

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

## **Table of Contents**

<b>Section 1</b>	<b>Purpose &amp; General Information</b>
1.1	<b>Purpose</b>
1.2	<b>Applicability</b>
1.3	<b>Definitions</b>
<b>Section 2</b>	<b>Residential Gate Access Account &amp; Rental Registration</b>
2.1	<b>Property Owner Residential Gate Access Account</b>
2.2	<b>Rental Registry Required</b>
<b>Section 3</b>	<b>Renter Gate Passes</b>
3.1	<b>Long Term Renter Passes</b>
3.2	<b>Short Term Rental Passes</b>
<b>Section 4</b>	<b>SIPOA Rules, Regulations &amp; Roles of SIPOA Officers</b>
4.1	<b>Authority</b>
4.2	<b>Enforcement</b>
4.3	<b>Property Owner Responsibilities</b>
4.4	<b>SIPOA Officer Responsiveness &amp; Guest Assistance</b>
<b>Section 5</b>	<b>Rules Overview</b>
5.1	<b>Renter Education/Orientation</b>
5.2	<b>Rules Summary</b>

# 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 and/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 Renter to visit such Property Owner or Long Term Renter within the SID. Guest has the same meaning as Visitor. The term Guest does not include Short Term Renter Guests as defined in this document.

**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.

**Time Share:** means any arrangement, plan, scheme or similar device, whereby more than one Person has a Use Interest regarding real property for a period of time of less than a full year during any given year, and where such period of time recurs for one or more years, but not necessarily for consecutive years. For avoidance of doubt, but without limitation, a Vacation Club Plan may also meet the definition of a Timeshare.

**Vacation Club Plan:** means any arrangement, plan, scheme or similar device in which either (1) a Person is entitled to select for use from multiple real properties owned, operated or managed by one or more companies in the business of owning, operating or managing such real properties, for a period of time, or

(2) an Entity for the purpose of ownership or use of real property, which real property is used or to be used as non-primary residences, vacation property or other similar temporary or periodic occupancy, is managed by a Person that is in the business of owning, operating or managing such Entities. For avoidance of doubt, but without limitation, a Timeshare may also meet the definition of a Vacation Club Plan.

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

**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 the SIPOA Annual 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 a 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 31<sup>st</sup> 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.

### **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 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 prior to the date of lease expiration. 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. Long Term Renters must return their barcodes to SIPOA at the conclusion of the lease term.

### **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.

Following registration, the Gate Pass system will be activated. Requests Short Term Renter passes must be entered into the SIPOA Gate Pass System via the online Rental Pass Portal.

Any Renter who arrives at the pass facility and hasn't been entered in the Gate Pass system will be turned away and directed to contact the rental management company or Property Owner.

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 and names of the drivers 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 arrange Short Term Renters or Short Term Renter Guest access.

### **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. Following registration, the Gate Pass System will be activated to enable the Property Owner to enter Short Term Renter Gate Passes.

Gate Pass requests for Property Owner-managed Short Term Renters must be entered into the SIPOA Gate Pass System via the online Rental Pass Portal. Instructions for entering these passes can be found on the SIPOA website, and Renters MUST be designated as "Renters" not personal guests, in the Gate Pass System.

Any Renter who hasn't been entered in the Gate Pass system will be turned away and directed to contact the rental management company or Property Owner.

Property Owners should ascertain the number of vehicles that are anticipated for each party of Renters, and that number of Gate Passes and the names of the drivers should be entered into the Gate Pass System with the initial reservation. The number of 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 guests as Renters.**

## **3.2.3 Purchasing and Distributing Passes**

### **Pass Fees**

Gate passes issued to Renters and guests of Renters 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 issued based on the date the Pass was printed.

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.

When the rental management company enters a rental Gate Pass request, the Renter will receive electronic notification and a link to access the required renter education site. When the Renter completes their education, they will receive a confirmation and a QR code to obtain their gate pass. The gate pass may be obtained at the Gate Pass facility designated by SIPOA during Gate Pass facility hours of operation or at the gate. Renters 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 to stop at the SIPOA Gate Pass facility at 1900 Seabrook Island Road before going to the gate if they are arriving during facility hours of operation. The facility roadside sign indicates if the facility is open. SIPOA will not issue renter passes at the Gatehouse if the alternate location is open, and those renters will be turned around at the gate and sent to the alternate location. Upon arrival at the Gatehouse, renters must use the left lane and have their printed pass displayed on the dash.

Any Renter entered in the Gate Pass system arriving without a post-education QR code for their rental will be charged \$5.00 for a temporary one day pass and must complete the education and obtain the QR code to authorize their gate pass for the remainder of the rental term.

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

Property Owners who rent their Property without the assistance of a rental company may enter their rental guest information in to the online system. The renter will receive electronic notification and a link to access the required renter education site. When the renter completes their education, they will receive a confirmation and a QR code to obtain their gate pass. The gate pass may be obtained at the Gate Pass facility designated by SIPOA during Gate Pass facility hours of operation or at the gate if the facility is closed. Renters must present the QR code for their Gate Pass as generated by the Gate Pass System for each vehicle going to the Property. Property owners must direct their Renters to stop at the SIPOA Gate Pass facility at 1900 Seabrook Island Road before going to the gate if they are arriving during facility hours of operation. The facility roadside sign indicates if the facility is open. SIPOA will not issue renter passes at the Gatehouse if the alternate location is open, and those renters will be turned around at the Gatehouse and sent to the alternate location. Upon arrival at the gate, renters must use the left lane and have their printed pass displayed on the dash.

For purposes of invoicing, the Property Owner's account shall be charged monthly for each rental Gate Pass issued based on the date the pass was printed.

Any Renter entered in the Gate Pass system arriving without a post-education QR code for their rental will be charged \$5.00 for a temporary one day pass and must complete the education and obtain the QR code to authorize their gate pass for the remainder of the rental term.

### **3.2.4 Long Term Renter Guests**

Long Term Renters who are expressly identified in rental documents may authorize entry of visitors as an implicit right delegated by the renting Property Owner, however Long Term Renter visitors may not authorize access for others. Long Term Renter visitors should be entered via the Gate Pass System. SIPOA recommends that Property Owners who rent their Property include terms of Long Term Renter visitor access including the maximum number of vehicles permitted 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 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 request 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. SIPOA Gate Officers will not issue Short Term Renter Guest Gate Passes unless the Gate Pass requests 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 "Renter," and the owner may be billed per the rental Gate Pass schedule if applicable. The per property vehicle maximum includes Short Term Renter Guests.

### **3.2.5 Refunds**

Pass charges are based on the pass being printed and the duration of the pass. Any pass issued to a renter or guest of renter for more than 1 day are subject to a pass fee. 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 Maximums**

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.

When arranging passes for Short Term Renters and/Short Term Renter Guests, it is important that the property management company/host owner track the number of passes issued. If there are more vehicles at a rental property than the policy permits, or any other infractions of the parking rules, the host will be responsible to pay for any parking citations issued.

### **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-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/or 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 Officers 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 Renter Guests. Examples include: Renter, Guest and Renter Guest lockouts, lost Renter, Guest and 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](http://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.
- 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](http://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**

Renter Gate Access Pass fees are paid by the Owner of the rental Property for each vehicle Gate Pass issued per rental booking according to the schedule below. Refer to Section 3.2.3 of the “SIPOA Rental Policies, Procedures and Guidelines” for further information.

Short Term Rentals: 1-179 nights = \$40.00 per vehicle pass.

Long Term Rentals: 180-365 nights = \$200.00 per vehicle pass (payable at rental initiation and/or renewal).

Rental Guests arriving without completing Rules education = \$5.00 per temporary one-day vehicle pass paid by renter when temporary pass is issued.