

**Honey Ridge Villas**  
Home Owners Association

**Community  
Rules**

## Welcome to Honey Ridge Villas

204 Oakmont Ave., Ladson, SC 29456

Revised January 1st, 2022

Located in Ladson S.C., Honey Ridge Villas is a family friendly community of sixteen (16) One Bedroom Condominiums, forty (40) two Bedroom Condominiums, and forty (40) Town Homes. All Units are privately owned, and at the Owner's discretion can be tenant occupied.

Included on Honey Ridge Property, are opportunities for Health/Fitness, Swimming, Tennis, and a Clubhouse with large meeting room and full kitchen. Laundry Facility is available with Mac-Gray charge card system.

Honey Ridge is governed by an elected Board of Directors who is responsible for Management, Maintenance, Operation Control, and enforcement of the Honey Ridge Villas Master Deed/Covenants, Community Standards, and Honey Ridge Villas Rule Book. These responsibilities are performed in accordance with Community-Wide Standards and South Carolina Law.

***All or part of the above responsibilities, are assigned to an employed Property Manager.***

Honey Ridge Villas is a self-monitoring community. The main goal of the Honey Ridge Board is to maintain the complex as an owner friendly community, and maintain property values. Owners are responsible for the conduct of their household family members, guests, pets, and tenants. Owners must insure that tenants and guests comply with the HOA By-Laws and Honey Ridge Villas Community Rule Book. Honey Ridge Villas Master Deed gives the HOA Board authority to set rules and regulations, while assessing fines for rule violations. Owners will be subjected to a minimum of a \$25.00 fine for first violations, or higher, with the HOA Board considering the seriousness of the violation. Fines may be assessed without prior warnings, at the discretion of the HOA Board, when HRV Rule Book violations occur. All fines will become an assessment against the unit owner.

**Administration:** Honey Ridge Villas is a dynamic community with periodic transfers of ownership and replacement tenants. It is the responsibility of every owner to familiarize their tenants of pertinent Master Deed information, and specifically review with all occupying tenants the rules included in this Honey Ridge Villas Rule Book. A copy of the Rule Book must be delivered to all tenants by owners prior to tenant occupying the unit.

mopping, checking the bathrooms and removing bathroom trash. If the clubhouse is not cleaned after use, the deposit will not be refunded. Parking for clubhouse events is located at the front of the property to the right and left of the entrance. Please ask your guests not to park on Oakmont Avenue.

3. **Exercise room:** No children under the age of 16 are allowed in the exercise room at any time.

If you do not know the proper use of the weight machines, please do not use it. You should not snatch weights or allow them to slip from your grip. This will damage the cables and may cause injury to you. Always keep the fall guard engaged when you are on the treadmill. No food allowed. Do not drink alcoholic beverages while exercising. Report damaged or broken equipment to the management team. Please turn off the TV and lights when you leave.

### LAUNDRY ROOM

1. The machines are operated with a Debit or Charge Card. Please follow the instructions printed on the machine.
2. Do not leave your laundry unattended or in a machine after the cycle is complete. Also, the use of 4 machines at the same time is prohibited. Laundry left for more than 2 hours will be confiscated and stored. A \$10.00 fine will be assessed and paid before laundry is returned to the owner by the management team. Follow the machine instructions carefully, especially the normal HE amount of detergent required. Out of order machines should be communicated to Mac-Gray as stated on sign. Also call the same Mac-Gray number if you loose money. It is your responsibility to clean dryer filters after each use and to keep the laundry room reasonably clean. No children under the age of 16 are allowed in the laundry room without a parent or guardian. Children are not to use any room for play, inasmuch as a meeting or event may be in session in another part of the Clubhouse. Respect other's right to peaceful enjoyment at all times. Do not allow access to anyone who does not enter using their own access FOB. Do not prop the door open, nor leave the windows open. Please turn the TV off when you leave.

Note: Violations of rules or non-payment of regime fees will result in the loss of Laundry Room amenity privileges.

### TENNIS COURT

The tennis court is to be used for tennis only by residents and guests. No skateboards, dogs, or children are allowed on the court. The combination to the padlock may be obtained from a member of the management team.

### ALTERING THE COMMON ELEMENTS

Additions or alterations to the common elements are not allowed without the permission of the Board of Directors. A "common element" includes all Honey Ridge Villas property, excluding the area from your wall studs inward. Ceilings and walls between units must be maintained as a fire wall. Repairs must be inspected by a Honey Ridge Villas HOA Board representative. No resident shall engage in the modification or addition to the structural interior, exterior or landscape design without prior Board approval. Common elements include, but not limited to hallways, patios, porches, lawn areas, flower beds, parking lots, sidewalks, pool, tennis court, club house, mail center as outlined in the Master Deed. It is essential that the visual appearance be standard and consistent.

1. Replacement of windows doors, screens & blinds are the owners responsibility. All torn or damaged screens, blinds or doors must be replaced or repaired immediately.
2. The Honey Ridge Villas HOA will arrange painting outside doors as needed, including town home entry doors after the owner is notified, with billing to follow.
3. The town home owners may add storm doors considering that two (2) styles of storm doors are approved by the HOA. Both models, Larson Charleston #168 and Larson Signature #194 are available at both Lowe's and Home Depot.
4. No window air conditioners are allowed.
5. Entranceways and patios shall be kept clean and unobstructed.
6. Patio sliding door screens can be removed and must be out of sight.
7. No defacing of Honey Ridge Villas common areas is allowed, including but not limited to sidewalks.

### GENERAL RULES

1. Units owners must insure that no one, shall not at any time, bring into, or keep in their units any Flammable, Combustible, or Explosive fluids, materials, chemicals, or substances, except for household use and in household quantities. No gas grills, except on town home patios.
2. Toilets and other drains in the buildings shall be maintained, and shall be used for the purposes for which they were designed. Any damage to the common plumbing resulting from misuse, in a unit or club house, shall be repaired by the Association and paid for by the owner responsible. This includes, but not limited to diapers, toys, food etc.
3. All Association fees are due on the 1st day of each month, with a \$25.00 late fee assessment after the 15th. Each month thereafter that the regime fee goes unpaid, a \$25.00 fee will be added each

month. Any owner in arrears 90 days, may result in the owner's unit having a property lien filed with additional legal fees assessed to the owner.

4. Signs of any description, such as For Sale or For Rent, but not limited to these listed, cannot be placed in windows of units, attached to the building structure, or placed on Honey Ridge property, except by the HOA Board.
5. Each unit owner is responsible for purchasing and maintaining a standard condominium home owner's insurance policy.
6. Parking lined spaces are on a "first come, first use" basis. Each unit is limited to a maximum of 2 lined parking spaces. Consideration of neighbors will enhance community rapport and avoid resentment. Walkways must not be obstructed.
7. Parking of commercial vehicles, defined as a vehicle with commercial license plates, and/or with any lettering on it's body, is prohibited. Ladders, racks, and tool boxes are also prohibited. Parking of boats, campers, and trailers is likewise prohibited. Maximum weight of vehicle parking shall not exceed 150/1500 series vehicles, be insured and fully operational.
8. All vehicles must have current license plates and a current HOA registration tag to be legally parked on Honey Ridge Villas premises.
9. Mopeds must park horizontally against the curb line, so as not to take up a parking space, and allow a car to also fit into the same parking space. No vehicles including motorcycles, motor bikes, mini bikes, mopeds or any other motorized terrain vehicles, shall be parked on or stored on patios. Vehicles must not be parked in such a way as to be blocking a sidewalk.
10. There shall be no repair or maintenance of any vehicles anywhere on the property of Honey Ridge Villas with the exception of minor repairs not exceeding 2 hours repair time.
11. Motorcycles require a metal plate under kickstands when parked on HOA parking lots.
12. Inoperable vehicles (including those on jacks, blocks, or with flat tires will be towed after 7 days at the owner's expense. Inoperable vehicles also include vehicles leaking fluids Resulting asphalt damage will be charged to the vehicle/unit owner.
13. No item including but not limited to flower boxes, flower pots, hanging baskets, window chimes, bird feeders, flags (with the exception of the U.S. flag), security signs, decorative statuary, or decorative signs are to be hung, displayed or affixed to the buildings, porches, window sills or door ways. Properly displayed U.S. flags are permitted. The Board may authorize seasonal holiday decorations.

## **NOISE CONTROL**

Loud noise from television, stereos, musical instruments and residents will not be tolerated. Please be respectful of your neighbors as the units have thin walls and noise travels easily. If you have any problems after hours with noise, please contact the sheriffs office (843-832-0300) and report to the management team during regular business hours. Violators are subject to fine from the HOA.

## **POOL/POOL PASS**

Pool passes will be issued annually. Pool use is for owners and registered tenants only. Use of the pool requires the owner or tenant be present at the pool and have the issued pool pass in their possession. Owners or tenants may invite guests to use the pool area. The number of guests is limited to a maximum of 3 per unit. Pool parties, such as but not limited to birthday celebrations are prohibited. Guests are not allowed in the pool area without the registered owner or tenant. A complete list of pool rules is attached. There is no life guard on duty. Supervising adults must stay at the pool with children at all times.

## **POOL RULES**

1. Carefully read all posted rules at the pool before entering.
2. Please shower before entering the pool.
3. Honey Ridge Villas registered residents and owners only. Residents may have three guests per unit and you must be at the pool at all times with your guests.
4. You must have a current pool pass with you at all times at the pool.
5. The pool closes at 10:00 p.m. If you chose to stay in the pool area after sundown, you must control the noise level or you will be asked to leave.
6. A responsible adult over the age of 18 years, must accompany all children under the age of 16 years. Children under the age of 16 years are not allowed a guest unless the resident/parent is present at the pool.
7. No food is allowed in the pool enclosure area.
8. No alcoholic beverages are allowed in the pool enclosed area. No person under the influence of alcohol will be allowed to enter the pool enclosure area.
9. No glass containers are allowed in the pool enclosure area.
10. No cooler larger than a 6 pack size is allowed in the pool enclosed area.
11. No dogs or pets are allowed in the pool enclosure area.
12. Personal rafts, floating devices, or toys are not allowed except those being used for exercise.

13. No diving is permitted.
14. Do not use the pool furniture to climb on or jump into the pool from, or for any other purpose other than what the furniture is designed for. Please cover the furniture with a towel to protect furniture from sunscreen.
15. No smoking is allowed in the pool area.
16. Please remove all personal items, including towels, clothing, bottles, pool toys, etc. from the pool area when you leave. Items left overnight will be removed and disposed of. Place all trash in the container provided.
17. It is our intention to provide a family environment in the pool. Please do not use foul language or engage in combative or disorderly behavior at the pool. No running, boisterous or rough play.
18. Persons with skin, eye, ear or respiratory infections, open lesions, or other communicable disease should not enter the pool.
19. Proper swimwear must be worn while swimming. Cutoffs are prohibited. Diaper age children must be using diapers specifically designed for swimming pools in order to enter the pool.
20. Residents are responsible for their guests. All damages caused by guests will be the responsibility of the owner that accompanied them.
21. The maximum number of swimmers allowed in the pool is 25.
22. Do not enter the clubhouse area if you are wet. Dry off prior to entering the building.
23. Three warnings for pool violations may result in the loss of pool and clubhouse privileges.  
 There is a red telephone at the entrance to the clubhouse. Please dial 911 in the event of emergency. A first aid kit is available in the hallway of the club house.  
 We are a self-monitoring community; so all residents are urged to ask for pool passes from others in the area. Anyone without a pass should be asked to leave. Sheriff's office should be contacted if anyone refuses to leave the pool area (843) 832-0300.

### **WINDOWS, DOORS AND SCREENS**

Appropriate window attire must be used in windows. Window treatments visible to the outside must be white or neutral in color. No towels, beds sheets, bedspreads or any other unsightly window coverings are permitted.

Inside hallway doors of 1 and 2 bedroom units are the sole responsibility of owners. Doors must remain white and be painted, repaired or replaced as necessary.

Town home front entry door maintenance is the responsibility of town home owners. Paint must be fresh, with paint color adhering to Master Deed Covenants and matching window shutters.

### **SOLICITING**

There will be no soliciting of any items, services, contributions or political campaigning without the express permission of the Board of Directors or property management team on the property.

### **DOGS**

Dogs must remain on a leash at all times when being walked on HRV property. Owners must immediately pick up their dogs defecate and place it in the cans provided at the pet stations located on the property. Dogs must be kept under control so as not to violate any residents right of peaceful enjoyment of the property. All dogs must be registered January each year, with shot records and paid registration fee. Non-compliance with these rules not only detracts from the appearance and enjoyment of the condominium complex, but also is unsanitary and against the law. Violators will be reported, fined by the HOA, and will be subject to a fine by Dorchester County. Fines for these violations will be doubled for repeat offenses.

### **SATELLITE DISHES (DISH)**

Satellite Dishes or solar panels are not authorized.

### **CONCLUSION NOTE**

All costs incurred by the Honey Ridge Villas HOA in pursuing enforcement of a rule or regulation and violation assessments are chargeable directly to the offending unit owner. A lien for non-payment will be filed if necessary to enforce all money owed to the HOA.

Be advised also that an owner who has an outstanding balance after the 15th of the month when the fee was due, that unit owner is no longer a "member in good standing" and loses the regime privileges (including tenants) until the delinquency is paid.

Your unsolicited suggestions and recommendations for improving Honey Ridge Villas are welcomed by the Board of Directors.