

**Seabrook Island Property Owners Association (SIPOA)
Rental Polices, Procedures & Guidelines**

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**Seabrook Island Property Owners Association (SIPOA)
Rental Policies, Procedures & Guidelines**

Section 1

Purpose & General Information

1.1 Purpose

The purpose of this document is to gather all rental-related policies into a single, owner-friendly document. The objective in creating rental policies is to balance the economic needs of owners who offer their Property for rent with a quality of life expected by owners who do not – ensuring the behaviors of one group do not adversely impact the other. By doing so, the policies can help maintain the overall character and desirability of Seabrook Island for all who live, visit, and vacation in the community. In the event of any conflicts between this document and SIPOA’s Covenants or Bylaws, the Covenants, Bylaws and this document control, in that order.

1.2 Applicability

The SIPOA rental policies are applicable to all properties located within the Seabrook Island Development (SID) that are subject to the Covenants. Gate access policies also apply to residential rental units at Bohicket Marina Village for renters that have access to the SID.

1.3 Definitions

Defined terms used in this document shall have the meanings set forth in SIPOA’s Covenants and Bylaws. Defined terms used herein that are not defined in SIPOA’s Covenants or Bylaws shall have the definitions set forth below.

Emergency Contact: If the Property Owner (or designated agent) is not physically located within 50 miles of the rental Property, the individual designated by the Property Owner to be a 24-hour local contact who is located within 50 miles and able to respond to the Property within two hours of receiving notice of a violation or emergency situation.

Bylaws: The Twelfth Restated and Amended Bylaws of Seabrook Island Property Owners Association recorded on June 29, 2021 in the Office of the Register of Deeds for Charleston County in Book 1008 at page 539, as amended from time to time.

Covenants: The Restatement and Tenth Modification of Protective Covenants for Seabrook Island Development, Charleston County, South Carolina recorded on June 29, 2021 in the Office of the Register of Deeds for Charleston County in Book 1008 at page 538, as amended from time to time.

Gate Pass: means a paper pass, electronic transponder, barcode, or any other device issued by SIPOA to facilitate entry to the SID.

Gate Pass System: means the “ABDI Gate Access” system and mobile app (or other SIPOA provided access software) for Property Owners, rental management companies, and Long Term Renters.

Guest: means a person invited by a Property Owner or a Long Term Tenant to visit such Property Owner or Long Term Tenant within the SID. Guest has the same meaning as Visitor. The term Guest does not include Short Term Renter Guests.

Long Term Rental: A rental or other occupancy arrangement pursuant a lease or other written agreement for a period exceeding six (6) consecutive months.

Long Term Renter: A Renter under a Long-Term Rental.

Property: Shall have the definition set forth in the Covenants. For purposes of this policy, the term Property also includes those properties located outside the SID that have certain contractual use rights related to the SID as a result of a written agreement with SIPOA.

Property Owner: Shall have the definition set forth in the Covenants.

Property Owner in Good Standing: Shall have the definition set forth in the Bylaws.

Rental Pass Portal: means a feature of the Gate Pass System which allows rental management companies to enter guests via manual entry or spreadsheet upload.

Rental Registry: SIPOA-required annual registration of any Property that will be available for all rentals.

Renter: means a Person renting a Property. The term Renter shall mean the same as Tenant.

Security Verification Code (SVC): A confidential, unique ID word and/or number assigned to each Property, which identifies the Property Owner in the Gate Pass System, to gate SIPOA Officers as a verbal ID code, and to SIPOA.

Sherriff's Deputy: Any officer employed by Charleston County Sherriff's office or other governmental policing authority having jurisdiction within the SID.

Short Term Rental: Any rental or other occupancy arrangement other than a Long Term Rental. For avoidance of doubt, and without limitation, Short Term Rentals shall include Vacation Club Properties.

Short Term Renter: A Renter under a Short Term Rental.

Short Term Renter Guest: A guest of the Short Term Renter who is expressly identified as the Short Term Renter in rental documents.

SID: Shall have the definition set forth in the Covenants.

SIPOA: means Seabrook Island Property Owners Association.

SIPOA Officer: Any employee or contractor of the third-party private security company engaged by SIPOA.

Tenant: means a Person renting a Property. The term Tenant shall have the same meaning as Renter.

Vacation Club Properties: Any Property that is owned, leased or managed by a private membership organization or entity that is engaged in providing short-term accommodations and related services to its members. Vacation clubs typically own or lease properties on a long-term basis, offer and rent those properties to the clubs' members on a short-term basis, and model a membership structure where its members purchase membership levels granting access to a portfolio of properties and personalized services, but does not convey upon its members an ownership interest in the properties. The term Vacation Club Properties does not include Time Shares.

Time Share: Any Property subject to any type of “Vacation Time Sharing Plan” as defined in Section 27-32-10, Code of Laws of South Carolina, 1976, as amended, or “Vacation Multiple Ownership Interests” as that term is defined in Section 27-32-250, Code of Laws of South Carolina, 1976, as amended. Time Shares are prohibited by the Covenants.

Visitor: means a person invited by a Property Owner or a Long Term Tenant to visit such Property Owner or Long Term Tenant within the SID. Visitor has the same meaning as Guest. The term Visitor does not include Short Term Renter Guests.

VRBO: means Vacation Rental By Owner or other similar online property rental system used by Property Owners who self-manage their rentals as well as rental management companies.

Section 2 Gate Pass System Account & Rental Registration

2.1 Property Owner Gate Pass System Account

All Properties are assigned a unique residential Security Verification Code (SVC) in the SIPOA Gate Pass System. This confidential SVC is provided to new Property Owners upon purchase of a Property. The SVC can be changed by the Property Owner upon request to SIPOA. The SVC, which identifies the user in the Gate Pass System and to gatehouse SIPOA Officers, is confidential. It should not be shared with Renters, Short Term Renter Guests, Visitors, or contractors.

Information in the Property Owner’s Gate Pass System account includes the owner(s) names, primary/secondary contact address, telephone number, email address, motor vehicle information, and Emergency Contact information. The accuracy of Property Owner information can be critical in the event of an emergency. Therefore, Property Owners are required to provide SIPOA with Emergency Contact information upon rental registration, and must keep their Gate Pass System account records up to date and review them at least annually for accuracy.

2.2 Rental Registration Required

All Property Owners who rent their Properties as either Long Term Rentals or Short Term Rentals must register their Property with SIPOA for the Rental Registry prior to the first rental. This allows SIPOA to enter information on the Property, Town business licensing, property management company and/or VRBO into the Gate Pass System so Renter reservations can be uploaded or manually entered into the system. If a Property is used for rental and is sold or transferred to a new Property Owner who intends to rent the Property, that new Property Owner must submit new rental information to SIPOA prior to the first rental event. Registration is at no cost to the Property Owner.

Why we require Registration

The purpose of the Rental Registry is to provide SIPOA with enough information to expeditiously contact the Property Owner, rental management company, or both regarding any incident if an Sheriff’s Deputy or SIPOA Officer is summoned to a Property. It is also the validating process for situations where Property Owners allow other persons or companies to manage the Property on their behalf.

Information we need from you

At minimum, you are required to provide the Property address, Property Owner’s name, email address, telephone number, Emergency Contact information, and rental management company name, telephone number, and email address.

2.2.1 Registry Expiration

SIPOA rental registrations are valid for a term of one calendar year. All registrations expire on December 31st of each year and must be renewed annually. Prior to the expiration date, SIPOA will issue an email reminder enabling the Property Owner to review all information, make any revisions, and complete an online renewal. [WEB LINK TO FORM](#)

2.2.2 Transfer of Registrations

Rental registrations are only valid for the Property Owner who registered the Property. Rental registrations are not transferrable.

2.2.3 Enforcement

Failure to register a rental Property or renew a registration shall result in non-issuance of Gate Passes for Renters, Short Term Renter Guests and Visitors for that Property. Additionally, any other actions that may be applicable based on SIPOA Governing Documents may be enforced.

2.2.4 Documentation and Disputes

Registry or non-response violations will result in SIPOA providing a written communication to the Property Owner and rental management company detailing the incident(s) and violation assessments, if any. If a dispute arises, the Property Owner may appeal to the Safety & Security Committee per SIPOA Bylaw provisions.

**Section 3
Renter Gate Passes**

3.1 Long Term Renter Gate Passes

Long Term Renters are entitled to obtain a Gate Pass in the form of a barcode. Barcodes are for Long Term Renters are valid only for the term of the lease and expire on the last day of the lease unless a signed lease extension is presented to SIPOA. Long Term Renters identified on the lease are entitled to one barcode per vehicle registered at that address, with a maximum of four vehicles. Upon presentation of the lease, SIPOA will create a Gate Pass System account and SVC specifically for the Long Term Renter. Long Term Renters are not permitted to use the Property Owner’s gate access account or SVC number.

3.2 Short Term Renter Gate Passes

3.2.1 Purpose

For Short Term Rentals, a rental Gate Pass is required for each vehicle used by Short Term Renters and Short Term Renter Guests on SIPOA roads or parked at the rental Property. This includes rental Properties located inside the main entry at the Gatehouse as well as those located in Bay Pointe and Salt Marsh. Gate Passes issued to Short Term Renters cannot be used for any other purpose, such as, but not limited to, rental management company entry, commercial contractor work, Short Term Renter Guests, deliveries, or domestic cleaning. Failure to comply with these rules may result in a citation/violation assessment to the Property Owner. For the Short Term Renter’s convenience, some community/rental rules are included with the Gate Pass.

3.2.2 Requesting passes

Rental Management Company rental passes

In order for rental management companies to request Short Term Rental Gate Passes, the Property Owner must be a Property Owner in Good Standing and have a currently valid SIPOA rental property registration. During the registration process, the Property Owner must also designate the rental management company as an authorized representative of the Property Owner and grant them permission to enter rental Gate Passes into the online system.

Gate Passes for Short Term Renters must be entered into the SIPOA Gate Pass System via the online Rental Pass Portal. Rental management companies should ascertain the number of vehicles that are anticipated for each party of Short Term Renters, and that number of Gate Passes should be entered into the Gate Pass System with the initial reservation. The number of Short Term Renter Gate Passes permitted must not exceed the number of bedrooms the rental Property (minimum two passes). Short Term Renters and Short Term Renter Guests are not authorized to request Gate Passes themselves by contacting/calling the Gatehouse, and enforcement actions may be taken against the rental management company and/or Property Owner for failure to use the Rental Pass Portal to designate Short Term Renters.

Property Owner (VRBO or similar) self-managed rental property passes

In order for Property Owners to request Short Term Renter Gate Passes, the Property Owner must be a Property Owner in Good Standing and have a currently valid SIPOA rental property registration. The Gate Pass System will be activated to enable the Property Owner to enter Short Term Renter Gate Passes. Instructions for entering these passes can be found at [LINK](#), and Short Term Renters MUST be designated as “Short Term Renters” in the Gate Pass System.

Passes for Property Owner-managed Short Term Renters must be entered into the SIPOA Gate Pass System via the online Rental Pass Portal. Property Owners should ascertain the number of vehicles that are anticipated for each party of Short Term Renters, and that number of Gate Passes should be entered into the Gate Pass System with the initial reservation. The number of Short Term Renter Gate Passes entered per rental Property must not exceed the number of bedrooms in the Property (minimum two passes). **Short Term Renters and Short Term Renter Guests are not authorized to request Gate Passes themselves by contacting the Gatehouse, and enforcement actions may be taken against the Property Owner for failure to use the Gate Pass System or to accurately designate Short Term Renters.**

3.2.3 Purchasing and Distributing Passes

Pass Fees

Short Term Renter Gate Passes are subject to a fee schedule established by the SIPOA Board of Directors and are paid by the Property Owner of the rental Property.

Rental Management Company rental passes

Property Owners who rent their Property with the assistance of a rental management company shall be invoiced through the rental management company for all rental Gate Passes issued for their Property as entered by the rental management company.

For purposes of invoicing, the rental management company shall be charged monthly for each rental Gate Pass based on the date the Gate Pass request was entered into the Gate Pass System (not the date of Short Term Renter arrival).

Payment must be made to SIPOA based on the terms specified on the invoice. Failure to make timely payment may result in non-issuance of rental Gate Passes for all Seabrook Island Properties managed by the property management company.

All rental management companies are required to obtain their Short Term Renter Gate Passes a minimum of two weeks in advance of the arrival date for rental management company distribution to their Short Term Renters. This will allow the rental company to provide the Short Term Renter with the Gate Pass before arrival and eliminate the need to stop at the Gate Pass center or obtain their Gate Pass at the gate, thereby speeding traffic flow.

If the rental management company enters a rental Gate Pass request and is unable to distribute the Gate Pass to their renter prior to arrival, the Short Term Renter may obtain their Gate Pass at the Gate Pass facility designated by SIPOA during Gate Pass facility hours of operation or at the gate but must present the QR code for their Gate Pass as generated by the Gate Pass System for each vehicle going to the Property. Rental management companies must direct their Renters without passes and who are arriving during facility hours of operation, to stop at the SIPOA Gate Pass facility at 1900 Seabrook Island Road before going to the gate.

Any Gate Pass issued by SIPOA Officers at the Gate Pass facility or gate on the day of check in and not distributed to the renter by the rental management company in advance of the check-in date is subject to a Gate Pass processing fee which will be billed to the rental management company on a monthly basis. Any Short Term Renter arriving without a printed rental Gate Pass or the QR code for their rental will be turned away and directed to contact the rental management company or Property Owner.

Property Owner (VRBO or similar) self-managed rental property passes

Property Owners who rent their Property without the assistance of a rental company can select from the following two options:

1. Distribute Renter Gate Passes in advance to their Renters.
2. Receive an invoice from SIPOA for their Renter Gate Passes.

For purposes of invoicing, the Property Owner's account shall be charged monthly for each rental Gate Pass based on the date the reservation was entered into the Gate Pass System (not the date of Short Term Renter arrival).

The Property Owner may elect to pick up their Short Term Renters' Gate Passes in advance and provide personal delivery to their Short Term Renters. This will provide the Short Term Renter with a Gate Pass before they arrive and eliminate the need to stop at the Gate Pass center or obtain their Gate Pass at the gate, thereby speeding traffic flow.

Alternatively, the Property Owner may choose to have their Renter pick up the Gate Pass at the Gate Pass facility designated by SIPOA during Gate Pass facility hours of operation or at the gate. Property Owners must direct their Renters without Gate Passes and who are arriving during facility hours of operation, to stop at the SIPOA Gate Pass facility at 1900 Seabrook Island Road before

going to the gate. The Short Term Renter must be provided with and present the QR code generated by the Gate Pass System for each renter vehicle going to the Property.

Any rental Gate Pass issued by SIPOA Officers at the Gate Pass facility or gate on the day of check in and not distributed to the renter by the Property Owner in advance of the check-in date, is subject to a Gate Pass processing fee which will be billed to the Property Owner on a monthly basis. Any Short Term Renter arriving without a printed rental Gate Pass or the QR code for their rental will be turned away and directed to contact the Property Owner.

3.2.4 Long Term Renter Guests

Long Term Renters who are expressly identified in rental documents may authorize entry of Long Term Renter Guests as an implicit right delegated by the renting Property Owner, however Long Term Renter Guests may not authorize access for others. Long Term Renter Guests should be entered via the Gate Pass System. SIPOA recommends that Property Owners who rent their Property should include terms of Long Term Renter Guests' access in their rental agreements. The Property Owner (if Property is self-managed), or rental management company is responsible for enforcing the terms of their contracts.

Short Term Renter Guests/Additional Passes

Occasionally, Short Term Renters may need additional Gate Passes to accommodate their Short Term Renter Guests. In some cases, Gate Passes are needed for additional vehicles that were not planned during the rental booking. In other cases, Gate Passes may be needed for people visiting the Short Term Renter. SIPOA recommends that Property Owners who rent their Property should include terms of Short Term Renter Guests' access in their rental agreements. The Property Owner (if Property is self-managed), or rental management company is responsible for enforcing the terms of their contracts. In all cases, additional Gate Passes must be requested from and approved by the Property Owner/rental management company.

The Property Owner/rental management company must enter the Gate Pass into the online rental portal and issue a QR code to the Short Term Renter Guest. Short Term Renters do not have access to the Gate Pass System either online or by verbally requesting Gate Passes from the gate. Gate SIPOA Officers will not issue Short Term Renter Guest Gate Passes unless the Gate Passes are in the Gate Pass System prior to the Short Term Renter Guest's arrival. If a Short Term Renter Guest arrives and their Gate Pass is not in the system, the Short Term Renter Guest will be directed to the rental management company or Property Owner to enter the Gate Pass request. Short Term Renter Guests must be entered in the category of "Short Term Renter Guest," and the owner may be billed per the rental Gate Pass schedule if applicable.

3.2.5 Refunds

If a Short Term Renter cancels their reservation prior to the arrival date, both Property Owners and rental management companies should immediately remove them from the Short Term Renter list. Refund requests will be considered on a case-by-case basis. Please contact SIPOA in writing with specific details should you have a request for a refund.

3.2.6 Pass Limits

No parking is permitted on any landscaped portions of improved Properties. Parking is limited to only those designated driveway, garage and guest parking areas whose surfaces are designed to accommodate vehicles and have been approved by the ARC. Therefore, Property Owners and rental management companies must designate a maximum number of Gate Passes that may be issued for each Property. The maximum vehicle pass limit shall be specified in the rental agreement for the specific Property and enforced by the Property Owner or rental management company, but must not exceed one per bedroom, minimum two passes

3.2.7 Pass Display

Gate Passes issues for Renter vehicles shall be prominently displayed when approaching the gatehouse and entering Seabrook Island. When driving in the SID, rental Gate Passes may be displayed. When a vehicle is parked at any location inside the main gate, or inside the Salt Marsh or Bay Pointe gates, rental Gate Passes shall be prominently displayed on the vehicle's driver's-side dashboard so that all information is clearly visible from the outside of the vehicle. Failure to display a Gate Pass for entry and/or parking may result in a citation and violation assessment.

Section 4

SIPOA Rules, Regulations & Roles of SIPOA Officers

4.1 Authority

The SIPOA Covenants and Bylaws provide the authority for SIPOA Officers to enforce SIPOA Rules & Regulations and provide access control for the SID. Within the SID, SIPOA Officers are authorized to observe and take reasonable steps to prevent trespass, property damage, personal injury, theft, vandalism, nuisance, disturbance, or failure to abide by the Rules & Regulations, and may request the assistance of police authorities as circumstance warrant. SIPOA Officers may issue citations for any violation of the SIPOA Rules & Regulations. Violations may result in assessments as outlined in the Violation Assessment Schedule (Rules & Regulations Appendix A).

4.2 Enforcement

SIPOA values and emphasizes the safety of Property Owners, their Family Members, Guests and Renters. SIPOA Officers are authorized to enforce SIPOA Rules & Regulations created to maintain safety. To that end, SIPOA Officers may conduct radar speed controls, perform traffic stops for moving violations (such as speeding, passing bicyclists at traffic islands, and failure to stop where indicated), enforce parking rules on SIPOA property, and issue citations for violations of any SIPOA Rules & Regulations. SIPOA Officers are not responsible to respond to incidents/violations on SIPOA Seabrook Island Club property (Island House and parking area, Beach Club, Racquet Club, Golf Courses, or Equestrian Center), or at Camp St. Christopher.

4.3 Property Owner Responsibilities

Property Owners are responsible for the conduct of their Family Members, Tenants, Visitors and contractors, whether or not the Property Owner is present at the time violations occur. If any Family Member, Tenant, Visitor or contractor violates the SIPOA Protective Covenants, By-Laws or any Rule or Regulation, the Board may take enforcement action, including but not limited to imposing fines and assessments. Fines shall first be imposed on such violator. The Property Owner will also be notified of violations or fines related to their Rental Guests. If the violator does not pay the fine within the time set by the Board or its designee, the Property Owner shall be liable for payment of the fine as an assessment upon notice from the Board. Failure to pay the assessment may result in a lien against the Property and/or other legal action as specified in the Covenants.

4.4 SIPOA Officer Responsiveness and Assistance

SIPOA Officers may need to visit a Property under a wide range of circumstances to help address noise, parking, Rules & Regulations violations, assist emergency responders, etc. NOTE: SIPOA are NOT first responders. For any medical or other emergency, Property Owners, Visitors and Renters should contact 911, not the Gatehouse.

SIPOA Officers will continue to address these routine types of situations without the need for Property Owner or rental company involvement. In the vast majority of cases, SIPOA Officers are able to resolve issues without the need for Property Owner or rental company assistance. Sherriff Deputies are a backup resource and can be summoned if needed. In the event Sherriff Deputies and/or SIPOA Officers are summoned to a Property, the registry contact information is used as a proactive courtesy to notify the Property Owner and rental management company of the findings and outcome.

There are also situations where SIPOA Officers are unable to assist Property Owners, Renters, Guests and Short Term Renter Guests. Examples include: Renter, Guest and Short Term Renter Guest lockouts, lost Renter, Guest and Short Term Renter Guest passes, repeated and excessive Rules violations, changing flat tires, providing jumpstarts, taking out or replacing trash cans, rendering personal assistance inside a residence, carrying groceries, and house checks unless connected with alleged crime in progress, vandalism or ongoing sounding alarm. In these instances, SIPOA needs the assistance of the rental management company or Property Owner to resolve matters in a timely manner.

In those limited situations when a Property Owner and/or rental management company is contacted by SIPOA through use of the Rental Registry and SIPOA is unable to immediately reach the Property Owner and/or rental management company, the Property Owner and/or rental management company must return the call to SIPOA within two hours to provide as rapid a response as possible. If there are more than three separate instances of non-responses within the required two-hour period, the Property Owner or rental management company shall be required to speak with a SIPOA representative. If SIPOA is not satisfied with the ability or willingness of the Property Owner to conform to the response policy, the issuance of rental Gate Passes to that Property may be suspended.

Section 5

SIPOA Rules

5.1 Renter Education/Orientation

To promote SIPOA's ongoing emphasis on safety and to foster a positive experience for Renters, it is important that they are educated and aware of community rules and behavioral expectations. To facilitate the process, SIPOA provides informational materials to Renters upon arrival. This has been successful to a certain extent, but SIPOA would like to ensure that all Renters understand community rules. To that end, SIPOA continues to develop educational materials specifically geared to Renters.

Renters booking via both rental management companies and Property Owner managers will be required to view a short video that provides information on SIPOA rules. A link that can be emailed to renters will be provided to rental companies and owner managers. The software will allow Renters to acknowledge that they have reviewed the rules prior to their arrival.

5.2 SIPOA Rules Summary

Listed below is a summary of the most important community regulations and policies that apply to all who live, visit or vacation within the SID. Rental management companies and Property Owner managers are requested to provide this information to their renters as part of the rental agreement. The complete set of Rules & Regulations is available on Sipoa.org.

- CALL 911, NOT THE GATEHOUSE, FOR MEDICAL AND OTHER EMERGENCIES.
- Gate access rental passes must be prominently displayed when entering the SID or when a vehicle is parked.
- Rental Gate Passes issued to Long Term Renters or Short Term Renters are not valid for commercial work, rental management companies, domestic cleaners, Short Term Rental Guests or Visitors.
- Speed limit is 25mph unless otherwise posted.
- Vehicles with rental passes may not park in the Oyster Catcher Community Center parking lot which is reserved for Property Owner vehicles only.
- Vehicles parked on the roadside must be parked in the direction of traffic and in front of undeveloped properties only unless the owner of a developed Property has granted specific permission.
- Parking is permitted in driveways, SIPOA approved guest parking areas, garages. Parking is not permitted on landscaped areas, lawns, pine straw, or mulch.
- Overnight parking (11:00p.m. – 7:00a.m.) on Seabrook Island roadways is prohibited.
- No parking within 15' of a fire hydrant or 50' of a traffic island.
- Do not pass cyclists in traffic islands and do not cross the road to go around traffic islands.
- Pedestrians have the right of way. Pedestrians walk against traffic, cyclists ride with the flow of traffic. Cyclists must ride single file and observe all traffic regulations
- Do not hang towels or clothing outside where visible from the street or other properties.
- Trash receptacles must be removed from the roadside on the day of pickup and stored where not visible from the road or neighboring properties.
- Pets must be leashed when outdoors.
- Motorcycles, golf carts, electric scooters, electric skateboards or similar motorized vehicles are not permitted in the SID.
- State licensed low speed vehicles are permitted and may only be operated by licensed drivers
- ONLY Class 1 Pedal Assist ebikes are permitted.

Approved by SIPOA Board of Directors – 5/16/2022

- RV's, campers, boats, and trailers are not permitted to be parked in residential driveways or parking lots. The Seabrook Island Club has a parking facility in their maintenance area. Contact Club Maintenance for information.
- Excessively noisy or nuisance behavior is prohibited.
- Fireworks, discharge of weapons or firearms are prohibited.
- Beach fires require a permit application and approval at least 24 hours in advance. (Form is on sipoa.org).
- Don't disturb, harass, or feed wildlife. Maintain a minimum distance of 45' from dolphins.
- From May 1 to October 31, exterior lights on any structures visible from the beach must be turned off for sea turtle protection. Windows facing the beach should be covered with draperies or shades.
- Do not disturb turtle nests on the beach.

Appendix 1:

SIPOA Renter Gate Access Pass Fees

Pending review by SIPOA Board of Directors

Renter Gate Access Pass fees are paid by the owner of the rental Property for each Gate Pass issued/rental booking according to the schedule below. Refer to Section 3 of the “SIPOA Rental Policies, Procedures and Guidelines” for further information.

Short Term Rentals – passes printed and distributed to renters in advance:

Short Term Rentals - passes printed and distributed to renter arriving on check-in date:

Long Term Rentals: