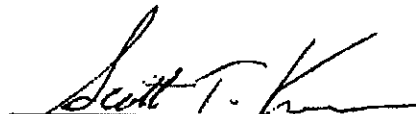


The Farm
At Carolina Forest
Homeowners Association, Inc

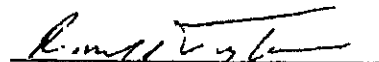
Legal Description: The Farm at Carolina Forest Homeowners Association, Inc.
201 Carolina Farms Blvd., Myrtle Beach, SC 29579

Contact Information: Waccamaw Management
41 Maintenance Road
Pawleys Island, SC 29585
(843) 237-9551

The attached **The Farm at Carolina Forest Homeowners Association, Inc.**
Amenities and Common Areas Rules and Regulations was approved for filing by the
Board of Directors of The Farm at Carolina Forest Homeowners Association, Inc. on the
10 date of April, 2024


(Signature of its President)

SCOTT T. KARANA
Printed Name


(Signature of its Secretary)

RONALD TAGLIABUE
Printed Name

The Farm at Carolina Forest Homeowners Association, Inc.

Amenities and Common Areas Rules and Regulations

This document dated 04/15/2024 shall supersede prior agreements, discussions, and representations in regard to The Farm at Carolina Forest Homeowners Association, Inc. Use of any Amenities indicates acceptance of these conditions.

It is the intent of The Farm at Carolina Forest Homeowners Association (TFCFHOA) to provide these rules and regulations for the mutual enjoyment of the property owners, tenants, and their guests. The obligation of enforcing these rules and regulations for the good of all property owners is placed primarily in the hands of the management and security companies, as agents of TFCFHOA. It is further the duty of the property owners to know the rules and regulations and to cooperate with the Board of Directors, Management and Security in their enforcement. If Owners fail to comply with the rules, they are subject to fines, and/or suspension of all amenity privileges pursuant to the Declaration of Protective Covenants, Restrictions, Easements, Charges and Liens (Declaration).

Conduct at the amenity areas must be such as to provide the greatest pleasure for the greatest number. The Board of Directors, Management and Security are given full authority to enforce all rules and regulations, and to modify rules from time to time for the safety of all participants.

Assumption of Risk: All use of The Farm HOA facilities and all participation in association programs are voluntary. The recreational nature of all activities and programs potentially involves some personal and physical risk on the part of the participant. Program participation by a resident or a guest is therefore interpreted as acknowledgement and acceptance of the inherent risk.

Common Area Property:

1. There is to be no overnight parking in any of the facility parking lots without prior approval from the management company. Vehicles will be towed at the owner's expense.
2. Overflow parking located at 201 Carolina Farms Blvd and 389 Carolina Farms Blvd for guests is limited to 48 hours. Residents may not park in any of the facility parking lots located at the large pool (201 Carolina Farms Blvd), small pool (389 Carolina Farms Blvd) and the activity center (190 Farmers Rest Drive).
3. Organized activities on common property require board approval i.e., No tents, inflatables, etc.

General Rules and Regulations that apply to all TFCFHOA Clubhouse:

1. Use of the TFCFHOA amenities is limited to property owners, members of the property owners' family who reside at the property owner's residence with TFCFHOA, tenants, and their authorized six (6) guests as long as the HOA assessments, fines and fees are current, pursuant to the Declaration.

2. It is prohibited to give any access card(s) for Amenity Usage to non-owners of the Farm, including relatives (this could be ground for suspension of all amenity privileges, pursuant to the Declaration).
3. Owners are responsible for the conduct of their guests at all times, owner must be present at all times when using the amenities.
4. Foul or abusive language will not be tolerated and are ground for suspension of all amenity privileges, pursuant to the Declaration.
5. Noise Ordinance: The Horry County Police Department enforces the noise ordinance at the pool area and the rest of the neighborhood from 11 pm until 7 am. Be respectful of your neighbors.
6. The TFCRHOA, its Board of Directors, the Management Company nor Security are responsible for lost/stolen items or items left at any amenity areas,
7. The amenity areas may not be used as a money-making facility for residents.
8. Should you lose your keycard there is a \$25.00 replacement fee.
9. Parties, functions, events, meetings, or Swimming lessons which are for the profit of an individual, business or organization will not be allowed.
10. Only Association Homeowners in good standing may use the amenities and participate in HOA sponsored events.
11. No wet bathing suits or bare feet are permitted in the clubhouse.
12. Building closes at 9:00 pm. Building will self-alarm shortly thereafter. Anyone responsible for setting off the alarm will be subject to a \$150.00 alarm charge.
13. Individuals under 18 years of age must be accompanied by an adult.

Basketball Court Rules and Regulations

1. Use of the facilities are for Farm residents, occupants and guest.
2. Courts are to be used for the intended purpose.
3. Hours of operation are dawn to dusk.
4. No pets, skateboard, rollerblades, bikes, scooters, or other types of vehicles are allowed on the basketball court.
5. No use of chalk or other drawing implements on the court surfaces.
6. No foul or abusive language whether with words or music on the court, failure to abide to these rules will result in removal, fines or suspension of all amenity privileges.
7. Residents may use the courts on a first come first serve basis. All court users must wear the appropriate footwear to avoid damage to the playing surface.
8. Courts are limited to one-hour increments if other players are waiting.

POOL RULES – NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

Pool Rules and Regulations: All owners, residents and guest are cautioned that they use the swimming pools, its equipment and facilities at their OWN RISK. The Farm at Carolina Forest Homeowners Association assumes no liability for personal injury and will not be responsible for the loss of personal property or owners, residents, or guest.

- **HOURS OF POOL OPERATION FOR ALL SWIMMING POOLS:** April 15 thru October 15 from 9 am until 9pm.

- HOURS OF POOL DECK USAGE – NON-SWIMMING: Year-round from 10 am – 9:00 pm.
1. **No GLASS containers of any kind are permitted in the pool area.** All bags and coolers are subject to search by pool security, the management company, or a Board of Directors member. If search is refused bags/coolers will not be allowed in the fenced pool area. If it is found that a household was negligent in any occurrence involving glass, the Board of Director may levy fines and all additional costs in order to cover costs associated with draining/cleaning/treating and re-filling the pool which is estimated to be roughly \$7,000.00 per incident.
 2. **Owners ID (Amenity Card) is required and must be used to gain pool entry.** Six guests per household may use the pool at an Owner's invitation only and **must be accompanied by the owner at all times.** The pool may not be reserved or used for parties except for HOA approved events.
 3. The Board has the right and responsibility to close the pool as required for safety or maintenance.
 4. South Carolina DHEC regulations state that "No children should be in the pool without supervision". Based on that regulation and for safety purposes, the Association requires that all children under 16 years of age must be accompanied by an adult 18 years of age or older. Unsupervised children breaking any amenity rules will be asked to leave the pool area immediately. No one should ever swim alone.
 5. No pets inside the fenced area. Exceptions are ADA Service Animals that have been pre-registered with the HOA. Security needs to have a registration on file for pool admittance.
 6. Children wearing diapers must wear approved "swim diaper" under their bathing suits. No regular diapers or cloth diapers are allowed in order to prevent a fecal accident. Should a fecal accident occur, the pool attendant/security or the management company needs to be notified immediately. If it is found that a household was negligent in an occurrence, the Board of Directors may levy fines in order to cover the costs associated with cleaning and treating the pool.
 7. No skateboards, rollerblades, bikes, scooters, or other type of vehicles allowed in the fenced pool area.
 8. No horseplay or roughhouse play in the pool. No frisbees, footballs, tennis balls or other hard non-pool balls or toys are allowed in the fenced pool area. Only beach balls and nerf balls are permitted.
 9. The pool gate must remain closed and locked at all times. **IT MUST NOT** be propped open.
 10. No diving or back flips off any structure or pool deck is allowed anywhere in the pool.
 11. No jumping, standing, or climbing on the water features.
 12. No loud or offensive music inside fenced pool area. Loud music is defined as being able to be heard in multiple areas of the pool.
 13. No persons with open skin lesions, eye, ear or respiratory infections, diarrheal illness or nausea should enter the pool.
 14. Smoking or vaping is not permitted in any area inside the fence. Smoking or vaping is permitted outside the fence in designated areas where a smoking urn has been placed.
 15. The Board of Directors, the Management Company or the Security Company reserve the right to ask any person who is considered unruly, intoxicated, under the influence or otherwise misbehaving to leave the pool premises.

16. Pump room is for pool management only. Do not enter the pump rooms.
17. Food and beverages should be in unbreakable containers. Food should not be consumed in or near the water. Please do not sit in the pool with food on the edge of the pool, swim around while holding food or walk around or sit on any pool steps while eating. If beverage(s) are consumed in the pool area, please do not leave them on the edge of the deck or floating in the pool un-attended. Beverages must be 4 feet from the pool edge.
18. Lounge, chairs, and tables are available on a first come, first serve basis. Pool furniture shall not be permitted to leave the pool facility or allowed in the pool.
19. Clean your area when you leave. There are multiple trash receptacles in the area, if these are full, please take your garbage back home with you when you leave.
20. No cooking devices may be brought into the fenced pool area.
21. No public display or inappropriate affection in pool area.
22. Any damages to the pool, equipment or fixtures shall be paid by the one who caused the damages and result in possible charges, fines and suspension of amenities.
23. The pool cannot be reserved or used for parties except HOA approved and sponsored events.
24. Floatation devices, boogie boards, or other paraphernalia of similar nature, except for swimming aids are not permitted in the pool area. Pool noodles and kick boards not to exceed 20 x12 inches are permitted.
25. Diving is strictly prohibited in any portion of the pool.
26. In case of an emergency, please pick up the phone located by the pool house.

Activity Center Rules and Regulations

The use of the Activity Center is by reservation only through the Management Company. This facility is available to The Farm at Carolina Forest HOA owners. The Board of Directors reserves the right to refuse any reservation. Reserving the Activities Center does not grant exclusive use of the pool, fitness room or playground area.

1. Reservations are made on a first come, first serve basis.
2. A refundable fee of \$250.00 and a non-refundable fee of \$150.00 for four (4) hours are required with completed reservation form. The refundable fee will be returned upon satisfactory inspection of premises for damages and cleaning. If premises are found to be in disrepair or if a professional cleaning service is required, your deposit will not be refunded.
3. Decorations are permissible but no tape, push pins, thumb tacks, nails, screws or anything that could create any form of damage to walls or furniture.
4. Checks must be made payable to The Farm at Carolina Forest HOA.
5. Use of the Activity Center is limited to a maximum of 4 hours and must be concluded by 9pm. If the event exceeds 9:00 pm the alarm will automatically set, and the resident forfeits the \$150.00 of their deposit.
6. Owner/lessee making the reservation must assume responsibility for the conduct of their invited guests.
7. The owner/lessee making the reservation agrees that they will make payment for the replacement of any furniture, accessories, fixtures or equipment damaged, broken or missing.
8. The owner/lessee making the reservation agrees that they will be present during the entire duration of the function.

9. The owner/lessee agrees that their guest will abide by the Rules and Regulations of the Activities Center and HOA.
10. No one under the age of 21 may reserve the activities center.
11. All amenities' centers are a smoke/vape free buildings and areas.
12. Owners/lessees must be in good standing with the association.
13. Any violation of the rules will result in suspension of privileges for a duration of time to be determined by the Board of Directors and loss of deposit.
14. Building closes at 9:00 pm. Building will self-alarm shortly thereafter. Anyone responsible for setting off the alarm will be subject to a \$150.00 alarm charge.

Fitness room Rules and Regulations

The use of the equipment in the fitness area is at your own risk. The association assumes no liability for injury or accidents that may occur.

1. The fitness room is open from 5:30 am to 9:00 pm.
2. The facility is for the use of residents and their guest only. All guest must be accompanied by a resident for the entire duration of the use of the fitness center.
3. Persons under eighteen (18) must be accompanied by a parent or legal guardian while in the fitness room during the entire duration.
4. No food or glass containers are allowed in the fitness area.
5. Wipe off equipment after each use.
6. The windows in the Clubhouse, including the fitness area are to remain closed and locked at all times.
7. Do not modify the equipment or use it in ways not intended by the manufacturer.
8. Do not use equipment that is not working properly. Please contact the management company and advise them of the nonfunctioning equipment.

Suspension of Privileges: Any property owner or authorized family members who use the amenities after privileges have been suspended are subject to the following fines: 1st offense \$100.00, 2nd and subsequent offense \$250.00.

Indemnification: By using any of the amenity areas in The Farm at Carolina Forest you by default agree to comply with all the amenity rules, as well as with all of the other rules, regulations and covenants of The Farm at Carolina Forest Homeowners Association. Property owners shall indemnify and hold harmless The Farm at Carolina Forest HOA, officers, directors, and servants in interest or assign from any and all claims, liabilities, loss, damages, cause of action and costs (including reasonable attorney's fee) for any an all injuries to persons or property, arising from the negligent acts or omissions of the Owner(s) and/or their guests.

No Glass Policy Violations for Possession of Glass in the Pool Area: Any owner(s), family member(s), or guest(s) of owners that are in possession of, or brining glass into the pool area will result in the following:

1. Offense #1: The whole household will immediately lose their amenity privileges for 90-days.
2. Offense #2: The whole household will immediately lose their amenity privileges for another 90-days and owners will incur a \$100.00 fine.
3. Offense #3: The whole household will immediately lose their amenity privileges for another 90-days and owners will incur a \$200.00 fine.
4. Continued offenses will escalate fine by \$100 and a 90-day suspension of all amenity privileges for the whole household.

No Glass Policy Violations for Broken Glass in the Pool Area: Any owner(s), family member(s), or guest(s) of owners that are in possession of, or bringing glass into the pool area will result in the following:

1. The whole household will immediately lose their amenity privileges for an entire year and owners will be fined \$1,000.00 in addition to being charged with any costs associated with injuries sustained due to the violation of the no glass policy; clean-up, draining, cleaning, and refilling the pool; and additional compensation due to staff for additional time and expenses as they are incurred.

**HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470, CONWAY,
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Restrictions

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: Joye Nappier Risher & Hardin LLC

ADDRESS:

3575 Highway 17 Business

Murrells Inlet, SC 29576-6176

TELEPHONE: (843) 357-6454

FAX: (843) 357-6454

E-MAIL ADDRESS: closings@inletlaw.com

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$.

BRIEF PROPERTY DESCRIPTION: The Farm at Carolina Forest Homeowners Association, Inc., 201 Carolina Farms Blvd.,
Myrtle Beach, SC 29579

TAX MAP NUMBER (TMS #), / PIN NUMBER: ,

GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):

FULL BUSINESS NAME

1. THE FARM AT CAROLINA FOREST HOMEOWNERS ASSOCIATION, INC.

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

1. THE FARM AT CAROLINA FOREST HOMEOWNERS ASSOCIATION, INC.