

# Honey Ridge Villas

Homeowners Association

## Community Rules

Revised August 2025

# **Welcome to Honey Ridge Villas**

204 Oakmont Ave., Ladson, SC 29456

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 in Honey Ridge Property are opportunities for Health/Fitness, Swimming, Tennis, and a Clubhouse with large meeting room and full kitchen, and a Laundry Facility.

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. Board members, management, or vendors are not to be harassed or mistreated in any manner.

***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 ensure 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 tenants occupying the unit.

To facilitate the enjoyment of residing at Honey Ridge Villas, the Board of Directors has adopted a set of rules & regulations for safeguarding the property, your safety, your privacy, and common enjoyment of everyone.

The Management Team works with the Board of Directors to assist them as they work to achieve Honey Ridge goals.

**Security, Authority & Enforcement:** Subject to the Master Deed, the Honey Ridge Board, upon violation of any rules and regulations, but not limited to the enclosed brief rule description, will assess reasonable monetary fines on the Owner guilty of such violation, including the violations of the respective Owner's tenants.

Security is the responsibility of all Honey Ridge Owners. The Board at their discretion, may schedule law enforcement security personnel when deemed necessary. Rule violations that are witnessed by owners may be addressed between involved owners when prudent. Tenant complaints must always be communicated to their unit owner. Rule violations should also be reported by Owners to the Honey Ridge Board, and or the Property Manager.

*Note# 1:* Anyone witnessing a security problem is encouraged to call for

assistance from the Dorchester County Sheriff's Department (843) 832-0300, and then to the management or a member of the Board of Directors. The grounds and Clubhouse are monitored by video cameras.

*Note #2:* All Honey Ridge property/amenities is "your backyard." Security and or rule violations should be addressed by owners in a prudent manner, exercising appropriate action. All communication to the Honey Ridge Villas Board of Directors must be in writing and forwarded to the Property Manager at least one week prior to the Board Meetings. The Board will then address requests. Meetings are held in the Honey Ridge Villas Club House on the first Thursday of each month, at 7:30 P.M. Schedule changes may become necessary. All owners are encouraged to attend and comment on agenda items.

Tenants must communicate concerns with their landlord, HOA or HOA Management.

Short term rentals of condominiums and town homes for a period of less than 6 months is prohibited. Airbnb, VRBO, nightly rentals or similar rentals are strictly prohibited.

## FIRE OR EMERGENCY 911

### **PATIOS**

Patios are a "limited common element." The homeowner has exclusive use of this area. No items are allowed on the patios other than patio furniture and decorative items commonly found on patios.

1. Patios shall not be used for storage. No trash receptacles, boxes, etc. are allowed. No excessive number of items may be left on patio. Patios must be kept neat and orderly. Items left in any common area may be confiscated and disposed of.
2. In no instance can there be any items, including but not limited to, appliances, hazardous materials, tools, furniture, motorized vehicles,

exercise equipment, dog houses, coolers, trash, etc. stored on the patios.

3. Storage containers must be pre-manufactured, covered storage containers that do not exceed the height of the fence at the rear of the patio and so long as they are not visible from the outside of the patio. A maximum of 1 is allowed.
4. Clothes, bedding, laundry, or the like shall not be hung, aired, or dried from windows, on patios or on the fence. Outdoor clothes lines are prohibited.
5. Maintenance of the patio area is the responsibility of owners, including cleanliness and weed removal.
6. To maintain our common areas in a pleasant and sanitary condition and to avoid extra trash removal expense, which results in higher monthly fees, all residents must dispose of waste material/trash in the 4 dumpsters provided. A \$75.00 violation fee will be assessed against owners, tenants or guests who do not comply.

## CLUBHOUSE

1. Entry to the clubhouse is by an approved access device only. Video cameras are in use and owners will be held responsible for damages. No children under the age of 16 are allowed in the building without parental supervision. Parents must be with their children at all times. No pets are allowed in the building. There is no smoking allowed in the building. 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.
2. **Meeting room and kitchen:** The kitchen and meeting room are available for social purposes and are not to be used for commercial purposes: A \$50.00 deposit is required. Contact the management team for scheduling and key pick up. The fee is refundable providing the clubhouse is cleaned after use. Cleaning includes emptying the trash, emptying the refrigerator, cleaning the kitchen, vacuuming,

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 cash, or a Debit/Credit 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 a fine will be assessed. Follow the machine instructions carefully, especially the normal HE amount of detergent required. Out-of-order machines should be communicated as stated on sign. Also call the same number if you lose 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. Respect other's right to peaceful enjoyment at all times. Do not allow access to anyone who does not enter using their own access device. Do not prop the door open, nor leave the windows open. Please turn the TV off when you leave.

## **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. A Honey Ridge Villas HOA Board representative must inspect repairs. 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 are 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 visual appearance is 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 townhome owners may add storm doors with approval from the HOA.
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 ensure 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. Smoke Detectors and Fire Extinguishers are mandatory for each floor of the units. We recommend inspecting your detectors and extinguishers monthly to ensure they are working properly. You risk being fined if you are found without these devices in your unit.
3. 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 is not limited to diapers, toys, food etc. All interior drains must be properly capped when plumbing fixtures are removed.
4. 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 lien filed with additional legal fees assessed to the owner, and loss of amenities and parking passes.
5. 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.
6. Each unit owner is responsible for purchasing and maintaining a standard condominium homeowner's insurance policy and must submit a copy to the HOA annually.
7. 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.

8. Parking of commercial vehicles, defined as a vehicle with commercial license plates, and/or with any lettering on its body, is prohibited. Ladders, racks, toolboxes, and aftermarket fuel tanks are also prohibited. Parking of boats, campers, and trailers is likewise prohibited. Maximum weight of vehicle parking shall not exceed 150/1500 series vehicles.
9. All vehicles must be insured, fully operational, have current license plates, and a current HOA registration tag to be legally parked on Honey Ridge Villas premises.
10. 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, minibikes, 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 block a sidewalk.
11. 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 a 2-hour repair time.
12. Motorcycles require a metal plate under kickstands when parked on HOA parking lots.
13. 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.
14. No item including but not limited to flower boxes, flowerpots, hanging baskets, window chimes, bird feeders, flags (with the exception of the U.S. flag), security signs, decorative statuary, or 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, windowsills, or doorways. Properly displayed U.S. flags are permitted. The Board may authorize seasonal holiday decorations.

15. Should an insurance claim be filed due to damages to any unit the homeowner's insurance is required to pay first and will subrogate HOA insurance only if it is deemed that HOA insurance covers said damage.

### **NOISE CONTROL**

Any disruption to the quiet enjoyment of the community will be subject to the fines policy. Please be respectful of your neighbors as the units have thin walls and noise travels easily. If you have any problems with noise, please contact the sheriff's 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 to 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 lifeguard on duty.

### **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 choose 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 and supervise 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 that for which the furniture is designed. 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. Any disruption to the quiet enjoyment of the pool and pool area will be subject to the fines policy.
18. People 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. The maximum number of swimmers allowed in the pool is 25.
21. Do not enter the clubhouse area if you are wet. Dry off prior to entering the building.
22. 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 wear 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. Townhome front entry door maintenance is the responsibility of town homeowners. 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' waste 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 in 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.

### **DUMPSTERS**

Dumpsters are for Honey Ridge Villas Residents only. Only household trash approved. All trash must be placed inside dumpster, not placed inside fence. If garbage will not fit inside dumpster, it must be taken to Old Fort Recycling Center. furniture, appliances, etc., are not allowed inside dumpster or fence enclosure; these items must be taken to Old Fort Recycling Center. Fines will be assessed to anyone who does not follow these restrictions.

### **EXTERIOR MODIFICATIONS**

Any attachment or modifications to the exterior of any building are prohibited, including but not limited to, satellite dishes, solar panels, and cameras.

### **CONCLUSION**

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. Also be advised 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.