Guidelines

for

Property Enhancement

- Revised -

Effective March 14, 2011

April 9, 2016, April 8, 2017

Hilton Head Island Motorcoach Resort Property Owners Association
133 Arrow Road
Hilton Head Island, South Carolina 29928
Property Enhancement Committee Guidelines

Revision Approved by the Board of Directors, April 8, 2017

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ARTICLE ONE  GENERAL INFORMATION

A.  Brief History

The original developer of the ORA Motorcoach Resort at Hilton Head Island determined the overall land-use plan and infrastructure within the Resort. The Protective Covenants imposed by the Hilton Head Company, Inc. and the Declaration of Covenants and Restrictions entered into between Outdoor Resorts of South Carolina and Outdoor Resorts at Hilton Head Island Owners’ Association, Inc. (collectively “the covenants”) were written in such a manner that the Resort could evolve with the Recreational Vehicle (RV) industry and still maintain its natural, serene atmosphere and provide lasting value for the lot Owners.

Over time, it was determined that enhancements to the original designs and make-up of lots were desirable. A Property Enhancement Review Committee was therefore created to assist owners to implement rules and guidelines in order to maintain the Resort atmosphere and still enable improvements of facilities conducive to the RV industry in the 21st Century.

B.  Philosophy

The covenants grant the Association the authority to maintain and administer the common properties, to administer and enforce the covenants and restrictions, and to make rules and regulations concerning both common properties and individual lots. The Association also has the authority to seek enforcement of its by-laws, local ordinances, and state and Federal laws.

Since the authority of the Association relating to lots is limited as above indicated, it is necessary that the restrictions placed on individual lots be within the property Owners’ rights to enjoy their property as defined by South Carolina laws. These restrictions are an inherent part of the agreement that individuals enter into when they purchase property in the Resort.

A vital and dynamic Property Enhancement Committee (PEC) is very important to the present and future development of the Resort’s common properties and privately owned lots.

It is intended that the rules and guidelines of the Property Enhancement Committee;

• be applicable to all Owners for private lots, all facilities and all common areas,
• be applicable to all work performed in the resort except normal cleaning and maintenance
• allow lot Owners to deal with their property consistent with the covenants, rules and local ordinances,
• be beneficial to all and enforceable within the legal system,
• enhance the enjoyment of all Owners,
• enhance the resale value of individual lots, and
• enhance the nature-like atmosphere consistent with the concept of Hilton Head Island development that attracted Owners to buy into the Resort.

C.  The Property Enhancement Committee shall be comprised of the following members;

1.  The Chairperson, who shall be a member of the Board of Directors.
2.  A Chairperson plus two members experienced in construction or land planning.
3.  Committee to be no less than four members but not more than six members who are lot owners.

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ARTICLE TWO  

PURPOSE OF PEC (Property Enhancement Committee)

A. Property Enhancement Committee (PEC) responsibilities.

1. To provide uniform guidelines for an Owner to enhance his/her lot, for greater personal enjoyment and to increase his/her equity while maintaining a uniform, harmonious, and natural appearance throughout the Resort for the benefit of all. These Guidelines are intended to conform to all Federal and State Statutes, Local Ordinances and Regulations, and the covenants and rules and regulations referred to above.

2. To review and approve plans submitted by an Owner for lot enhancements that meet PEC guidelines. All approvals shall be signed by at least two PEC members.
   a. Requested enhancements shall not be detrimental to nearby lots or to the Resort.
   b. The appearance of enhancements shall be in harmony with all nearby lots.
   c. The upkeep and maintenance of enhancements shall not become a burden on the Association.

3. PEC members, when reviewing Applications, may reject the Application and make recommendations for changes if the Application does not meet requirements set out herein.

4. When, in the course of their normal activities, resort staff notice possible violations of the PEC guidelines they shall notify the General Manager who in turn shall notify the Board Chairperson(s) of the PEC.

5. PEC members shall inspect work in progress, such as:
   a) measure forms prior to concrete being poured and/or
   b) measure outline of pavers to be installed and/or
   c) finished work to ensure compliance with the plan.

B. Conditions of approval.

1. The applicant shall provide the Association with security, acceptable to the Association, against mechanics’ liens or other encumbrances which may be recorded against the Lot as a result of such work.
2. The applicant shall provide proof of contractor liability insurance protecting the Association and other Owners during construction and in the event of subsequent hazards.
3. If an Owner performs his own work, a PEA shall be submitted for approval and a liability waiver (included herein) shall be signed by the Owner and attached to the PEA.
4. The applicant agrees to complete the proposed work within the required time frame unless an extension is granted by the PEC.
5. Work performed without an approved Property Enhancement Application will be subject to fines.
6. Previously approved improvements by other committees under previous guidelines are not precedent setting.

NOTE: The PEC usually meets monthly on the 2nd and/or 4th Tuesday to review applications. Plans are usually reviewed within 14 days, so long as two PEC members are available. PEC members will visit the lot to review the plan. Within several days after a PEC meeting, the Application shall be approved or rejected with recommendations. When the Application is returned to the Office, the applicant and contractor will be notified. Contacting the Resort Office after submitting a PEA WILL NOT expedite the process!

C. Owner Responsibilities.

1. The Owner is solely responsible for engaging contractor(s) trades people, or individual(s) to perform work described in the PEA. The Owner is responsible for any construction related behavior, meeting prevailing codes of Hilton Head Island, Beaufort County and South Carolina, etc. This includes, but is not
restricted to, building, electrical, plumbing codes and “Guidelines” components. When required, the Owner (or Owner’s contractor) is responsible to obtain all permits and pay all applicable fees.

2. All electrical work performed on the Owner’s lot must be performed by a South Carolina licensed electrician who obtains a Permit from the Town of Hilton Head Island. The Permit shall be posted on the lot before starting work.

3. The Owner shall be responsible for completion of work in compliance with all approved plans.

4. Approved applications shall expire 90 days from the date of approval.

5. The Owner assumes all financial and legal responsibility for damages, accidents or other liability incurred during or as a consequence of construction.

6. The Owner is responsible for all maintenance, repairs and replacement of damaged or inoperable improvements on the Owner’s lot, or on adjacent lots or common areas, which result from any action of the Owner, contractor, or any employee during lot changes. This includes use of restrooms and condition of restrooms after use by workers.

7. During construction on the lot, at the end of each day, the Owner and/or contractor shall return the lot to as clean a condition as practical, removing each day’s waste and/or demolition debris from the site and from the Resort. If the contractor utilizes the Resort’s dumpster, the contractor shall pay an appropriate fee. In the event of failure to comply, the fee involved shall be paid by the Owner. No nuisance shall be allowed.

8. To ensure that each removed tree is replaced, a security deposit is to be submitted to the Office prior to a tree being removed. Upon approval of the replacement tree by PEC, the security deposit shall be returned within 30 days of the planting of the replacement tree.

D. Non Compliance

1. The Resort Manager shall notify an Owner whose lot is not in compliance with PEC Guidelines (with photographs if needed). If no action is taken by the Owner to correct the non-compliance, as required by the notice, the Resort Manager shall advise the Owner in violation of the Association’s intent to enforce compliance through proper process, including court proceedings if necessary. Notification shall be by uniform letter that contains penalties and fines for non-compliance.

2. Notice, Penalties and Fines for failure to comply with these guidelines are:
   a) 30 day notice to achieve compliance from date of notice of non-compliance.
   b) thereafter a fine of $25.00 per day is levied retroactive to the date of notice of non-compliance, until compliance is satisfied.
   c) all legal and ancillary costs to enforce compliance.

ARTICLE THREE INSTRUCTIONS FOR APPLICATION

A. Instructions for applying for lot improvements.

1. Obtain a Property Enhancement Application and print these Guidelines from the Owner’s section of the Resort website, from a PEC member or from the Office.

2. Complete your Description of Proposed Lot Enhancements, including all proposed changes to pads, patios, etc., (including the materials to be used, trees and landscaping to be planted, and color choices).

3. For all improvements involving the installation of any hardscape (except minor improvements or repairs) and/or the removal of one or more live trees six inches or more in diameter at a height of four feet, submit an "as built" survey for the lot, on a scale of 1 inch to 10 feet, depicting its boundaries and all existing improvements, including the pad, pedestal, shed, walls, trees to be removed, gardens, etc. Include the existing square footage of all hardscape coverage and the total square footage of the lot. For trees that are to be removed, a Certified Arborist or qualified tree company's opinion is recommended. However, if the PEC
questions the opinion of the tree company, the PEC has the right to request a certified written opinion by an
Arborist over their license and seal. For PEAs not referred to above, no "as built" survey or written justifica-
tion shall be required.

4. On a separate copy of the “as built” survey, show as an overlay all proposed improvements, in-
cluding all items specified in paragraph 3 above, to the same scale as the survey.

5. Attach a photograph of the portion of the lot to be improved.

6. Attach a copy of a Plat containing your lot and adjacent lots (available at the Office).

7. Attach proof of contractor liability insurance (if not on file in the Office) or signed liability waiver
(attached hereto).

8. Sign and submit the completed Application with $50.00 application processing fee to the Office.

9. On approval of a PEA, a brightly colored copy of the PEA with expiration date will be issued by the
office to the owner or the owner’s representative and affixed to the lot’s utility pedestal. When the work is
completed the contractor shall sign that the work conforms to PEC Guidelines and return the permit to the
office. No contractors shall be permitted to start work without the issuance of a Work Permit. (colored copy of
the PEA). No work shall be done on the lot until the permit has been posted on the lot.

10. a) For all major repairs to existing improvements such as sheds, pads, walls, patios,
etc. an approved Repair Permit is required before work can be started. The Repair
Permit shall be posted on the lot. No fee is required.

   b) No noise producing work will be allowed during the Spring and Fall Owner’s Weeks.
   Emergency work is exempt from this rule.

NOTE: On either approval or rejection the Office will notify the Owner of the PEC decision.

• All improvements shall conform to the Guidelines contained herein.
• All Guidelines are subject to site-specific PEC approval, with each decision based on its’ own merit.
• The lot Owner is responsible for adhering to these Guidelines, and to the PEA. If the lot is not improved
   in accordance with the PEA the work must be redone to bring it into compliance.
• The lot Owner shall ensure that all contractors hired are approved by Resort Management.
• The lot Owner shall ensure that the contractor adheres to these Guidelines and carries required insur-
   ances.
• Prior to starting work, the Owner shall identify, locate and mark all utilities within the lot. The Owner shall
   hire “No Cut” (843-811-7877) to locate buried power lines. Failure to do so may result in injury or death,
   for which the Owner is solely and completely responsible. “No Cut” is a free service.

B. Contractor Work Hours. All construction, renovation and tree pruning and/or removal shall be permit-
ted only between 8:00 a.m. and 5:00 p.m., Monday through Saturday. No contractors shall be on site prior to
8:00 a.m. Work between 8:00 am and 9:00 a.m. daily and all day Saturdays, shall not produce noise, dust or
dirt and would include all PEA contractor activities including leaf blowing by the PEA contractor. No work shall
be conducted on Sundays, Holiday weekends, New Year’s Day, Memorial Day, Independence Day, Labor
Day, Thanksgiving Day or Christmas Day, except in an emergency, so deemed by the Resort Management.

ARTICLE FOUR DEFINITIONS, ENHANCEMENTS AND DIMENSIONS

A. HORIZONTAL ENHANCEMENTS

1. Compliance: Prior to beginning work to improve the lot, if an improvement encroaches
   into a setback or onto an abutting lot, or if there is a boundary dispute,
   prior to an approval a written agreement between abutting Owners must
   be established by either a) mutually executed Joinder Agreement, b) an
   encroachment agreement signed by both parties for each lot and
   recorded at the Beaufort County Registry of Deeds, or c) redrawn lot
   lines eliminating the encroachment and/or boundary dispute, that are
   deeded and recorded at the Beaufort County Registry of Deeds. Any
encroachments by structures not covered by “a), “b)” or “c)” above shall be removed.

Prior to beginning any improvement to the lot it is required that the Owner have the sewer line professionally inspected with a camera to ensure proper working condition and repair or replace if warranted.

2. Common Areas: The lake, clubhouse, pool, tennis courts, management office roadways, paths and 100 foot vegetative buffer and any other POA properties surrounding the Resort are common areas and shall not be altered in any way by any Owner.

3. Setbacks (distance into lot from property line):

<table>
<thead>
<tr>
<th>Location</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear</td>
<td>4 feet</td>
</tr>
<tr>
<td>Left side</td>
<td>2 feet</td>
</tr>
<tr>
<td>Right side</td>
<td>3 feet</td>
</tr>
<tr>
<td>Front</td>
<td>2 feet, or</td>
</tr>
<tr>
<td>Off the roadway</td>
<td>2 feet</td>
</tr>
</tbody>
</table>

No structures shall be built in setbacks, except sheds, pervious pavers, vegetation and the driveway in the front setback from the road. An existing structure does not need to be removed to meet the setbacks but any new installation where material is removed shall comply with the above setbacks.

4. Types of Coverages:

a. Softscape: Softscape consists of soil, vegetation, lawn, shrubs, pine-straw, mulch and river rock. River rock must be 2” to 5” in size, color to be brown, gray or tan. Stone area shall be dug out so stone will not be exposed to blowers and lawn mowers. A no-charge PEA is required before work can begin. Stone shall not be used for pad, patio or parking area enlargement.

b. Hardscape: Hardscape consists of poured concrete, sitting walls, pillars, garden borders of cement-like materials, entertainment features, fountains, pavers on crushed stone, wood decks, walkways, bricks and patio blocks on sand and/or gravel.

5. Lot Coverage:

a) Coach pad, patio & car parking 1,400 sq. ft. maximum
b) Shed, walkways to shed & utilities 200 sq. ft. added maximum at the PEC discretion

Walkways to shed and utilities shall be constructed of pavers, patio blocks or similar removable materials. The request for up to an additional 200 sq. ft. is to be submitted on a separate copy of the drawing and shall not be constructed of poured concrete. Its approval is at the discretion of the PEC on a case-by-case basis.

6. Easement Areas: All lots contain easement areas, which shall be noted on the survey. These areas include;

a) A three (3) foot sewer easement on right side of pad to roadway,
b) A four (4) foot rear yard easement containing most common utilities. These areas shall not to be permanently covered and shall always be accessible to the Resort staff.

7. Irrigation: Watering systems must conform to all Hilton Head Island Town Management
guidelines and shall have back-flow prevention installed to protect drinking water.

a. System
A multi-zone automatic watering system may be installed. Rain sensors are required on all systems. Plants are watered by drip irrigation only. Lawns may be watered by sprinklers. Recommended maximum scheduled watering is 30 minutes twice weekly.

b. Schedule
| Watering Seasons | Spring, Summer & Fall |
| No watering      | November thru February |
| Control boxes    | Accessible at all times |

Management has the right to adjust or turn off watering systems not functioning per these Guidelines. The owner will be notified and shall have no recourse to the Resort for losses.

B. HORIZONTAL STRUCTURE: Recommended specifications

1. Pad (coach & car parking):
   a. Poured concrete construction
      - 6 to 8 inches thick or greater
      - Strength 4,000 p.s.i. minimum
      - Base material D.O.T. approved base materials
      - Base depth 6 inches minimum
      - Base compaction 5,000 lbs./sq. ft.
      - Reinforcement 1/2 inch (#4) rebar, 12” o/c both ways with tied intersections
      - Depth in concrete 2 inches above base material
      - Driveway width Site Specific
      - Finished pad height at road (rounded) 1 1/2 inches above road
      - Control joint cuts (cut within 24 hrs) no greater than 10 ft. squares, to 1/3 depth of pour
      - Method wet cutting only to eliminate dust
      - Requests for Concrete Pads over 1,200 sq. ft. require that the forms be measured before the concrete is poured. The Owner or contractor shall notify the Office when concrete forms are ready for inspection.

   b. Paver construction. To be installed by I.C.P.I. certified installer only.
      - Paver thickness 2 3/8 inch minimum, Belgard or equivalent
      - Base material D.O.T. approved base materials
      - Base depth 6 inches minimum
      - Base compaction 5,000 lbs./sq. ft.
      - Leveling course 1 to 1 1/4 inches of concrete sand
      - Final compaction of pavers 5,000 lbs./sq. ft. with polymer sand for weed control
      - Driveway width Site specific
      - Finished pad height at road 1 1/2 inches above road with saw-cut at the road
      - Pavers must be secured at the road with an asphalt cold patch transition ramp.
      - Notes; Strongest patterns are modular or herringbone at 45 degrees.
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See ICPI Tech Spec # 2 for more complete specifications.

2. Patio:
   a. Poured concrete construction
      - Not less than 4 inches thick
      - Base for concrete: D.O.T. approved base materials
      - Base depth: 4 inches minimum
      - Base compaction: 5,000 lbs./sq. ft.
      - Reinforcement: 1/2" (#4) rebar, 12" o/c both ways with tied intersections
      - Depth in concrete: 1 1/2 inches above base material
      - Control joint cuts (cut within 24 hrs): No greater than 10 ft squares, to 1/3 depth of pour
      - Method: wet cutting only to eliminate dust
   b. Paver construction. To be Installed by I.C.P.I. certified installer only.
      - Paver thickness: 2 3/8 inch minimum
      - Paver base: D.O.T. approved base materials
      - Base depth: 6 inches minimum
      - Base compaction: 5,000 lbs./sq. ft.
      - Leveling course: 1 to 1 1/4 inches of concrete sand
      - Final compaction of pavers: 5,000 lbs./sq. ft. with polymer sand for weed control
      Notes: Strongest patterns are modular or herringbone at 45 degrees.
      See ICPI Tech Spec # 2 for more complete specifications.

3. Decks:
   - Material: Pressure treated wood, Trex or similar decking material

4. Walkways:
   - Purpose: Access to shed and utilities
   - Added walkway areas: Not to exceed 200 sq. ft.
   - Materials: Pervious paver system on crushed granite base or concrete patio blocks on soil with 10% spacing between blocks

C. VERTICAL ENHANCEMENTS

1. Shed (one per lot):
   - The shed shall be built in compliance with a standard drawing and specifications obtainable from the Office. The shed is to be of natural or man-made wood, shall be of a single color and shall not affect a neighbor’s view of the natural landscape. If overly conspicuous, planting of shrubs may be required for screening. Color shall be natural, blending earth tones. The shed shall be located toward the rear of the lot.
   - Requirement: An approved P.E.A. showing design, construction material and color.
   - Size choices:
     a. 4’-0” x 8’-0” x 4’-8” tall.
     b. 4’-0” x 10’-0” x 4’-8” tall.
   - Style choices:
     a. Cambridge
     b. Lexington
     c. Stratford
   - Roof choices:
     a. Shed roof with fiberglass shingles.
     b. Gable roof with fiberglass shingles.

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Note:  c. May be hinged for easier access

Shingle color: Cedar blend or equivalent

Color choices: Refer to ARTICLE EIGHT, Number 3 herein.

Door Choices: Two, three or four doors

Door size: Up to 3’ 0” wide maximum each door.

Door placement: Two at front and one at each end.

Siding choices: Wood T-111 with simulated vertical boards to 6” width maximum. Hardy Board or equivalent may be used.

Material: Pressure treated wood is recommended.

Placement: On patio blocks or pavers to prevent direct ground contact.

Note: An existing shed can be made longer by adding side boxes to one or both ends. Total length of the modified shed cannot exceed 10’ 0”.

2. Storage Box (one per lot):
   Maximum size 134 gallon capacity
   Maximum length 55”
   Maximum width 28 1/2 “
   Maximum height 27”
   Color Dark brown only
   Example: Sun Cast or equivalent
   Location: By patio area or rearward

3. Walls (hardscape):
   Part of 1,400 sq. ft. coverage
   Maximum height for running length 21 inches maximum
   Pedestals and end caps 36 inches maximum
   Distance from road 2 feet minimum

4. Lighting: The following guidelines are adopted as applicable, from Town of Hilton Head Island Land Management Ordinance, Article XIV, Section 16-5-1401, revised 2/3/09.
   Lights on lots shall be diffused, low voltage, low illumination & shall not create a nuisance to nearby owners. Patio lights shall be directed downward onto the patio. Tree and shrub lights shall not shine on coaches on other lots. Tree lights shall be placed on the ground only. Indirect lighting installed on an awning by the manufacturer is permitted.

   Fixture (housing) Light source shall be completely concealed within an opaque housing and shall not be visible from any nearby lot or street.
   Light source (lamp) Incandescent, flourescent, metal halide or LED.
   Mounting A fixture shall be mounted in such a manner that its’ cone of
Property Enhancement Committee Guidelines

5. Waterfall:
   Material: Natural; blends with environment
   Maximum dimensions:
   - 5 feet high
   - 10 feet wide
   - 6 feet from front to rear
   Maximum pool depth: 18 inches
   Usage: By the Owner only. The pool is to be drained when the Owner is not in residence and the drain shall stay open during the Owner’s absence.
   Design: The water cascade shall be sloped to minimize noise.
   Approval: Separate PEA approved on a site-by-site basis.

6. Arbor:
   For support of vegetation only
   PEC approval required
   Maximum dimensions:
   - 94 inches high
   - 42 inches deep
   - 76 inches wide

7. Railing:
   Maximum height: 42 inches
   Usage: Edge of lake and culverts
   Material: Wood or man-made equivalent

8. Firepit or Fireplace:
   Permitted fuel: Propane only
   (see ARTICLE FIVE: UTILITIES, F. Propane)
   Maximum dimensions:
   - 4 feet high
   - 4 feet wide or 4 feet diameter
   Style: Natural appearance
   Construction: Stone or metal with drainage

9. Fountain:
   Type: Recirculating only
   Maximum dimensions:
   - 52 inches high
   - 36 inches in diameter
   Pool depth: 8 inches
   Maximum spray height: 6 inches above fountain
   Usage: By the Owner only. The fountain is to be drained when the Owner is not in residence and drain shall be left open.

10. Outdoor Kitchen:
    Requirement: PEA with plans and manufacturer’s Specifications
    Approval: By PEC on a site-by-site basis

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Total length 12 feet along the front of the counter
Depth (front to back) 36 inches maximum
Counter height 36 inches maximum
Back-splash/Bar Counter height 42 inches maximum
Bar Counter depth 16 inches maximum
Materials Stone, masonry, granite, other weatherproof materials including stainless steel
Colors Environment blending earth-tone colors
Surface area Part of impervious area of the lot
Appliances are limited to grill, refrigerator, sink, oven and Surface cooking units
Cooking fuel Propane or electricity only not to exceed 1,600 watts (see ARTICLE FIVE: UTILITIES, F. Propane)
Sink restriction Connected to sewer system by licensed plumber. Sink shall be covered when not in use.
Electrical requirement Licensed electrical contractor shall Perform all wiring.

SPECIAL NOTES:
a) If wiring upgrade is required from the transformer to the pedestal it is the Owner’s responsibility and shall be at the Owner’s expense.
b) Permanent masonry structures may require footings.
c) Electrical & irrigation lines should be buried in separate conduit lines.
d) Electrical lines should terminate at the post in an approved container box.

11. Bicycle Rack: Size Up to 2 bicycles
Material Metal, wood, or concrete
Placement Rear of lot, out of public view

12. Post To protect lot and personal property such as lawns, sprinkler-heads, borders, landscaping. The post shall be furnished and installed by Management and paid for by the Owner. The amount of posts necessary to ensure driving only on the paved roadway to be determined by the PEC.

Purpose Protection of property from vehicles
Requirement An approved PEA
Location Selected by PEC
Size & material 6” x 6” – pressure treated wood
Height above grade 30 inches maximum including cap
Installation (removable) PVC sleeve for 6” x 6” post set in Concrete 30” deep.
Color & finish Brown, with reflective tape facing traffic.

D. FURNISHINGS:

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1. **Tables & Chairs:**
   - Number of tables: Two total
   - Number of benches: Four total
   - Maximum bench & table length: 6 feet
   - Manufactured patio furniture of environment-blending, natural, earthtone colors or wood tables and benches painted with approved colors.

2. **Grill:**
   - One per lot, free standing or installed in Entertainment Feature.
   - The grill shall be secured when the Owner is not present.
   - Maximum length: 8 feet including attached work surfaces.
   - Colors other than black or stainless steel require PEC approval.
   - Cooking fuel shall be propane or electric grills, not exceeding 1600 watts maximum. (see ARTICLE FIVE: UTILITIES, F. Propane)

3. **Antenna:**
   - Attached to the coach.

4. **Satellite Dish:**
   - Attached to the coach or placed out of public view, so long as an acceptable quality signal is obtainable without damaging the tree canopy.

5. **Screen Area:**
   - Attached to coach awning on passenger side or umbrella and stored or collapsed when not in use and must be made of screen material only.
   - Maximum size: Length and width of awning or umbrella

6. **Portable Heater:**
   - Height: 8 feet maximum
   - Construction: Metal
   - Fuel: Propane only

7. **Insect Repellant Device:**
   - Fuel type shall be propane or electricity. It shall not disturb others.

8. **Sign (garden ornament):**
   - Maximum dimensions: 24 inches wide
   - 18 inches high
   - Maximum overall height: 30 inches
   - Content: Name, lot number and design
   - Requirement: PEA with sketch or drawing
   - Vehicles with business names or advertising are permitted in the Resort during normal business hours only.

9. **Umbrella:**
   - Earth tone color. Must be portable & collapsed when not in use.

10. **Covers:**
    - Furniture covers and other covers shall be earth tone colors including black.

11. **Flags & Poles:**
    - Permitted flag: American flag, Service and other friendly nation’s flag
    - Requirement: An approved PEC Application
    - Permanently installed Pole: Height not to exceed 14 feet above grade
    - Pole base: Metal sleeve in ground
    - Flag size: 3 feet x 5 feet maximum
    - Condition: Replace when tattered, torn or faded

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ARTICLE FIVE

UTILITIES

A. Electrical Box: All repairs to the electrical service box, g.f.i. and all other outlets and switches are the Owner’s responsibility.

B. Electric Meter: The electric meter is property of Palmetto Electric and may only be serviced by a South Carolina licensed electrician and Palmetto Electric.

C. Pedestal: Pedestal is part of the lot. It may be moved to left side on a lakeside or pull-thru lot with an approved PEA. Pedestal cannot be removed from the lot but may be replaced with a resort approved pedestal on an approved PEA. Pedestal shall be installed inside the right side lot lie at least 20 feet from the road and proximate to the utility hook-up area of the coach with the power hook-up side facing the roadway next to the pad. A lakeside or pull-thru lot may contain a second, PEC approved pedestal. Installing a second pedestal shall be approved in advance on a PEA. The Owner shall pay all costs for this work.

D. Sewer Line: The Owner owns the sewer line from the sewer cap to the edge of the road. Repairs, alterations, cleaning, etc., of the Owner’s sewer line shall be by a licensed plumber. Costs, including inspection with a camera and cleaning shall be paid by the Owner. Management may repair or replace failed sewer lines not attended to by the Owner and charge the expense to the Owner. Schedule 40 PVC pipe shall be used to repair or replace sewer lines.

E. Water Line: Water lines exiting the water meter are the Owner’s responsibility, including all irrigation systems and valves. All water lines leading from the road to and in the pedestal are the Association’s responsibility. The water meter is owned by the Association. It is the Owner’s responsibility to protect from freezing all water lines after exiting the water meter.

F. Propane Tanks: Portable propane tanks (max size 30 lbs.) are allowed for normal and appropriate uses such as BBQ grills, space heaters and firepits. Larger propane tanks that require on-site filling must meet the following conditions for either underground (buried) or above ground containers. First and foremost, the location must meet the current NFPA 58 Liquefied Petroleum Gas Code requirements, which states in part that the relief valve, filling connection, and liquid fixed maximum level gauge vent connection at the container must be at least 10 ft. from any exterior source of ignition, openings into direct-vent appliances, or mechanical ventilation air intakes. The Propane Company can assist in a code compliance location on the lot for the PEA and should be established before submitting a request. Finally, any non-portable containers, above ground or buried, must be screened from view with landscaping and/or other permitted site elements.

ARTICLE SIX

TREE POLICY

The tree policy as outlined below will automatically amend to comply with any new tree policy that may be adopted from time to time by the Town of Hilton Head Island.

Background: A key attribute of this resort is the natural “woody” environment which differentiates it from other motor coach resorts. We owners have an obligation to maintain a natural healthy woodland Covenant which includes a requirement on removal of trees within the Resort levied by the Hilton Head Company (now Revised April, 8, 2017
Objective: This Tree Policy will aid in maintaining a natural healthy woodland environment within the resort, maintain a healthy multiyear growth or “all-aged” woodland consisting of native trees of a variety of ages, sizes and species. This Tree Policy would maintain and enhance the scenic beauty of the Resort and provide habitat for species of birds, butterflies and other fauna native to the South Carolina Low-country region.

Legal Basis: The Town’s Land Management Ordinance includes requirements for maintenance of the woodlands within the town. The ordinance requires a minimum tree cover, defined as 900 Adjusted Caliper Inches (ACI) of trees per acre of pervious surface area. This minimum standard shall be based upon the total site acreage less the maximum impervious surface required for the respective land use. The ordinance defines the four categories of trees used to establish the “adjustment”, and establishes requirements for replacement trees, including size and species.

The Town’s Land Management Ordinance does not restrict an individual property owner’s right to remove trees on his or her own private property, however, the Resort’s original Protective Covenants, which runs with the land, in fact levies requirements on removal of “live” trees measuring six inches or more in diameter at a height of four feet above ground level (DBH).

In order to meet these requirements it is essential that the Board of Directors, our elected representatives, be involved in the process. The Board is not only charged with the fiduciary responsibility for management of the resort but with the stewardship of the property itself.

Buffer Zones: The original Protective Covenants provide for the establishment of natural buffer zones on the periphery of the Resort and these are now a key part of the Town’s Land Management Ordinance. Trees and understory in the buffer zone, even dead trees, enjoy special protection. They should only be removed if they constitute a danger to people and or coaches, or are resident to disease which could impact the entire woodland. Fallen branches, limbs and trees shall remain where they lay.

Tree Removal: The Property Enhancement Committee (PEC) has exercised authority for approval of tree removal since its inception. Live trees shall only be removed for approved pad improvement, safety, disease and prevention of potential damage to coaches, common buildings, pad and patio are damage and roadways. This PEC approval applies to trees 6 inches or more in diameter at a height of four (4) feet above grade with diameter at breast height (DBH).

Tree Replacement: A survey of the Resort by a licensed arborist confirmed that there is not enough open space to support planting the numbers of trees required for a one-to-one replacement ratio. To make the tree replacement process manageable and enforceable, a fee shall be paid by owners cutting live or dead trees over six inches or more DBH on their lots. The Board shall manage the replacement of trees in accordance with this Tree Protection Standard, with special emphasis on maintaining the over-story with native hardwoods, and the understory with native plantings.

Trimming: Owners may trim or prune trees on their own individual lots to encourage growth and prevent disease. However, removal of more than 30 percent of leaf surface within any three year period or “topping” is prohibited and will be considered as unauthorized tree removal. An approved PEA is required for trimming that requires a tree contractor. Photos are to be taken before and after trimming.

Regulations: These regulations are provided to maintain the natural woodland environment of the resort.

A. Responsibility: All trees on the lot are the Owner’s responsibility.
B. Tree Removal: The Property Enhancement Committee (PEC) or its successor, shall be the authority for approval of removal of trees measuring six inches or more DBH.

Live trees shall only be removed for approved pad improvement, root damage to pad, safety, disease and prevention of potential damage to coaches, common buildings and roadways. For trees that are to be removed, a Certified Arborist or qualified tree company’s opinion is recommended. However, if the PEC questions the opinion of the tree company, the PEC has the right to request a certified written opinion by an Arborist over their license and seal. This approval applies to trees measuring six inches or more in diameter at a height of four feet above ground level, hereby redefined as 6 inches or more DBH (diameter at breast height).

A tree problem that presents imminent danger may be corrected by the Board and the expense to correct the problem shall be charged to the Owner.

C. Specimen Trees: “Specimen” trees as defined in Appendix II may not be removed unless they are hazardous, and every effort must be made to protect them. Any activities performed with the drip line of such trees must be avoided.

D. Security Deposit: Up to 14” diameter tree at 4 ft. height; $200.00
Over 14” diameter tree at 4 ft. height; $500.00
Under 6” diameter tree at 4 ft. height; Replacement not required
The PEC shall authorize the release of the tree deposit after approving replacement tree planting.

E. Alternatives to Security Deposit in preceding Paragraph D.

1. On approval of a PEA the Owner may opt to plant a new (replacement) tree, then request a PEC inspection of the replacement tree. If the new tree is an approved replacement tree and approved by the PEC, no deposit will be required.

2. If, at the discretion of the PEC, the lot is reasonably well treed and the lot owner does not want to add a new tree to the Owner’s lot, the Owner may contribute $300.00 into the Resort Common Area Forest Fund Account for each tree to be removed. The Common Area Forest Management Fund account is used to remove harmful or diseased trees from common areas.

F. Tree Replacement: The Board shall manage the replacement of trees in accordance with this Tree Policy. The categories and species of replacement trees shall be in accordance with Appendix I.

To this Tree Policy all replacement trees shall be at least 10 feet tall and have a trunk diameter of not less than 2 inches when planted for Categories I and II.

The ratio of the number of trees to be replaced for the tree removed for Categories I and II is one tree for every 10” of diameter at DBH.

To this Tree Policy all replacement trees shall be at least 6 feet tall and have a trunk diameter not less than 1 inch when planted for Categories III and IV. The ratio of the number of trees to be replaced for the tree removed for
Property Enhancement Committee Guidelines

Categories III and IV is one tree for every tree removed.

Wax Myrtles must be a minimum of 4 feet tall and have the largest stem not less than 1 inch in diameter.

Priority shall be given to replacement with the same category native species that do not require supplemental irrigation once established.

G. Pruning or Limbing: Owners may trim or prune trees on their own individual lots. However, Removal of more than 30 percent of leaf surface within any three year period or “topping” is prohibited and will be considered as unauthorized tree removal and subject to a $1,000 fine.

H. Landscape Debris: All limbs, hedge-clippings and other landscape debris shall be placed at the Edge of the road for pick-up on scheduled pick-up days.

I. Note: The Board shall retain the authority to petition owners to plant replacement trees on individual lot owner’s private property where sufficient open space is available.

J. Note: Trees and understory in the buffer zone shall only be removed if they are deemed hazardous to people and or coaches, or are infected with disease which could impact the entire woodland. A PEA shall be submitted to the Town of Hilton Head Island for approval.

K. Note: The Board may authorize trimming of existing trees to encourage growth and prevent disease.

Appendix 1

(Extracted from Hilton Head Island Land Management Ordinance)

Tree Value Factors - (The Tree Value Factors Table is used to define Adjusted Caliper Inches and illustrates the relative value of each species.)

<table>
<thead>
<tr>
<th>Category</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category I (highest)</td>
<td>1.00</td>
</tr>
<tr>
<td>Broad-leaved Evergreen Over-story Hardwoods and Endangered Species</td>
<td></td>
</tr>
<tr>
<td>Category II</td>
<td>0.75</td>
</tr>
<tr>
<td>Deciduous Over-story Hardwood and Broad-leaved Evergreen Understory</td>
<td></td>
</tr>
<tr>
<td>Category III</td>
<td>0.50</td>
</tr>
<tr>
<td>Cone-Bearing Evergreens</td>
<td></td>
</tr>
<tr>
<td>Category IV</td>
<td>0.25</td>
</tr>
<tr>
<td>Ornamentals and Palms</td>
<td></td>
</tr>
</tbody>
</table>

Tree Equivalency Table (The Tree Equivalency Table is to illustrate the relative value of broad groups of trees, as well as individual trees; provide guidance in choosing trees; and provide guidance in selecting trees to supplement inadequate buffers.)
Category I: Broad-leaved Evergreen Over-story Hardwoods and Endangered Species

<table>
<thead>
<tr>
<th>Plant Name</th>
<th>Scientific Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>American Holly</td>
<td>Ilex opaca</td>
</tr>
<tr>
<td>Bald Cypress</td>
<td>Taxodium distichum</td>
</tr>
<tr>
<td>Laurel Oak</td>
<td>Quercus laurifolia</td>
</tr>
<tr>
<td>Live Oak</td>
<td>Quercus virginiana</td>
</tr>
<tr>
<td>Loblolly Bay</td>
<td>Gordonia lasianthus</td>
</tr>
<tr>
<td>Pond Cypress</td>
<td>Taxodium ascendens</td>
</tr>
<tr>
<td>Spruce Pine</td>
<td>Pinus glabra</td>
</tr>
<tr>
<td>Southern Magnolia</td>
<td>Magnolia grandiflora</td>
</tr>
</tbody>
</table>

Category II: Deciduous Over-story Hardwoods and Broad-leaved Evergreen Understory

<table>
<thead>
<tr>
<th>Plant Name</th>
<th>Scientific Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>American Beech</td>
<td>Fagus grandifolia</td>
</tr>
<tr>
<td>American Elm</td>
<td>Ulmus Americana</td>
</tr>
<tr>
<td>American Hornbeam</td>
<td>Carpinus caroliniana</td>
</tr>
<tr>
<td>American Sycamore</td>
<td>Platanus occidentalis</td>
</tr>
<tr>
<td>Bitternut Hickory</td>
<td>Carya cordiformis</td>
</tr>
<tr>
<td>Black Cherry</td>
<td>Prunus serotina</td>
</tr>
<tr>
<td>Black Gum</td>
<td>Nyssa Sylvatica</td>
</tr>
<tr>
<td>Black Willow</td>
<td>Salix nigra</td>
</tr>
<tr>
<td>Boxelder</td>
<td>Acer negundo</td>
</tr>
<tr>
<td>Buckthorn Bumelia</td>
<td>Bumelia Lycioides</td>
</tr>
<tr>
<td>Carolina Ash</td>
<td>Fraxinus caroliniana</td>
</tr>
<tr>
<td>Carolina Basswood</td>
<td>Tilia Caroliniana</td>
</tr>
<tr>
<td>Carolina Buckthorn</td>
<td>Rhamnus caroliniana</td>
</tr>
<tr>
<td>Carolina Silverbell</td>
<td>Halesia Carolina</td>
</tr>
<tr>
<td>Carolina Willow</td>
<td>Salix caroliniana</td>
</tr>
<tr>
<td>Common Persimmon</td>
<td>Ilex cassine</td>
</tr>
<tr>
<td>Devilwood</td>
<td>Osmanthus americanus</td>
</tr>
<tr>
<td>Eastern Cottonwood</td>
<td>Populus deltoids</td>
</tr>
<tr>
<td>Eastern Hophornbeam</td>
<td>Ostrya virginiana</td>
</tr>
<tr>
<td>Florida Basswood</td>
<td>Tilia floridana</td>
</tr>
<tr>
<td>Florida Maple</td>
<td>Acer barbatum</td>
</tr>
<tr>
<td>Hercules Club</td>
<td>Zanthoxylum clava-herculis</td>
</tr>
<tr>
<td>Honeylocust</td>
<td>Gleditsia trianctanos</td>
</tr>
<tr>
<td>Mockernut Hickory</td>
<td>Carya tomentosa</td>
</tr>
<tr>
<td>Overcup Oak</td>
<td>Quercus lyrata</td>
</tr>
<tr>
<td>Pecan</td>
<td>Carya illinoensis</td>
</tr>
<tr>
<td>Pignut Hickory</td>
<td>Carya glabra</td>
</tr>
<tr>
<td>Post Oak</td>
<td>Quercus stellata</td>
</tr>
<tr>
<td>Red Buckeye</td>
<td>Aesculus pavia</td>
</tr>
<tr>
<td>Red Maple</td>
<td>Acer rubrum</td>
</tr>
<tr>
<td>Red Mulberry</td>
<td>Morus rubra</td>
</tr>
<tr>
<td>Redbay</td>
<td>Persea borbonia</td>
</tr>
<tr>
<td>River Birch</td>
<td>Betula nigra</td>
</tr>
<tr>
<td>Sand Hickory</td>
<td>Carya pallida</td>
</tr>
<tr>
<td>Sassafras</td>
<td>Sassafras albidum</td>
</tr>
<tr>
<td>Scrub Hickory</td>
<td>Carya floridana</td>
</tr>
<tr>
<td>Southern Bayberry</td>
<td>Myrica cerifera</td>
</tr>
<tr>
<td>Southern Red Oak</td>
<td>Quercus falcate</td>
</tr>
<tr>
<td>Sugarberry</td>
<td>Celtis laevigata</td>
</tr>
</tbody>
</table>
Property Enhancement Committee Guidelines

Swamp Chestnut Oak Quercus michauxii
Swamp Cottonwood Populus heterophylla
Sweet Gum Liquidambar styraciflua
Sweetbay Bumelia tenax
Tupelo Nyssa biflora
Turkey Oak Quercus laevis
Water Hickory Carya aquatica
Water Oak Quercus nigra
Water Tupelo Nyssa aquatica
Waterlocust Gleditsia aquatica
White Oak Quercus alba
Yaupon Holly Ilex vomitoria

Category III: Cone-Bearing Evergreens

Eastern Red Cedar juniperus virginiana
Loblolly Pine Pinus taeda
Long Leaf Pine Pinus palustris
Pond Pine Pinus serotina
Slash Pine Pinus elliottii
Shortleaf Pine Pinus echinata
Southern Red Cedar Uniperis silicicola

Category IV: Ornamentals, Palms, and Small Understory Trees

American Plum Prunus Americana
Cabbage Palmetto Sabal palmetto
Carolina Laurelcherry Prunus caroliniana
Chickasaw Plum Prunus angustifolia
Sweetleaf Lagerstroemia indica
dahoon Holly Ilex cassin
Eastern Coralbean Erythrina herbacea
Eastern Redbud Cercis Canadensis
Flatwoods Plum Prunus umbellata
Florida Chinkapin Castanea floridana
Flowering Dogwood Cornus florida
Fringetree Chionanthus virginicus
Littlehip Hawthorn Crataegus spathulata
Parsley Hawthorn Crataegus marshallii
Possumhaw Holly Ilex decidua
Southern Crab Apple Malus angustifolia
Sparkleberry Vaccinium arboretum
Swamp Dogwood Cornus stricta
Witch Hazel Hamamelis virginiana

Appendix II
(Extracted from Hilton Head Island Land Management Ordinance)

Specimen Trees: The purpose of the following Specimen Tree Table is to illustrate the minimum size (DBH) inches of specimen trees of species commonly found on Hilton Head Island. Since sizes given are the minimum specimen size for that species, all trees larger than those sizes are also considered specimen. Live oaks that are multiple-trunked are also considered specimen when the sum of those trunks is 60 inches or greater.

Revised April, 8, 2017
Property Enhancement Committee Guidelines

Minimum Sizes of Specimen Trees

<table>
<thead>
<tr>
<th>Species</th>
<th>DBH (inches)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Live Oak</td>
<td>35</td>
</tr>
<tr>
<td>Live Oak (sum of multiple trunks)</td>
<td>60</td>
</tr>
<tr>
<td>Laurel Oak</td>
<td>35</td>
</tr>
<tr>
<td>Water Oak</td>
<td>30</td>
</tr>
<tr>
<td>Red Oak</td>
<td>25</td>
</tr>
<tr>
<td>White Oak</td>
<td>20</td>
</tr>
<tr>
<td>All Hickories</td>
<td>20</td>
</tr>
<tr>
<td>American Elm</td>
<td>15</td>
</tr>
<tr>
<td>Loblolly and Slash Pines</td>
<td>35</td>
</tr>
<tr>
<td>Longleaf and Pond Pines</td>
<td>25</td>
</tr>
<tr>
<td>Loblolly Bay</td>
<td>15</td>
</tr>
<tr>
<td>Red Bay</td>
<td>20</td>
</tr>
<tr>
<td>Southern Magnolia</td>
<td>30</td>
</tr>
<tr>
<td>Bald Cypress and Pond Cypress</td>
<td>15</td>
</tr>
<tr>
<td>Black Gum and Sweet Gum</td>
<td>30</td>
</tr>
<tr>
<td>Red Maple</td>
<td>30</td>
</tr>
<tr>
<td>Spruce Pine</td>
<td>all sizes</td>
</tr>
<tr>
<td>Red Cedar</td>
<td>20</td>
</tr>
<tr>
<td>Sycamore</td>
<td>30</td>
</tr>
<tr>
<td>Black Cherry</td>
<td>25</td>
</tr>
<tr>
<td>Sassafras</td>
<td>12</td>
</tr>
</tbody>
</table>

ARTICLE SEVEN  PROHIBITED MATERIALS AND ACTIONS

A. NOT PERMITTED:
1. Impervious paving materials within 4 feet of the rear of the pedestal.
2. Chimineas and Tiki torches.
3. Wood-burning grills, charcoal grills, hibachis & wood-burning fire-pits.
4. The use of gasoline, starting fluids or other un-contained flammables.
5. Non-environment blending colors for garden decorations.
6. Commercial or advertising signage.
7. Vulgar or distasteful messages on lots.
8. For Sale signs.
9. Synthetic materials for mulch.
10. Exposed river rock smaller than 2” or larger than 5” on lots.
11. On-site fuel storage other than propane or leaf blower fuel in U.L. approved containers.
12. Lights attached to trees.
13. Carpet permanently attached to decks, pads or patios.
14. Moving the pedestal without:
   a) An approved PEA,
   b) A Permit from the Town of Hilton Head Island,
   c) Written approval from Palmetto Electric,
   d) Use of a licensed electrician.
15. Fences.
16. No clothes lines or drying racks.
17. Dog lines.
18. Gazebos.
19. Hanging lights.
20. See flag guidelines described in ARTICLE FOUR, D, 11.
21. Any structure built on the slope of and into the lake.
22. Plastic benches & storage containers other than an approved shed.
23. Two cars on a lot are not permitted unless the pad at roadway is wide enough for side by side parking with both cars completely on the pad.
24. Covers on cars parked in the overflow parking lot at the Clubhouse.
25. Mechanical repairs on a lot of any type of motorized vehicle except owner’s motor coach.
26. Changing oil and all other vehicle fluids and filters in the Resort, except when done by service providers approved by Management.
27. Reflectors (metal and plastic) and driveway markers.

ARTICLE EIGHT
OTHER PROVISIONS OF GENERAL APPLICABILITY

1. The easement areas may be covered with pervious material for access to the sewer line and other utilities. The coverage will be removed at the Owner’s expense to allow for any necessary repairs. Replacing the coverage is strictly at the option and expense of the Owner.
2. All man-made improvements including but not limited to pads, patios, decks, borders, sheds and any other structures, shall be of natural earth tone shades. All colors are to be stated in the Property Enhancement Application, with color samples attached for approval by the PEC.
3. Stain and paint colors to be used are limited to:
   - HHIMR approved - Dark Brown
   - HHIMR approved - Beige
   - HHIS OMR approved - Gray
   - Additional earth-tone stains are available; samples shall be included with the PEA.
   - Grayco Hardware usually carries approved colors. Other earth-tone colors may be submitted for consideration by the PEC.
4. Requests for pads over 1,200 sq. ft. require that the forms be measured before the concrete is poured. The Owner or contractor shall notify the Office when concrete forms are ready for inspection.
5. Pervious coverage is defined as wood & stepping stones with more than 10% spacing or pavers installed over sand per the manufacturers requirements.
6. Vegetative growth between pavers is to be removed, to avoid slippery surfaces.
7. All old wood removed during deck repair or replacement shall be cut to 4 ft lengths and placed at the front of the lot for removal. Contact the office to schedule a pick-up. Disposal fees are; $25.00 per bench, $50.00 per table and $100.00 per deck.
8. Owners use of leaf blowers and other noise producing devices is limited to between 9:00 a.m. and 5:00 p.m. daily.
9. Owners may leave their car on their own lot only, without a coach present, for up to six weeks with an appropriate decal from the Office placed inside the car in clear view from the roadway.

ARTICLE NINE
COACH AND LOT APPEARANCE

When an Owner is not in residence, the only items permitted to remain on the lot are tables, chairs, an umbrella, heater, bikes and a grill which shall be secured. All other items must be placed in their shed or removed from their lot and may be placed in an Island rental storage facility. Owners are subject to fines for failure to comply.

A. Coach:
   The coach shall be maintained clean, washed and attractive at all times. The roof shall be kept clean and free of debris. Article XII (a) of the Declaration of Covenants provides that the Association may require annual approval of the coach’s condition.

B. Garden & Planter:
   Gardens and planters shall be maintained neat and weed free. Plant pots and urns shall be of natural, earth-tone colors.
C. Lots: Lots shall be maintained neat, clean and attractive. Lots shall be kept in good repair to minimize accidents and injuries that might increase insurance rates or cause lawsuits against the Resort. Garden hoses shall be stored on reels and out of sight when not in use. Plant coverings shall be removed from plants when frost danger passes. Furniture may be protected with earth-tone covers when not in use.

D. Landscaping: Shrubs shall be neat and trimmed to prevent unsightliness or overgrowth.

E. Lawns: Lawns shall be kept free of leaves and be kept mowed. Lawn planting and maintenance is the Owner’s responsibility. If a lot is not maintained, Management shall have the right to perform necessary maintenance and landscaping and charge the cost to the Owner.

ARTICLE TENAPEAL PROCEDURE

The President shall appoint one member of the Board of Directors who is not on the PEC (and shall serve as Chairperson of the Committee) and at least two Owners who have been owners for at least one year and who have prior experience interfacing with the PEC process shall constitute the Grievance Committee. Any Owner aggrieved by a decision of the PEC may appeal that decision to the Grievance Committee. The Appeal Board shall meet together with the Owner and PEC members to review reasons for the denial and to evaluate the impact of reversing the denial. The Grievance Committee may affirm or reverse the decision of the PEC in whole or in part (and in so doing, may grant one or more variances from these guidelines). The decision of the Grievance Committee shall be made in writing.

Any Owner aggrieved by a decision of the Grievance Committee may appeal that decision to the Board of Directors, which may choose to hear the appeal or affirm the decision of the Grievance Committee without a hearing. The decision of the Board of Directors (including a decision not to hear the appeal) shall be included in the minutes.

Outdoor Resorts at Hilton Head Island Property Owners Association

Hilton Head Island Motorcoach Resort
WAIVER by Owner of Liability Insurance

The Property Enhancement Application (PEA) used for lot enhancements includes a requirement to identify the contractor(s) who will perform the work outlined in the PEA. It is the policy of Hilton Head Island Motorcoach Resort that anyone performing work on an Owner’s lot, whether or not the individual or company is licensed with the State of South Carolina, carries liability insurance in the amount of at least $1,000,000. If the PEA identifies an individual to perform work on an Owner’s lot who does not have the required insurance, the PEA shall be denied, unless the Owner is willing to accept all liability for the work performed and any and all claims that result from the work.

Liability insurance is required not only to protect the property of the Owner who is having the work done, but also to provide coverage in the event damage is done to a neighbor’s lot, the Common Area or to persons. Insurance provides among other things, financial compensation to all those affected in the event that repairs are required as a result of work being done on an Owner’s lot.

It is recognized that Owners, from time to time, may choose to have work done by non-insured individuals. In this case the PEA can be approved ONLY if the Owner of the lot identifies himself or herself as the “Contractor” or person responsible for doing the work. This places all liability on the Owner whose lot is being enhanced, for damage to neighboring lots, the Common Area or individuals. Under this scenario, if the Owner chooses to have someone provide assistance or direction of the performance of the enhancement, that Owner accepts full responsibility for damages done by those providing assistance or direction.

While it is the desire of the management and the Board of Directors of Hilton Head Island Motorcoach Resort to encourage lot enhancements, it is also their desire to protect the Common Area and all Owners’ lots against incidental damage caused during the enhancement process. Management therefore encourages all Owners to use only individuals and/or contractors who have the necessary liability insurance. If you elect to allow a nonconforming person or contractor to perform improvements on your lot, please sign below in which case you agree to accept any and all liability for damage as described above, and you as Owner agree to hold harmless and indemnify Hilton Head Island Motorcoach Resort, its employees, officers, directors and all committee members against all liabilities resulting from work performed by or on behalf of you as Owner. (This waiver must be attached to your Property Enhancement Application for lot enhancement approval.)

Owner’s Name: ________________________________ Tel #: __________________ Date: __________

Signature: ________________________________ Date: ____________________

Revised April, 8, 2017