shall be subject to a \$50.00 fine.



Any violation continuing beyond the 15 day corrective action shall be subject to an additional fine of \$10.00 per day.

(D) FIRE PITS - Not allowed in the front yard or in driveways. Any owner in violation of Article 5, Item D, shall be subject to a \$50.00 fine. Any violation continuing beyond the 7-day corrective action completion date will be subject to an additional fine of \$10.00 per day for each day that the owner is in violation.

(E) GARBAGE - All rubbish, garbage and trash shall be kept in closed cans, or other suitable containers, which shall be kept and placed in such a manner as to be out of sight from the street and adjoining homes. The lot, property and premises shall be kept clean at all times; including, but not limited to, grass and shrubs to be reasonably manicured. **RULE:** On trash pickup day, or the evening before, said garbage cans are to be wheeled or carried to the edge of the driveway for collection. After collection, garbage cans must be restored to an area on the side or rear of the dwelling. If no homeowner or resident will be there to restore the garbage can to the side or rear of the dwelling after garbage has been collected, such as vacation or other reason for vacancy on collection day, arrangements should be made to have the garbage can removed from the front of the dwelling and restored to its proper location. All garbage cans should be taken inside or secured during a hurricane. If you have excessive trash that will not fit in your garbage can, please call GFL Environmental at 843-647-9946 to request an additional garbage can; additional containers/cans will be charged directly to the owner. NO illegal dumping. No burning of yard debris or trash allowed. The Horry County Recycling and Solid Waste Convenience Center is located at 4670 Jones Rd., Myrtle Beach, SC 29588. Any owner in violation of Article 5, Item E, shall be subject to a \$50.00 fine. Any violation continuing beyond the 7-day corrective action completion date will be subject to an additional fine of \$10.00 per day for each day that the owner is in violation.

ARTICLE VI. USE RESTRICTIONS

SECTION 1: LAND USE AND BUILDING TYPE. Any owner in violation of any part of Section 1 will be subject to a \$50.00 fine. Any violation continuing beyond the 15-day corrective action completion date will be subject to an additional fine of \$10.00 per day for each day that the owner is in violation.

SECTION 2: NUISANCE. Any owner in violation of Section 2 shall be subject to a \$50.00 fine. Any violation continuing beyond the 15-day corrective action completion date will be subject to an additional fine of \$50.00 per day.

SECTION 3: ANIMALS. Any owners in violation of Section 3 shall be subject to a \$50.00 fine. Any violation continuing beyond the 15-day corrective action completion date will be subject to an additional fine of \$15.00 per day.

Michael Carter

SECTION 4: OUTSIDE ANTENNAS AND SATELLITE DISHES. Any owner in violation of Section 4 shall be subject to a \$50.00 fine. Any violation continuing beyond the 15-day corrective action completion date will be subject to an additional fine of \$10.00 per day.

SECTION 5: GARDEN. Any owner in violation of Section 5 shall be subject to a \$50.00 fine. Any violation continuing beyond the 15-day corrective action completion date will be subjected to an additional fine of \$10.00 per day.

SECTION 6: GARAGES. Any owner in violation of Section 6 shall be subject to a \$25.00 fine. Any violation continuing beyond the 15-day corrective action completion date will be subjected to an additional fine of \$10.00 per day.

SECTION 7: TEMPORARY STRUCTURES. Any owner in violation of Section 7 shall be subject to a \$50.00 fine. Any violation continuing beyond the 15-day corrective action completion date will be subject to an additional fine of \$10.00 per day.

SECTION 8: SIGNAGE. For Sale signs notwithstanding any owner in violation of Section 8 shall be subject to a \$50.00 fine. Any violation continuing beyond the 7-day corrective action completion date will be subjected to an additional fine of \$50.00 per day.

SECTION 9: MAILBOXES. Architectural Review Board decisions notwithstanding, any owner in violation of Section 9 shall be subject to a \$50.00 fine. Any violation continuing beyond the 15-day corrective action completion date will be subjected to an additional fine of \$10.00 per day.

SECTION 10: SETBACKS. Any owner in violation of Section 10 shall be subject to a \$50.00 fine. Any violation continuing beyond the 15-day corrective action completion date will be subjected to an additional fine of \$10.00 per day.

SECTION 11:

(A) VEHICLE RESTRICTIONS. Temporary Board authorization notwithstanding, any owner in violation of Section 11 shall be subject to a \$50.00 fine. Any violation continuing beyond the 3-day corrective action completion date will be subjected to an additional fine of \$10.00 per day.

(B) GOLF CART RESTRICTIONS: Temporary Board authorization notwithstanding, any owner in violation of Section 11 shall be subject to a \$50.00 fine. Any violation continuing beyond the 3-day corrective action completion date will be subjected to an additional fine of \$10.00 per day.

SECTION 12: PARKING. Any owner in violation of Section 12 shall be subject to a \$50.00 fine and/or towing. Any violation continuing beyond the 7-day corrective action completion date will be subject to an additional fine of \$50.00 per day. Repeat offenses within 1 year will be considered a continuation of the original offense.



SECTION 13: LIGHTING. Any owner in violation of Section 13 shall be subject to a \$50.00 fine. Any violation continuing beyond the 15-day corrective action completion date will be subjected to an additional fine of \$10.00 per day.

Michael Cooke^X

**HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY ,
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Restrictions

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: Joye Nappier Risher & Hardin LLC

ADDRESS:

3575 Highway 17 Business
Murrells Inlet, SC 29576-6176

TELEPHONE: (843) 357-6454

FAX: (843) 357-6454

E-MAIL ADDRESS: closings@inletlaw.com

Related Document(s): book 4503 , page 1817

PURCHASE PRICE / MORTGAGE AMOUNT: \$.

BRIEF PROPERTY DESCRIPTION: Hunters Ridge Landing Owners' Association located off of Forestbrook Rd., Myrtle Beach,
SC

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

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

FULL BUSINESS NAME

1. HUNTERS RIDGE LANDING OWNERS' ASSOCIATION, INC.

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

1. HUNTERS RIDGE LANDING OWNERS' ASSOCIATION, INC.

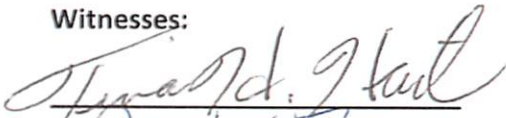
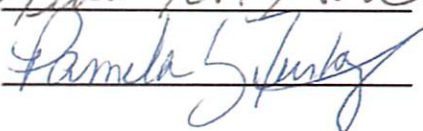
Hunters Ridge Landing Owners' Association, Inc.

Pool Rules


The pool is one of the best assets in our community and out most dangerous liability. Since all homeowners own the pool, it is everyone's responsibility to abide by the below rules. An infraction of any rule will result in a fine or suspension of pool privileges. Here is a list of the rules that will help us all enjoy our wonderful pool.

1. **The use of the pool is limited to owners/renters and their guests.** Owners assume all responsibilities for the behavior of their renters and guests. Owners must use direction and common sense when they give their pool key to a guest.
2. **Everyone using the pool facility must have a pool key in their possession.** If no one in a group has a pool key, the group will be asked to leave the facility. They are trespassing and the board reserves the right to file charges with the police.
3. **Glass is not allowed in the pool area, pool deck or in the garbage receptacles.** The South Carolina Department of Health and Environmental Control (DHEC) has a regulation that bans any glass containers from inside a fenced-in pool. If glass breaks in this area, the pool must be closed, drained and cleaned. This could close the pool for an extended time, plus cost our community extra money for this work. You may bring cans of soda and water. **NO ALCOHOL and NO SMOKING in the pool area.**
4. **Children under 18 years of age MUST have an adult with them at all time while at the pool.**
5. **If an infant or toddler is using the pool, they must wear "swim diapers".** Regular diapers are not allowed to be worn in the pool.
6. **Running, diving and excessive noise is never allowed on the pool deck.** Please consider your neighbors comfort when you are adjusting the volume of your music.
7. **No pets are allowed in the pool or pool area.**
8. **Please use common sense when using inflatable rafts and floats in the pool.** If the pool is crowded, please do not use these items. Large hard rafts are not allowed in the pool.
9. **Proper swim attire is requested.** Cut-off jeans are not allowed as unraveling fringe can damage the filtration equipment.
10. **All owners, residents and guests are cautioned that they use the swimming pool, its equipment and facilities at their own risk.** The Hunters Ridge Landing Owners' Association does not assume any liability for personal injury and neither is responsible for the loss of personal property of owners, residents and/or guests.
11. **When you leave the pool area, please close your umbrella and clean up after yourself.** It is discourteous to expect someone else to close your umbrella or clean your table.
12. **The pool is open from 9:00 a.m. until 10:00 p.m.** Anyone in the pool before or after these hours is subject to arrest for trespassing.

Witnesses:

HUNTERS RIDGE LANDING

By: 
Mike Cicchetti
Board of Directors President