



Eagle's Pointe

PROPERTY OWNERS' ASSOCIATION, INC.

COMMON AREA RULES AND REGULATIONS

**Date April 14, 2005
Amended March 10, 2016
Amended July 14, 2016
Amended February 14, 2020
Amended April 9, 2020
Amended October 7, 2021
Amended March 21, 2024**

COMMON AREA RULES AND REGULATIONS

The use of the common areas within Eagle's Pointe is a privilege afforded each property owner pursuant to Article III, 3.02 at page 10 of the Declaration of Covenants, Conditions, and Restrictions for Eagle's Pointe (hereinafter, Eagle's Pointe CC&R's). The use of these common areas is specifically limited to, and these Rules and Regulations binding upon, all Eagle's Pointe property owners, tenants, occupants, invitees, and licensees.

The following Rules and Regulations have been created pursuant to Article III, 3.03 at page 10 and Article IV, 4.08 at page 17 of the Eagle's Pointe CC&R's so as to insure the proper and safe use of these common areas and to protect these valuable assets. They are no substitute for common sense and common courtesy. Violations of these Rules and Regulations will be enforced pursuant to Article IV, Section 4.09 at page 17 of the Eagle's Pointe CC&R's.

These Rules and Regulations may be revised from time to time as deemed necessary by the Board of Directors. Constructive comments are always appreciated and may be submitted to the Board of Directors, or our management company. These Rules and Regulations were adopted by the Eagle's Pointe Property Owners' Association Board of Directors on August 15, 2001 and were revised on December 10, 2001 and on April 14, 2005. The Rules and Regulations were again amended on March 20, 2016, February 14, 2020, April 9, 2020, October 7, 2021 and March 21, 2024.

VANDALISM TO ANY PART OF THE COMMON AREAS WILL BE PROSECUTED BY THE PROPERTY OWNERS' ASSOCIATION TO THE FULL EXTENT OF THE LAW.

RECREATION AREA

There shall be no smoking or vaping/use of electronic cigarettes or other devices, in or near the Recreation Areas.

The Eagle's Pointe Recreation Area includes the swimming pool area, the tennis courts, the pavilion, the bocce ball court, horseshoe pit, the children's playground, the basketball court, and any additional recreation area or facility including but not limited to the Association Room within the Clubhouse.

The Eagle's Pointe pool is typically open April through September. In order to limit access to residents and guests, the pool area, the restrooms at the pool pavilion, the fitness center and the tennis courts have security locks. The doors/gates to these areas will only open after you present/swipe your issued proximity card. Each new owner is issued two proximity cards. Additional cards or replacement cards may be purchased at of cost of \$5.00 per card. The lock system allows downloading into a computer a log of who enters the bathrooms, pool area, fitness center, and tennis courts and will give the date and time of each entry.

The pool area has Wi-Fi and the password is **poolwifi**.

Swimming Pool and Swimming Pool Area Rules

1. The Swimming Pool Area is defined as the fenced area that encloses the swimming pool and the swimming pool deck.
2. The swimming pool area is available only to Eagle's Pointe property owners, their immediate family, their guests, and their tenants.
3. Those using the swimming pool do so at their own risk. No lifeguard is on duty.
4. The date for opening and for closing the swimming pool area (swimming season) will be determined by the POA Board of Directors on an annual basis.
5. The swimming pool area may be used only during the swimming season, and then only from Dawn to Dusk. The pool is not approved by DHEC for night swimming.
6. The swimming pool area shall not be used for any personal profit or for any commercial purposes unless approved by the POA Board of Directors.
7. Within the swimming pool area, the following rules of conduct shall be followed:
 - a. Audio equipment shall be used so as not to be an annoyance to others.
 - b. All trash shall be placed in the receptacles provided.
 - c. For safety purposes, children under 12 and persons who are non-swimmers must be supervised by a competent swimmer at all times.
 - d. Diving is prohibited.
 - e. Removal of pool furniture from the pool area or improper use of the pool furniture is prohibited.
 - f. The placement of pool furniture in the swimming pool or the baby pool is prohibited.
 - g. Pool users must not have any communicable disease or be wearing a band-aid or other medical type dressing.
 - h. Alcoholic beverages may be consumed within the swimming pool area. However, persons under the influence of alcohol or drugs are not permitted within the swimming pool area.
 - i. Glass containers are strictly prohibited.
 - j. Incontinent persons or individuals who are not fully potty-trained must wear swimming diapers or tight-fitting waterproof pants while using the pool.
 - k. Solo swimming is not recommended as there is no Life Guard on duty.
 - l. Splashing, pushing, running, throwing of objects or any other activity, such as rough or boisterous play that may be harmful to self or others is strictly prohibited.
 - m. Bicycles, skateboards, scooters, or roller skates are not permitted within the swimming pool area.
 - n. Pets are prohibited from the swimming pool area.
 - o. No Smoking in the swimming pool area. Smoking materials must be discarded prior to entering the swimming pool area in the receptacles provided. **Also, Vaping/use of electronic cigarettes is not allowed.**
 - p. There should be no spitting or blowing nose in the pool. Persons with diarrhea illness or nausea should not enter the pool. Persons with skin, eye, ear, or respiratory infections should not enter the pool. Persons with open lesions or wounds should not enter the pool.
 - q. No First Aid Kit on Site. A Defibrillator unit is located in the Fitness Center. Life Saving Equipment is located on Fence next to playground.
8. Grilling in the swimming pool area is not permitted.

Tennis Courts

1. The tennis courts are available only to Eagle's Pointe property owners, their immediate family, their guests, and their tenants.
2. Those using the tennis courts must wear proper tennis clothing and tennis shoes. Hard soled shoes or running shoes are prohibited.
3. Bicycles, skateboards, scooters, or roller skates are not permitted within the tennis courts.
4. Playing Lacrosse or any game other than tennis or pickleball is not permitted on the tennis courts.
5. Pets are prohibited from the tennis courts.
6. No Smoking on Tennis/Pickleball Courts. Also, **Vaping/use of electronic cigarettes is not allowed.**

Pavilion

1. The Pavilion is available only to Eagle's Pointe property owners, their immediate family, their guests, and their tenants.
2. The Pavilion may be reserved for private functions by contacting our management company, Bundy Management. A damage/cleaning deposit is required. Checks will be held by Bundy Management until an inspection of the pavilion has been completed. If no damage or debris is found, the check will be destroyed.
3. Bicycles, skateboards, scooters, or roller skates are not permitted within the Pavilion area.
4. Removal of furniture from the Pavilion is prohibited.
5. Climbing on or improper use of Pavilion furniture is prohibited.
6. If the user of the Pavilion finds it necessary to rearrange the furniture, he/she must restore it to its original position before departing the premises.
7. If the BBQ is used, the grill must be thoroughly cleaned.
8. If the fireplace is used, the user must extinguish the fire before departing the premises.
9. Spraying, splashing, or any other improper uses of water within the Pavilion is prohibited.
10. Each Eagle's Pointe residence will have a bathroom swipe card operate the pavilion restroom door locks. This card must not be shared with anyone outside that residence. The BOD has the capability of tracking card usage. Repair costs for any vandalism will be the responsibility of the owner whose card was the last used before the vandalism is reported. It is the responsibility of any resident to report any vandalism found immediately to Bundy Management or to a BOD member.
11. No Smoking in Pavilion or Bathrooms. **Also, Vaping/use of electronic cigarettes is not allowed.**
12. Grilling under the pavilion area is not permitted.

Eagle's Pointe Fitness Center Rules and Guidelines

1. For Emergencies call 911. The Fitness Center address is 4 Eagle's Pointe Drive.
2. A Defibrillator unit is located in the Fitness Center.
3. Facility use is only for Eagle's Pointe Residents, their guests and tenants.
4. Proper shoes and workout attire are required in Fitness Center.
5. No more than 10 persons may use the facility at one time.
6. Please limit time on machines to 30 minutes when others are waiting

7. For safety reasons, young, inexperienced or immature users are not permitted to use heavy weights.
8. Last person to leave the fitness center should turn off the lights, fans and television.
9. Pull door securely closed when leaving.
10. If you are aware of broken or faulty equipment, contact Bundy Appraisal & Management at 843-524-2207 x227 or a Board member.
11. Smoking and alcohol are prohibited in the Fitness Center. **Also, Vaping/use of electronic cigarettes is not allowed.** Persons under the influence of Alcohol and Drugs are prohibited from using the Fitness Center. Violators will have their amenity Card(s) deactivated.
12. Please be aware of your surroundings. Surveillance cameras are in use around the facilities.

Children's Playground

1. The Children's Playground is available only to Eagle's Pointe property owners, their immediate family, their guests, and their tenants.
2. Those using the playground equipment do so at their own risk.
3. For safety reasons, children five years old and under must be accompanied by an adult while using the playground equipment.
4. Climbing on, sitting on, or sliding down the green canopies of the playground equipment is prohibited.
5. Wrapping the swings and climbing on the top cross bar is prohibited.
6. All trash shall be discarded in the trash receptacles located within the Swimming Pool Area or the Pavilion.
7. No Smoking in Playground Area. **Also, Vaping/use of electronic cigarettes is not allowed.**

Clubhouse Association/Members Room

1. The Association/Members Room at the Eagle's Pointe Golf Course Clubhouse is available only to Eagle's Pointe property owners, their immediate family, their guests, and their tenants.
2. The Association Room may be reserved for private functions by contacting our management company. The Pro Shop needs to be contacted for permission so that there is no conflict for use of the room. There is no charge for the use of this room, but a reasonable damage/cleaning check deposit of \$75 will be required. The check will be destroyed if no issues are found. The room is available from 9AM until 11 PM.
3. Applications must be submitted, and the deposit money paid prior to using the room for any private function. For reservation approval, applications must be submitted at least seven (7) days prior to function.
4. A property owner must be in good standing with the Property Owner's Association and be present at all times during functions. The owner will be fully responsible for any damages, etc. caused by the property owner or their guests.
5. Large gatherings are discouraged. The room capacity is 70 or less. You will be held responsible for the actions and behavior of your guests.
6. Please note that only food or beverages purchased from the Eagle Pointe Cafe are allowed to be in the members' room. No outside food or drink may be brought in.
7. Smoking is not permitted in the Association Room. **Also, Vaping/use of electronic cigarettes is not allowed.**
8. Removal of furniture from the Association Room is prohibited.

9. Climbing on or the improper use of Association Room furniture is prohibited.
10. If the user of the Association Room finds it necessary to rearrange the furniture, he/she must restore it to its original position before departing the premises.

ROADWAYS, LAKE, AND COMMON LAND

These Rules and Regulations are applicable to the Eagle' Pointe roadways, common land adjacent to the roadways, the lake, and common land adjacent to the lake. The golf course is not owned by the Eagle's Pointe Property Owners' Association and therefore is not covered by these Rules and Regulations.

Access and Entry

1. Access to the Eagle's Pointe residential community is available to property owners, occupants, invitees, and licensees only. Trespassing is prohibited (S.C. Code 16-11-800)
2. The only authorized entrance to Eagle's Pointe is the Main Gate on Highway 278.
3. The Eagles Pointe Property Owners' Association reserves the right to deny admission to any person or conveyance when it considers it to be in the best interest of the residents.
4. Residents and their dependents are responsible for guests/visitors to their home and must assure that their guests/visitors conduct themselves in an orderly and lawful manner.
5. Entrance into all swipe card areas, such as the pool area, fitness center, tennis courts, and restrooms are through a swipe card only. All swipe card entrance to gates and to doors are never to be propped open. Violators may lose access privileges.

Solicitation

1. Door-to-door vendors, salespersons or solicitations of any kind are prohibited at Eagle's Pointe.
2. Exceptions to the door-to-door solicitations ban may be granted to charitable /non-profit organizations only in advance by the POA Board of Directors.
3. Newspaper boxes may not be used for the distribution of solicitation leaflets or other printed material unless sanctioned by the Eagle's Pointe BOD in writing.
4. Mail boxes may not be used for any type of distribution other than the U.S. Mail.

Animal Control

1. All pet owners shall adhere to the Beaufort County Animal Code (Part 1 of the General Ordinances, Chapter 14, Article II titled "Animal Control"). Any violation of this code shall be deemed a violation of these Rules and Regulations.
2. Persons walking dogs and cats other than on their own property must keep the animals on a leash.
3. Persons walking dogs and cats other than on their own property must have in their possession and must use a means to clean up and dispose of excrement in a sanitary

manner. This is especially important in the area of the lake. It has been determined that dog excrement is particularly damaging to waterways.

4. Any pet which endangers the health of any person or which persistently creates a nuisance shall subject the owner to enforcement action. As defined in the Beaufort County Code, animals will be deemed a nuisance if they:
 - a. Molest passersby or passing vehicles
 - b. Attack other animals
 - c. Trespass on private or common property
 - d. Are repeatedly at-large
 - e. Damage private or common property, bark, whines or howl in an excessive, continuous or untimely fashion.
5. Violation of any part of the Animal Control Section may result in a \$25.00 fine per occurrence.

Lake

1. Access to the lake is via the two access paths (one between lots 119 and 120 and the other between lots 141 and 142). Trespassing on private property is prohibited.
2. The lake pathway is for foot traffic only. Golf carts, bikes and other vehicles, with the exception of maintenance vehicles, are prohibited.
3. The dumping of liquid or solid waste into or near the lake is prohibited.
4. Swimming or wading in the lake is prohibited.
5. It is unlawful to feed or entice alligators. Such activity is dangerous.
6. Fishing:
 - a. Fishing in the lake is permitted, but it is at the individual's own risk.
 - b. A fishing license is not required on private ponds and lakes.
 - c. Guests or immediate family members must be accompanied by a property owner or resident when fishing.
 - d. No one under the age of twelve is permitted to fish unaccompanied.
 - e. Fishermen must remove all their trash and equipment and leave the area in good condition.
7. Boating:
 - a. Boating is allowed, but only at boater's own risk.
 - b. Only non-power boats are allowed. (canoes or kayaks).
 - c. Lifejackets must be worn by all participants.
 - d. Model boating is allowed but is limited to wind or electric powered boats.

Signage

1. The only signs allowed on common property or within the street rights of way are those authorized by the Eagle's Pointe POA Board of Directors.

Roadways (Amended 3-10-16)

1. The roadways within the Eagle's Pointe residential area are private, but the association has granted permission to the Beaufort County Sheriff's Department to enforce traffic laws on our roadways (S.C. Code 23-1-15)
2. The speed limit on our roadways is 25 mph.
3. No vehicle parking is permitted on any Eagle's Pointe street from midnight until 6 am.

4. Parking is permitted on paved surfaces only such as driveways and streets. No vehicles are to be parked on grass surfaces or on sidewalks.
5. Vehicles parked in driveways must not block the sidewalk.
6. All sidewalks are to remain unblocked/clear of vehicles between 7AM and 10PM daily.
7. No vehicles of any type whatsoever shall be permitted to park on the streets of the development on a permanent basis but shall be allowed on a temporary basis. Temporary is defined as not to exceed twenty-four (24) hours.
8. Since the streets within Eagle's Pointe are narrow, great care should be taken when temporarily parking on the street. Avoid parking directly opposite another vehicle by staggering parking so as to allow other vehicles to pass unobstructed. This is especially important in the case of emergency vehicles.
9. Owners and guests using community amenities (pool, pavilion, tennis courts etc.) must park in designated areas.
10. Vehicles shall not be parked on community property.
11. Violation of any part of the Roadways section may result in a \$25.00 fine per occurrence.

Parking and Related Restrictions (moved from Design Standards 2-8-2024):

In order to maintain safety and the neat and attractive appearance of the Eagle's Pointe community:

1. Parking on the street is not permitted between the hours of midnight (12:00 am to 6:00 am)
2. Large and oversized vehicles and equipment must be hidden from view at all times.
3. School buses, trucks, commercial vehicles over one (1) ton capacity, house trailers, mobile homes, motor home, recreational vehicles, campers, habitable motor vehicles of any kind, boats, boat trailers or trailers of any kind or like equipment shall **not** be allowed on any home site for more than a 24-hour period.
4. Boats and Kayaks will be allowed on a home site provided they are stored in the garage with the door closed.
5. Commercial vans and equipment may be stored in the homeowner's driveway during the evening hours only. Such vehicles are not permitted on a home site during daylight hours and on weekends.
6. Any trash, firewood, weed scraps, building or work materials or other such materials contained in any vehicle or trailer must be covered from view.
7. All vehicles in Eagle's Pointe must be in operating condition and have a current registration and license plate. Vehicles not in compliance with South Carolina vehicle codes will be removed from Eagle's Pointe at the owner's expense.
8. Vehicles must be parked on a paved surface and must not block sidewalks.
9. Maintenance or construction of a vehicle requiring dismantling and assemble of the major components of such vehicle must be performed in the owner's garage.

ADDITIONAL RULES (moved from Design Standards 2-8-2024):**Nuisances:**

Noxious or offensive activity is not permitted in the Eagle's Pointe Community. Activities that are or may become a nuisance to other homeowners or the community are **strictly prohibited**. Nuisances are now under the control of the BOD.

Garage Sales:

Private garage sales are not permitted. Community garage sales are regulated by the POA at designated times. Garage sales are now under the control of the BOD.

Estate Sales:

In the event of a hardship, application for an estate sale may be submitted to the ACC for approval. After approval has been received, the sale should be advertised as such. It must be limited to two (2) days and must be conducted within the home. Estate sales are now under the control of the BOD.