

## **TDO HOA RULES AND REGULATIONS**

*Rules and Regulations governing all common facilities made by the TDO HOA Board of Directors must be adhered to by all property owners, their guests, and renters. **WE HIGHLY SUGGEST POSTING THESE RULES IN YOUR UNIT on the inside of your hall door.***

The **RULES AND REGULATIONS** are intended to promote and preserve the property values and enjoyment of the TIDES DRIFTWOOD OASIS property. **Violations of the POSTED RULES AND REGULATIONS should be reported to the TIDES/DRIFTWOOD/OASIS HOA management company: Inlet HOA Management Services, 843-222-9014 or 864-438-7147 OR: Email: Inlet HOA Management Services at [inletmanagementservices@gmail.com](mailto:inletmanagementservices@gmail.com) or onsite Security at 1-843-602-1189.**

The **BOARD OF DIRECTORS** is authorized to enforce timely assessment payments from OWNERS in compliance with the RULES AND REGULATIONS and other policies enacted in accordance with the governing documents (see the Master Deed posted on tdohoa.com) by suspending of rights: to hold or run for office, to the amenities, as well as imposing monetary fines against and/or all other remedies available by law for owners, their guests, invitees, and lessees that are in violation.

**UNPAID ASSESSMENTS:** Subject to penalty, interest, and liens, suspension of voting rights until members' accounts are returned to good standing (not more than 30 days overdue). Accounts past 30 days will go to the collection's attorney.

**VIOLATIONS:** When a violation is reported, the OWNER shall RECEIVE WRITTEN AND/OR VERBAL notice from the MANAGEMENT COMPANY on behalf of the TDO HOA (Inlet HOA Management, LLC) in accordance with the MASTER DEED AND BYLAWS for TIDES/DRIFTWOOD/OASIS HOA. Owners may be subject to fines starting at \$100, unless otherwise noted and/or legal action. GROSS Violations of illegal activity will be subject to EVICTION of guests from property. Unit Owners and Third-Party Rental companies, their agents or assigns are responsible for enforcing these rules with their guests.

**THE GOVERNING DOCUMENTS**, INCLUDING THE MASTER DEED, BY-LAWS AND RULES AND REGULATIONS ARE APPLICABLE TO OWNERS, GUESTS, INVITEES, LEASEES, ETC. PAYMENT OF VIOLATIONS SHALL BE THE FINAL RESPONSIBILITY OF THE OWNER.

**(1) GENERAL VIOLATIONS:** Subject to fines, not to exceed \$1,000. per day or per occurrence (up to the maximum allowed by law).

**(2) VEHICLE VIOLATIONS:** a) Unregistered, abandoned, or inoperable vehicles shall be tagged and towed at the owner's expense after 24 hours if applicable or may be subject to fines. b) Vehicle maintenance on property, except in emergency situations, may result in a \$100 fine, per violation.

**(3) EQUIPMENT VIOLATIONS:** (including but not limited to trailers, campers, boats, and jet skis) may be tagged and towed at the OWNER'S expense, if applicable, or may be subject to fines starting at \$100 for the first offense, \$250 for the SECOND Offense and \$500 for the THIRD Offense and Thereafter.

**(4) PET VIOLATIONS- NO PETS ALLOWED:** Tides/Driftwood/Oasis per the master deed is a NO PETS property. With the Master HOA's permission, previous permanent resident owners who currently have a pet may keep said pet until its' natural passing. They may NOT replace that pet upon its' passing. Any RENTER with animals will be turned away. Subject to a \$100 fine per occurrence. Only SERVICE ANIMALS MAY be permitted on property.

Guests with a valid ADA Service Animal need to alert rental management/owners beforehand so that the HOA/Security is aware and that a signed Service Animal Advance Notice (see attachment A) form can be obtained from the guest. Owners will incur a \$100/a day per occurrence fine for their management or themselves allowing animals that do not meet ADA guidelines.

**(5) SERVICE ANIMALS:** which meet the ADA definition are allowed/ welcome on property. Advanced Notice form (see attachment A) must be filled out, signed by guest, and sent to the HOA /Security one week in advance of check-in. ADA service dogs MUST STRICTLY FOLLOW the ADA guidelines:

- A Service Animal must be individually trained to do work or perform a task for an individual with a disability. The task(s) performed by the dog must be directly related to the person's disability.
- ADA does not recognize an "animal in training" as a Service Animal.
- The Service animal must always be leashed (unless disability/task always prevents) and / or within the control of the handler when on property.
- ADA does not allow service animals to be left in rooms alone. (Where the disabled individual goes the animal must go).
- It is the service animal owner's obligation to properly dispose of all waste material from their pet.
- No loud or excessive barking or aggression towards other animals or people.
- All State and Local leash/vaccination laws MUST be adhered to including times a dog is allowed on the beach.
- **Vaccination records are required to be submitted in advance with the Advance Notice form.**
- Emotional Support, therapy, comfort, or companion animals are NOT considered Service Animals under ADA.
- Service animals will be requested to be removed from property if a nuisance, out of control, left on its' own or otherwise fails to meet ADA guidelines.
- Owners whose guests fail to abide by ADA guidelines or who falsely represent themselves as having a Service animal when they do not meet ADA guidelines are Subject to a \$100 fine per day per occurrence.

**(6) SMOKING VIOLATIONS:** No smoking in ROOMS or on BALCONIES, HALLWAYS, ELEVATORS, PULL THROUGH, ETC. ONE warning may be given then a FINE of \$250 PLUS EVICTION may occur. VAPING is also PROHIBITED.  
**Illegal substance use may result in immediate eviction or police being called.**

**(7) HEALTH AND SAFETY VIOLATIONS:** Subject to fines, not to exceed \$500 per occurrence (including but not limited to) shooting fireworks on ASSOCIATION PROPERTY; throwing items from balconies; accumulation of trash and/or other materials that may attract pests; threat of flood or fire damage to neighboring properties, tampering with smoke detectors, fire doors, fire extinguishers, glass in the pool area, public urination/defecation (human or animal.)

**(8) NUISANCE VIOLATIONS:** loud noise, obscene gestures and or verbiage, abuse or destruction of common areas, dogs left barking in room, domestic disputes/violence and loud arguments will not be tolerated. One (1) Warning then a FINE of \$100 per occurrence up to \$1,000/day.

**(9) ALL OWNERS MUST (per the Master Deed)** gives HOA management company (w/ Security) access codes to room AND authorization to enter room for security, emergencies, pest control, and to take care of any immediate issues with guests or property damages. Fine of \$250 per month may apply if Owner refuses or neglects this requirement.

**(10) THROWING items off balcony:** Is against the law. FINE: \$250+ per occurrence plus eviction.

**(11) ALL CONTRACTORS, VISITORS, CLEANERS are REQUIRED to SIGN IN** at Driftwood front desk. Contractors, visitors, delivery persons, and cleaning crews are required to sign in at the front lobby of Driftwood. Individuals must indicate what unit they are here to visit/be in and when they are to leave. **Sign in is required at the designated area regardless of whether Security / personnel is present.** Refusal or neglect to do so: \$100 fine per occurrence may apply.

**(12) PULL THROUGH:** While unloading or loading a vehicle, SOMEONE with ability to drive and who has the keys MUST stay with vehicle. Vehicles MUST NOT block left lane. Operators must follow directions of Security and move immediately when instructed. Time is limited to no more than 15 minutes.

**(13) VEHICLES MUST** have a hanging PARKING PASS (AND DISABILITY pass to park in Handicap parking) SHOWING. Please keep your vehicle locked and valuables placed out of sight. Exercise caution in opening car doors so as not to cause damage to adjoining vehicles. \$100 fine per occurrence and any State or Municipal fines may apply.

**(14) LUGGAGE CARTS:** Luggage carts are to be used only by owners, guests, and tenants for their use in the transport of personal effects. Luggage carts are to be returned to main lobby IMMEDIATELY after use. NO ONE may keep them in their rooms. FINE of \$100/per occurrence.

**(15) DUNES:** It is against Federal, State and County Law to damage or destroy the dunes or the sea oats and grasses, which grow on the dunes. Fines may be levied on all persons who do not observe this law. (i.e., Minimum of \$200. constitutes the State fine.)

**(16) REPEAT VIOLATIONS OF ANY KIND ARE SUBJECT TO ACCELERATION OF FINES up to \$1,000/day, EVICTION, and subsequent legal actions.**

**(17) EACH OWNER:** is responsible for the proper conduct of his/her family, guests, and contractors as well as any damage to the property caused by these persons. It is also each owner's responsibility to ensure that his/her rental agents and guests UNDERSTAND and OBSERVE ALL rules and regulations. Occupancy of a unit is not to exceed the number specified by law (4). Violation of the Rules and Regulations may subject the Owners and Guests to the fines stated herein.

**(18) BALCONIES:** must always be clean and tidy. No clothing, linens, towels, etc. shall be hung from balcony railings; they may be draped over outside furniture to dry. Only approved outdoor furniture is allowed on balconies. Tables may be no higher than 18-24". Only solar powered (no electrical) lights are permitted. No broken or rusty furniture allowed. **No grills of any kind.** Violations of these rules may subject the unit owner and/or guests to fines of \$100 per occurrence.

**(19) BUILDING HALLWAYS, STAIRWELLS & COMMON AREAS:** House cleaning carts and personal items, including but not limited to; boxes, chairs, strollers, linens, or any other personal items shall not be stored or kept in the hallways, underneath or in stairwells or other common areas, and items must be positioned inside the unit.

**(20) GRILLING: BARBEQUING**, grilling, deep frying and similar use of fire or cooking equipment is absolutely prohibited upon any Limited or General Common Element, Individual Unit, Balcony, Deck, or Patios.

**(21) FIREWORKS:** Use of fireworks in the City of Myrtle Beach is prohibited.

**(22) ANNOYANCES & NUSIANCES:** Loud and boisterous noise will not be tolerated. Televisions, stereos, sound amplifiers, or musical instruments should be used with discretion so as not to disturb other residents. Excessive noise after 11PM is a violation of local noise ordinances. Nothing shall be done to cause embarrassment, discomfort, or annoyance. **No immoral, offensive, or unlawful activity is permitted in the units of Association property.** Any activity which will adversely affect the structural integrity of the property or the Association's insurance coverage is not permitted.

**(23) BUSINESS ACTIVITY:** No trade or business activity may be conducted on Association property or in and around a specific unit unless prior Board approval is obtained.

**(24) SIGNS:** No signs shall be displayed to the public on any units or any portion of the Association property unless prior Board approval is obtained. Inside ROOM doors shall have all pertinent information of manager and instructions for all needs, housekeeping and issues posted including that all rooms and building are NON-Smoking.

**(25) TRASH:** Household Garbage, trash, and other wastes are to be disposed of properly by placing in designated locations, such as a trash chute or trash receptacle. Trash chutes are in the middle of each floor in the Tides building and at the opposite end of the elevators in Driftwood. At no time shall trash, garbage or other waste be left in the hallways or in any other common areas not specifically designed for such purpose. Littering (gum, cigarette butts and food) is prohibited on all common areas. Boxes, including pizza boxes should be left near the trash can by the elevator doors. Construction or renovation trash must be removed from the property by the owner/contractor.

**(26) PARKING:** Vehicles should be parked only in marked designated spaces using parking passes provided by the Association and/or on-site. Only vehicles fitting WITHIN ONE parking space may be parked on the premises. Double parking, parking on the landscaping/grass along the curb is NOT permitted on the premises. 15-minute, oversized vehicles and handicapped parking is strictly enforced, and violations are subject to towing. Mopeds, skateboards, scooters, roller blades, hoverboards, segways, motorized skateboards, drones, and remote-controlled toys are prohibited on Association property or in units. All vehicles must have a valid license plate and be in running condition. The towing policy will be always enforced. For safety measures, only persons meeting the requirements of a licensed driver may operate golf carts on Sea Mist property association roads. Golf carts may not be driven after dark unless equipped with highway headlights and taillights and may not be driven between midnight and dawn.

**(27) ALTERATIONS & ADDITIONS:** No structural, electrical, plumbing, or exterior alteration shall be undertaken to any unit without prior written approval from the Board. Any request must be submitted in writing with adequate sketches and description of the requested change and must follow the Master Deed. Units that were not originally designed for washer and dryers cannot add standard washers and dryers. Contact the HOA at [inletmanagementservices@gmail.com](mailto:inletmanagementservices@gmail.com) or 843-222-9014 for more clarification on what is allowed.

**(28) CONTRACTORS:** MUST submit their license and Insurance information to the HOA BEFORE work begins. COI's must name the Sea Mist and TDOHOA as "other insured". ***Regardless of what tasks are being performed.***

***Structural, Plumbing and Electrical work may only be performed by licensed, general contractors with the proper permits and preapproval of the HOA board.***

**(29) UNIT MAINTENANCE/CONTRACTOR WORK:** All owners are responsible for the contractor(s) working inside their unit. All homeowners are responsible to ensure that contractors clean up after themselves and if there should be any damage to the common elements because of the work of a contractor in an individual unit, the unit owner in question WILL be responsible for any damages and/or repairs to the common elements. Contractors used **MUST be LICENSED in Horry County as well as the City of Myrtle Beach.** ALL CONTRACTORS MUST BE INSURED for liability and workman's comp issues and a certificate of insurance filed with the Association indicating the Association as an additional insured. **Contractor hours WILL be Monday-Saturday 8am to 6pm. No work is allowed on Sundays unless an emergency has occurred, and HOA is notified first.**

**(30) ALL HANDY MEN MUST** have insurance even if it is not electrical, plumbing, or structural (these also need permits) work being done. Inspection Prior, during, and AFTER completion. **HOA Management company is to be notified BEFORE work is to begin.** FINE: \$250 for CONSTRUCTION MATERIALS in trash chutes PLUS cost of repairs to compactor. Nothing is to be left in hallways. Contractors are NOT to use new Luggage Carts. Inquire where the old ones are located for your use.

**(31) TRASH & CONSTRUCTION DEBRIS: ARE NOT** allowed in hallways. All debris **must be removed from premise by contractor daily.** \$250 / per occurrence.

**(32) SWIMMING POOLS:** The pool does NOT belong to the association and is owned by Sea Mist. Pool rules, hours of operation **and access are subject to change. The HOA Association has NO control over if the facilities are in use or not.** Pool Rules are clearly posted in the pool areas and are strictly enforced. The pools are open 9am – 11pm. Solo swimming is not permitted. A competent swimmer must accompany children under 14 years of age. Incontinent persons must wear proper protection to be permitted in pools. Conventional bathing attire must be worn. Children in diapers are not permitted in the pool as required by State regulations unless wearing a "swim diaper." Glass objects are always prohibited in these areas. Phones are in the pool area and are for EMERGENCY use only. All residents, guests and renters are cautioned that they USE THE SWIMMING POOLS, POOL EQUIPMENT AND FACILITIES AT THEIR OWN RISK. Removal of furniture and/or pool towels from the pool deck and/or Resort property is prohibited. The Board believes that the playing of radios in the pool areas can be annoying to others present. Therefore, the Board encourages the use of headphones or earbuds.

**(33) HOUSEKEEPING:** There is to be **no sweeping out into the hallways,** leaving garbage in the hallways or by the elevators (other than pizza boxes). This applies to guests, outside cleaning companies and owners. Violation \$100 / per occurrence.

**(34) OFFSITE RENTAL AGENCIES:** All owners are responsible for insuring you or your agent has properly and adequately posted SIGNAGE notifying guests of these rules and who to call for housekeeping and maintenance. All owners and Offsite Rental Agencies are RESPONSIBLE for enforcing these rules and regulations with their guests as well as assessing fines to their guest to prevent/pay for their owners accruing fines. **Per the Master Deed, All Third-party rental companies must have a COI on file with the HOA Management and name the TDO HOA and Sea Mist as other insured.**

**(35) SECURITY** is the responsibility of each one of us. Depending upon the nature of the situation owners are requested to notify the security guard of any suspicious people trespassing and/or unusual activities. **Security phone number is 843-602-1189.**

**(36) CHILDREN:** Supervision of children by a responsible adult must be always exercised when on the grounds or swimming in the pool. Special attention should be exercised while driving on the property to ensure the safety of all. Children should not be allowed to wander or “play in” hallways, stairwells, common areas or amenities without adult supervision. Violation subject to \$100 / per occurrence.

**(37) Building /Pool Key cards must be left in Room at Checkout:** Two building/pool white key cards are issued to each unit for owners/guests. These Building/Key cards must be left in the room (especially if the rooms are managed by the homeowners or outside management companies). If they are lost or stolen - **Key cards are replaceable at \$50/per card. Key cards of Owners who are 30 days past due in their HOA Dues will have their access to the pools and hot tubs suspended until paid in full. All guests must fill out an Offsite rental form to receive their parking passes. (Currently at the front desk of Driftwood building beginning December 26, 2022).**

**(38) REMEDY FOR VIOLATIONS:** Violations of these Rules & Regulations are to be reported to onsite Security and Inlet HOA Management, LLC who will call the matter to the attention of the violating owner, lessee, or guest for corrective action. Any disagreement over violations will be reported to the Board of Directors for subsequent review and judgment by the TDO Board of Directors. If corrective action is not done in a timely manner (specific to the violation), Owners’ unit will be subject to fines. Owners are responsible for all fines levied against their unit. Owners and their management companies shall both be notified of impending violations and fines. Management companies are encouraged to collect fines if/when assessed on behalf of their owners.

**(39) ALL LOCAL LAWS:** All local laws and ordinances must be abided by in the rental agreements and by the guests.

**(40) RULE CHANGE:** The Directors of the Master and Horizontal HOA Associations reserve the right to change or revoke existing Rules and Regulations and to make such additional Rules and Regulations from time to time as they believe are necessary or desirable.

#### **EMERGENCY TELEPHONE NUMBERS**

Fire Department, Police, Ambulance **911**

Hospitals: (Grand Strand Medical Center) **843-692-1000**

(South Strand Medical Center) **843-839-1000**

**Security 843-602-1189**

Inlet HOA Management Services, LLC **843-222-9014**

Inlet HOA Management Services, LLC [inletmanagementservices@gmail.com](mailto:inletmanagementservices@gmail.com)

**ATTACHMENT (A) - HOA Service Animal Advance Notice Form**

Unit Number \_\_\_\_\_ Dates of Stay: Check In: \_\_/\_\_/\_\_ Check Out: \_\_/\_\_/\_\_

Owner / Management Company Contact Name and Phone Number \_\_\_\_\_

***Tides and Driftwood are NO Pet Buildings. Service Animals are Welcome under the following ADA Guidelines:***

**Definition of a Service Animal:** Under the ADA, a service animal is defined as a dog that has been individually trained to do work or perform tasks for an individual with a disability. The task(s) performed by the dog must be related to the person’s disability. A “dog in training” does not meet ADA requirements.

- 1) Is the dog a service animal required because of a disability? \_\_\_\_\_
- 2) What work or task has the dog been trained to perform? \_\_\_\_\_

The State of South Carolina requires current Rabies Vaccinations. **Please attach current rabies certificate or photo of rabies tag the dog wears to this form.**

**Guest Statement:**

**I understand that if my animal does not meet ADA guidelines or if I violate ADA guidelines, I will have to remove my animal from the premises at my expense.** I attest that I am aware and will adhere to ADA guidelines that my service animal will always remain under my control, Defined by ADA as:

To include being on leash (unless it were to interfere in performance of a work task) in public areas.

I will NOT leave the service animal alone in my room at any time (where I go the dog goes).

I will Not allow it to wander away from me or the handler.

I will Not allow it to bark repeatedly without control or show aggression to other animals or persons.

I further agree and understand that I must properly dispose of my service animal’s waste.

I will abide by all State and local rules and regulations.

**Myrtle Beach and Boardwalk Rules:**

May 1st to Labor Day, dogs are allowed on the Beach and Boardwalk only before 10 am. And on the beach after 5 p.m. from the day after Labor Day to April 30th each year, dogs are allowed on the beach at any time of the day. At all times when dogs are allowed on the Beach and Boardwalk, they must be on a leash that’s seven feet or shorter and you must pick up and properly dispose of the droppings.

**NO One is permitted to disturb the Dunes / Seagrass** (walking through or allowing animals to defecate in the Dunes).

Signed: \_\_\_\_\_ Date \_\_\_\_\_ Received: \_\_\_\_\_