

# **BATTERY POINT HOMEOWNER'S ASSOCIATION**

## **Policy Resolution No. 2008-01**

Adopted by Board Resolution July 18, 2008

### **RULES AND REGULATIONS**

The following guidelines have been listed by the Board of Directors of the Battery Point Homeowners Association and are in part, directly or indirectly, from the Declaration of Covenants, Conditions and Restrictions for Battery Point. Violators of these Rules and Regulations are subject to assessments and penalties as part of Policy Memos #1 through #6 adopted August 23, 2006 and revised July 18, 2008 and Policy Resolution No 2008-01 (Due Process Procedure) adopted July 18, 2008.

#### **Section 1. GENERAL RULES**

1. All residents are required to complete and submit an Acknowledgment & Information Verification form and return to the Community Manager, see form attached.
2. All trash must be stored in sanitary containers. Containers shall be placed at the curb at the earliest the night before pick up and returned to the rear of the residence the same day as the pick up. If rear yard is fenced, garbage cans, recycling bins, etc. must be kept inside the fenced area.
3. Littering of any kind is prohibited.
4. No household furnishings, equipment, lawn furniture, grills, lawn ornaments or personal property are allowed in front of unit. No children's play objects or bicycles shall remain outside the front of the unit overnight. Seasonal plants are permitted.
5. Owners must get approval from the Battery Point Architectural Committee for any additions, or changes to the outside of their unit, ie: satellite dishes, porches, fences.
6. Unsightly outdoor storage of personal property shall not be kept on porches, patios, or yards.
7. All holiday decorations must be removed 2 weeks after the holiday. Lights and decorations may be placed on trees or bushes; however any damage to trees will be an expense of the owner who places the lights or decorations.
8. Loud or disturbing noises or vibrations are not allowed in Battery Point, ie: noisy late night parties, loud stereo systems in your residence or in your car.
10. Home offices shall be allowed provided they do not create any traffic other than the owners and occupants of the residence.
11. One "For sale" or "For Rent" sign may be placed in front of a residence and must conform in size, shape and color to the approved standard. All other signage is prohibited without written Board approval.
12. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats and other household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes.
13. Dog owners must keep dogs exclusively on their lot unless they are on a leash and under control.
14. Pet owners must pick up animal waste. City of Beaufort Ordinance requires that pet owners collect and remove waste and can levy fines for noncompliance with the ordinance. Residents are encouraged to report offenders to the City of Beaufort.
15. Owners will be responsible for any repair or replacement costs due to damaged trees, bushes, or any other common property.

**Section 2     RULES FOR PARKING**

1. Overnight parking (defined as the period between 12 AM and 6 AM) is not permitted on any street in Battery Point.
2. Overnight parking is not permitted on any HOA common property unless approved in advance by the community manager.
3. At no time may access through alleyways be blocked.
4. Vehicles are not to be parked in any area on an owner's lot except in areas designated for parking. Temporary parking (defined as 24 hours or less) in other areas on an owner's lot will be permitted as long as the vehicle will not be visible from a street.
5. No unregistered or 'junk' vehicles shall be parked on the property.
6. No commercial vehicles shall be parked on the property. Vehicles that have commercial tags, names, addresses or telephone numbers, or that are carrying ladders or other equipment will be considered commercial vehicles.
7. For the months the pool is open, parking spaces in front of the pool are for use only by residents using the pool.
8. Vehicles illegally parked will be towed at the expense of the vehicle owner.

For more information see Policy Memo #4 Battery Point Vehicle Operation and Parking Policy.

**Section 3     RULES FOR POOL**

1. Posted pool rules must be adhered to.
2. Pool hours are 7 AM to 10 PM.
3. No bottles, glasses or other glass items are allowed.
4. No animals are allowed inside the fenced area.
5. Skateboards, rollerblades, bicycles are not allowed in the pool area.
6. No loud radios or other loud music or talking are allowed.
7. Food or drinks are allowed in the pool area, however, drinks must be in non-glass containers. No food or drinks are allowed in the pool.
8. Pool area and restrooms must be kept free of trash. Spills must be cleaned up immediately.
9. Guests are allowed in the pool area **only when accompanied by a resident**. Because of space limitations, the Board reserves the right to limit the number of guests a resident may bring to the pool.
10. The pool gate must be closed at all times. Please do not allow non-residents into the pool area
11. Children under the age of 14 are not allowed in the pool area unless accompanied by an adult.
12. Infants and toddlers may not be in the pool without swim proof diapers.

**NOTE:** The operation of the pool is under the jurisdiction of DHEC. Violations of any of the above may result in DHEC closing the pool. Individuals who violate these rules may have their pool use privileges suspended.

**BPHOA Rules & Regulations**  
**July 2008**

**RULES ENFORCEMENT**

Rules violations are to be reported to the Board of Directors or the Management Company. The complaint will be investigated as soon as possible. If the report of violation is accurate, a **FIRST** notice of violation will be sent to the owner. The first notice of the violation will be regarded as a warning, unless otherwise stipulated in the applicable BPHOA Policy Memos. If after 7 days the violation is not cleared or is repeated, a **SECOND AND FINAL** written notice of violation will be sent with a 7 day deadline to correct the violation. On the 8<sup>th</sup> day after the second and final written notice of violation, a Penalty & Enforcement Fee will be levied against the owner as follows until the violation is cleared. The fine for violations is \$25.00 per day. The daily fines will continue until the violation is corrected.

Vehicles parked illegally on the property in violation of the covenants are subject to the daily fine and/or will be towed. See Policy Resolution 2008-02, Due Process Procedure.

ADOPTED this 18<sup>th</sup> day of July, 2008.

BATTERY POINT HOMEOWNERS ASSOCIATION, INC.

By: \_\_\_\_\_

President

ATTEST:

\_\_\_\_\_  
Secretary

**BATTERY POINT HOMEOWNERS ASSOCIATION  
ACKNOWLEDGMENT & INFORMATION VERIFICATION**

By my (our) signature(s) below, I (we) acknowledge receipt of the Owner Information Packet for my(our) property.

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Property Owner(s) Full Name (Please Print)**

\_\_\_\_\_  
**Full Address of Property (include unit number if applicable)**

\_\_\_\_\_  
**Billing Address:**

**Owner Contact Information:**

**Home Telephone:** \_\_\_\_\_

**Work Telephone:** \_\_\_\_\_

**Cell Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Renter Contact Information:**

**Name:** \_\_\_\_\_

**Home Phone:** \_\_\_\_\_

**Cell Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

In the event of major storms or other casualties, it is very important that the HOA have contact information for each residence in Battery Point. As such, all non-resident owners (defined as any owner whose mailing address is other than an address in Battery Point) is required to submit rental contact information. Non-resident owners who do not comply with this requirement shall be subject to a fine of \$5.00 per day until the information is provided.

**Please return this form to: Sentry Management, Inc., 1130 Folly Rd, Charleston, SC 29412-4104  
(o.) 843-795-0190 (f.) 843-795-0191 email:Charleston@sentrymgt.com**

**This information will not be used or shared for any purpose outside our office.**

**Date:** \_\_\_\_\_