

BEACH WALK PLACE HOA

c/o Semper Fi Property Management, LLC
1756 Hwy 501
Myrtle Beach, SC. 29577
Phone 843.315.1756 ext 2
Beachwalkplacehoa@gmail.com
www.bwphoa.com

RULES & REGULATIONS

Each owner is responsible for the proper conduct of their family members, guests, renters, service personnel, etc. Ensuring that they understand and observe all Rules and Regulations. Please see that all have easy access to the Rules and Regulations. These Rule and Regulations may be found posted in the common area mail hut and the online website for the HOA.

COMMON AREAS AND PATIOS:

Clothing lines, linens, towels, clothing, etc shall not be hung or stored in common areas. The walkways areas shall not be obstructed or used for purposes other than to ingress and egress. No bikes, scooters or other toys and such items may be left or stored in these areas. Please store items as these on your rear patios or in the Bike and Motorcycle storage area.

Please do not litter. Cigarette butts shall not be thrown onto the ground. Please dispose of properly.

NOISE & QUIET HOURS:

Loud parties and excessive noise will not be tolerated fro units and or the pool area. Please respect others. TVs, music, talking, etc should be used with consideration of others. Quiet hours with in the HOA are 10:00 PM-8:00AM.

PETS:

Only owners may have pets. No renters, guests, etc are permitted to have pets at Beach Walk Place only owners. Pets must be on a leash and under control at all times. Please clean up after your pets immediately. Pets are permitted in the pool or within the pool enclosure. Pets are not permitted to be tied up outside. Cats are not permitted to roam freely.

TRASH/DUMPSTERS:

Household common trash bags only. No construction materials, cardboard, etc is permitted to be placed into the dumpster. Do not place trash outside of the dumpster. Do not place large items, furniture etc, outside the dumpster. It is your responsibility to take large items to the County Sites. Do not place items by the street.

PARKING:

All vehicles on Beach Walk Place HOA property must display either a permanent parking decal or a hanging pass. Vehicles not displaying a decal may be towed at the vehicle owners expense. Parking and towing signage is properly displayed per the City of Myrtle Beach Laws. Each unit has two assigned numbered spaces. You may also park in any space that is not numbered. Each unit may have three vehicles only. No double parking. Each vehicle must park in one space only. Motorcycles, scooters, mopeds, etc must park in the secured fence area. We have keys to issue to anyone

that would like to park there. These types do not need parking passes unless you decide to park them in the common parking lot area.

Unregistered, expired tags, abandoned, commercial vehicles or inoperable vehicles are not permitted on the property and will be towed.

Trailers and golf carts will count as one of your vehicles and must display a parking decal. Trailers must fit in one spot.

HAZARDS/GRILLS:

Flammables, gas, kerosene, etc are not permitted in units. Only propane for gas grills is permitted to be kept on the HOA grounds with your grill.

Grills must be stored on your patio and the propane line must be disconnected from the grill while not in use per the Fire Marshall.

Grills when in use must be at least 15 feet from any building.

SIGNAGE AND WINDOWS:

For sale, for rent, advertising posters, political placards or signs of any kind are not permitted in common areas. For sale and For rent signs are permitted in the windows of your unit. You may request permission from the Board of Directors to install short term signage to be in the common areas on a case by case basis.

All window coverings must be white in color as seen from the outside. All interior windows shall have treatments for shading purposes. NO SHEETS WILL BE USED AS WINDOW TREATMENTS.

CHILDREN:

Supervision of children by a responsible adult must be exercised at all times when children are playing on the grounds or in the swimming pool. Skateboards, skates, roller blades and bikes usage on the HOA Property is AT YOUR OWN RISK.

ALTERATIONS:

No structural or exterior alterations shall be undertaken to any unit or common areas without written approval from the HOA Board of Directors. This is to include installation of security cameras, lights, etc. Any and all requests must be placed in writing and submitted to the HOA Property Management. Must be in compliance with the rules and regulations and the Master Deed and Bylaws.

PEST CONTROL:

Is conducted the third Tuesday of each month. Maintaining pest control for the HOA Regime is a must. A key or key code must be kept on file with the HOA Management Office at all times. If the tech cannot complete service due to bad key, key code, dog or refusal. That unit's owner will be sent a violation warning. If your unit needs to be retreated please contact the Management Office to schedule.

SWIMMING POOL:

1. Pool Hours 9 AM to 10 PM. No trespassing after hours. Trespassers will be prosecuted.
2. No glass in pool area.
3. No smoking in pool area.
4. No pets in the pool area.
5. Children under the age of 14 must be supervised by an adult at all times.
6. Pool furniture may not be removed from the pool enclosure.
7. Posted Pool Rules must be observed at all times.
8. Clean up all trash, food, etc and dispose of in waste can. Please help keep the pool area clean.
9. Do not jump the fence or prop the gate open.
10. The Board of Directors have the right to suspend any unit's pool passes for violation of rules, trespassing, not current on HOA dues, etc.

VIOLATIONS:

Violations of the Rules and Regulations or HOA Master Deed and Bylaws should be reported the HOA Property Management. Continued violations or disregard of the HOA Regime shall result in violation fines to the units owner.

First Violations:

Written warning via ticket on car or door frame. Or a written notice sent via email or USPS to the owner.

Second Violation:

\$75 violation fine assessed to the owners account

Third Violation:

\$75 violation fine assessed to the owners account. Possible suspension of HOA privileges....ie...pool passes, voting rights, etc.

HOA PAYMENTS:

HOA fees are due on the 1st of the month and considered late on the 15th with a \$35 late fee. All violation fines are due on the same dates.

IT IS THE RESPONSIBILITY OF EACH OWNER TO MONITOR AND HELP ENSURE THAT ALL OWNERS, THEIR GUESTS, RENTERS, FAMILY MEMBERS, ETC ARE IN COMPLIANCE WITH THE RULES AND REGULATIONS IN ORDER TO MAINTAIN AND IMPROVE THE INTEGRITY OF THE HOA REGIME.

IMPORTANT NUMBERS & INFORMATION

Myrtle Beach Police & Fire 843.918.1382
Semper Fi Property Management, LLC 843.315.1756 office
Semper Fi Property Management, LLC 843.251.4873 after hours emergency
HOA website: bwphoa.com

Professionally Managed by Semper Fi Property Management, LLC
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