

Seabrook Island Property Owners Association Rules and Regulations



This handbook contains the rules and regulations adopted by the Seabrook Island Property Owners Association that apply to Seabrook Island Property Owners, Visitors, and all others within the Seabrook Island Development. Property Owners should advise Visitors of the contents of these Rules and Regulations.

These revised Rules and Regulations were adopted by the
SIPOA Board of Directors on March 16, 2026

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I. ADMINISTRATION OF THESE RULES

A. NOTICES

Property Owners are responsible for notifying SIPOA of their address of record and shall promptly notify SIPOA of changes of address. Whenever a notice is required to be given to a Property Owner, it shall be given in writing and sent by regular mail (postage prepaid) or email and addressed to such Property Owner at his or her address as it appears on the books of SIPOA at the time when such notice is given.

B. ENFORCEMENT, PENALTIES, AND ASSESSMENTS

These Rules and Regulations are based on the SIPOA Protective Covenants and Bylaws and can be enforced by the Security Force or by designated SIPOA staff acting for the Board of Directors (Board). Within the confines of the Seabrook Island Development (SID), the Security Force is authorized to observe and take reasonable steps to prevent trespass, property damage, personal injury, theft, vandalism, nuisance, disturbance, or failure to adhere to these Rules and Regulations, and may request the assistance of civilian police authorities when circumstances warrant.

The Board has the power to impose sanctions, including monetary sanctions, for violations of the Protective Covenants, Bylaws and these Rules and Regulations.

The South Carolina Private Detective and Private Securities Agencies Act, as amended, Title 40, Chapter 18, Code of Laws and General Rules, Regulations and Procedures empower private security officers to make arrests for observed offenses on the Property they are protecting for violations of State Laws. Violators of State Laws within the SID are subject to arrest and detention until turned over to Charleston County law enforcement officers.

Security Force Officers may issue citations for any violation of the Rules and Regulations. Violations of the Rules and Regulations may result in assessments as stated in the Violation Assessment Schedule (See Appendix A).

Property Owners are responsible for the conduct of their Families, Tenants and Visitors (including 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 impose an assessment. The assessment shall first be imposed on such Violator. If the Violator does not pay the assessment within the time set by the Board or its designee, the Property Owner shall be liable for payment of the assessment upon notice from the Board. Failure to pay the assessment may result in a lien being placed against the Property and/or other legal action as specified in the Protective Covenants.

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C. HEARINGS AND APPEALS

The process for challenging the imposition of a sanction(s) for a violation(s) of these Rules and Regulations is set forth in Article VIII of the Bylaws, which is incorporated herein by reference.

II. DEFINITIONS

Terms used herein shall have the meaning set forth in Section II. Terms not defined in Section II shall have the meaning as set forth in the relevant Section of these Rules and Regulations.

ARC: means the Architectural Review Committee established by and operating under the authority of SIPOA.

Assessment Schedule: means the Violation Assessment Schedule attached to the Rules and Regulations and made a part hereof as Appendix A.

Beach as Trust Property: means all lands, if any, located between the front Property line of any ocean front lot and the high-water mark of the Atlantic Ocean and the North Edisto River, directly in front of each such lot for the use and benefit of residents of the SID and as more specifically described in Section 31 of the Protective Covenants.

Board: means the SIPOA Board of Directors.

Community Center: means the SIPOA-owned facility located at 2241 Oyster Catcher Court.

Contractor: means a Person or Entity (together with their employees, if any) that has been engaged to provide services with respect to a Property within the SID. Commercial housekeeping companies are considered to be “Contractors” for the purposes of these Rules & Regulations.

Declared Domestic Partner: means a person declared by the Property Owner to SIPOA to have a legal or personal relationship with the Property Owner and to be living together with such Property Owner and sharing with the Property Owner a common domestic life but who is not joined by marriage with the Property Owner.

Delinquent: means the failure of any Property Owner or other Person to pay by the required due date any assessment, fee or any other amount owed to SIPOA.

Designated Family Unit: shall have the meaning as set forth in Section 4 of these Rules and Regulations.

Dunes: Dunes are protected areas of sand, vegetation, and wildlife habitat formed when there is a supply of sand delivered to the beach by waves and blown landward by onshore winds. Sand accumulates in ridges and mounds above the highwater line. Dune vegetation holds and binds the sand.

Entity: means an association, corporation, partnership, limited liability company, trust (unless a self-trusted revocable trust) or other duly-formed legal entity. Entity members are those members of an entity who own the legal interest in the entity (i.e., a shareholder, a partner, a member).

Entry Authentication Device/Pass: means an electronic transponder, barcode, paper pass or any other device issued by SIPOA to facilitate entry to the SID.

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Family Members: means a Property Owner's spouse, declared domestic partner, children spouses/domestic partners of children, grandchildren and spouses/domestic partners of grandchildren, parents and the parents of the spouse/declared domestic partner of a Property Owner.

fire: means a Property Owner, his/her spouse/declared domestic partner, dependent parents or dependent children or dependent grandchildren, who *reside with* the Property Owner. It does not include dependent parents or children or grandchildren who do not reside with the Property Owner.

Guest: means a person invited by a Property Owner to visit such Property Owner within the SID.

Lake House: means the SIPOA-owned facility at 2319 Seabrook Island Rd.

Long-Term Tenant: Tenants having a lease of 180 consecutive nights or longer.

Low Speed Vehicle (LSV) /Neighborhood Electric Vehicle (NEV): A LSV/NEV is a motor vehicle that looks like a golf cart but is a motor vehicle requiring registration and insurance, and operation by a licensed driver only.

LSV/NEVs must be:

- electric/battery or gasoline powered
- 4-wheeled
- maximum speed 25mph
- weight under 3,000 lbs
- have a 17-digit VIN number
- registered under SC or other state motor vehicle laws

Safety Standards are set by NHTSA (FMBSS No. 500)

Golf carts, modified golf carts, ATVs or UTVs or any other vehicles that are not LSV/NEVs do not qualify as LSV/NEVs and may not be operated within the SID.

Overnight: means the hours are from 11:00p.m. to 6:00a.m.

Pedal Assist Bicycles/Tricycles (Class 1 only): means a bicycle/tricycle with operable pedals equipped with a motor that provides assistance ONLY when the rider is pedaling, and that ceases to provide assistance when the bicycle/tricycle reaches the speed of 20 miles per hour. The electric motor is less than 750 watts (1 h.p.) and has no throttle.

Person: except where the context requires otherwise, it means a natural person or an Entity. Where the context requires, this term shall include both husband and wife or declared domestic partners.

Property: means each parcel, lot or unit of real property, including, but not limited to, single family residences, villas, patio homes, condominiums, apartments or other residential units under horizontal property regimes, within the confines of the SID, which is now or hereafter becomes, by express reference or otherwise, subject to the Protective Covenants and Bylaws. Property may also include those residential units located outside

Section II – Definitions

the SID that have become subject to the Protective Covenants and Bylaws as a result of agreement.

Property Owner: means the record owner(s) of the fee simple title or that estate or interest which is most nearly equivalent to a fee simple title to any Property.

Property Owner in Good Standing: means a Property Owner who is not more than thirty (30) days delinquent in the payment of any obligations owed to SIPOA.

Protective Covenants: means the covenants and restrictions imposed on and applicable to the Property within the SID pursuant to which the SIPOA was created, as amended from time to time.

Public Service Provider: means emergency medical/rescue squads; public utilities, firefighting units, law enforcement, mail and delivery service providers, and similar types of public service providers and their employees and members.

Right-of-Way: (for parking purposes only) means the first six feet (6') of land off the edge of the road pavement or the back of the curb.

Security or Security Force: means the persons designated by or contracted with SIPOA to monitor the entry gate, patrol the SID and enforce the Rules and Regulations associated with safety and security within the SID.

Short-Term Tenant: : Tenants having a lease of 179 nights or less.

SIC: means the Seabrook Island Club, its successors and assigns. The Club is a private entity owned by its members and is a separate entity from SIPOA.

SID: means the Seabrook Island Development, a private development contemplated by and accomplished pursuant to the Amended Planned Unit Development (PUD) previously approved by the County of Charleston, South Carolina and subsequently by the Town Council of the Town of Seabrook Island on November 12, 1987, as the same may be amended from time to time as well as any other Property made a part of the SID in the manner provided in the Bylaws and made subject to the Protective Covenants. The SID is a private entity with access thereto on a controlled and limited basis through privately owned and operated gates. All roads and automotive vehicle ways and associated rights-of-way are owned by, or upon completion in accordance with the requirements of SIPOA, are to be deeded to or easements of access granted to SIPOA. No obstructions, except the referenced gates at the entrances to the various properties that otherwise lie outside the physical limits of the SID, shall be permitted or maintained which prevents the free use of said streets by Property Owners, their Guests, or others as set forth in the deeds of conveyance of the Company to Seabrook Island Ocean Club (SIOC), recorded with the R.M.C., or other appropriate agreements.

SIPOA means Seabrook Island Property Owners Association.

SIPOA Administrative Office: means the SIPOA-owned facility at 1202 Landfall Way.

Spouse: means a person joined in marriage with the Property Owner.

Tenant: means a Person renting a Property.

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Town: means the Town of Seabrook Island, South Carolina.

Utility Commission: means the Seabrook Island Utility Commission.

Visible within the SID: means visible within the SID from the roads, golf courses, commercial areas, waterways, marshes and/or in view of homes, villas, or condominiums.

Visitor: means a Person invited by a Property Owner to visit such Property Owner within the SID.

III. VEHICLES AND ACCESS TO THE SEABROOK ISLAND DEVELOPMENT (SID)

A. ACCESS TO THE SID

Property Owners (including Salt Marsh and Bay Pointe Owners), Family Unit members, Tenants, non-Property Owner SIC members, certain Bohicket Marina Village Co Owners, together with their Visitors authorized pursuant to these Rules and Regulations, shall have access to the SID. Public Service Providers and civilian law enforcement officers and investigators on official business shall have access to the SID as required. All other access to the SID shall require compelling circumstances and shall be determined and recorded by Security on a case-by-case basis.

1. Visitor Access

Pursuant to rights afforded to them, Property Owners, Family Unit members and Long-Term Tenants expressly identified in rental lease documents may authorize Visitor access to the SID. Members of a Family Unit may authorize the entry of Guests as a result of their right to exercise the use of privileges afforded to a Property Owner pursuant to Section 3A. Short Term Tenants who are expressly identified in rental documents may request authorization to allow guest entry from the Property Owner or Rental Property Manager. Guests of Short-Term Tenants may NOT authorize access for others.

Non-Property Owner Club members may bring guests to the SIC for access limited to the use of Club amenities only. Non-Property Owner Club members may not authorize guest passes. Property Owners, Family Unit members, Tenants and non-Property Owner Club members are responsible for the behavior of their Guests or Invitees within the SID.

2. Contractor Access

Property Owners, Family Unit members and Long-Term Tenants may authorize Contractors to access the SID for the specific purpose of performing their job functions. Guest passes may not be used for commercial/contractor visitors. Contractor passes may be entered into the gate pass system by the owner, and the contractor will pay the daily access fee when the pass is issued. Contractors may not access any SIPOA amenities.

3. Real Estate Agent Access

Real estate companies and their agents are considered contractors and must obtain a Contractor's daily pass or barcode to enter the SID. Real

Section III – Vehicles and Access

Estate contractors may be granted island access on Sunday with approval of the Executive Director or Security Manager. Real estate companies, their agents and employees may not authorize access to the SID by anyone not accompanied by a sales agent or employee of the real estate company. Real estate companies may not have access to any amenities and may not authorize guest passes.

4. Access Fees

Access fees may be charged to the SIC for those individuals who are not Property Owners or SIC members but are authorized by SIPOA to have access to SIC facilities.

B. VEHICLE ACCESS

1. Entry Authentication Devices

To be admitted access to the SID, a valid SIPOA Entry Authentication Device/Pass must be displayed on the vehicle, or the vehicle must be a Public Service Provider or civilian law enforcement official vehicle.

Entry Authentication paper passes issued to Family Members or Visitors must be displayed at all times on the driver's side dashboard and visible through the windshield.

2. Unauthorized Entry

Entry Authentication Devices/Passes may not be transferred for any reason. Unauthorized transfer of entry authentication devices/passes may result in loss of access privileges.

Unauthorized access to the SID is a violation. Persons entering the SID with an unauthorized Entry Authentication Device/Pass may be detained, charged with trespassing and escorted from the SID.

The following provisions govern the issuance and use of Entry Authentication Devices/Passes by category:

3. Entry Authentication Devices – Categories and Requirements

a. Visitor/Guest Paper Passes

Property owners may authorize entry for their non-contractor guests by using the SIPOA gate pass system. Upon arrival at the gate, guests will be issued a paper pass that allows island entry for a time period specified by their host Property Owner.

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b. Property Owner Barcodes

Up to twelve (12) barcodes are permitted per Property for vehicles operated for personal use by Property Owners, Entity members, Designated Family Unit members, or Family Members. (See definitions). Barcodes must be affixed permanently to the vehicle. Each barcode is associated with a specific vehicle and may not be transferred between vehicles. See Appendix B for information on barcode costs.

c. Property Owner Rental Vehicle Barcodes

Property Owners may purchase one temporary Entry Authentication Device/Pass/barcode for their rental vehicle. The rental vehicle barcode will be activated at the request of the Property Owner for the duration of the vehicle rental. Rental car barcodes are limited to one/property owned and are for use by Property Owners or Property Owner Family Unit Members only. The barcode must be temporarily affixed to the inside of the rental vehicle driver's side rear window and may not be transferred to any other vehicle. If the rental car barcode is lost, a replacement may be purchased. See Appendix B for information on barcode costs.

d. Deactivation of Barcodes

Upon sale of a Seabrook Island Property, barcodes associated with the Seller's address will be deactivated.

All barcodes assigned to or associated with Property Owners who are delinquent in payments to SIPOA will be deactivated. These Property Owners are required to obtain a daily paper pass at the gate pass facility to obtain access to the SID and may not obtain visitor or renter passes until such time as the account is paid in full.

When vehicles to which an Entry Authentication barcode is affixed are sold or disposed of, the barcode must be removed when the car leaves the Property Owner's possession, and SIPOA must be notified immediately so the barcode can be deactivated. Property Owners must ensure that the Entry Authentication barcode is removed from the vehicle upon its transfer.

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e. Long-Term Tenant Barcodes

Long-term Tenants who are named on a lease with a term of 180 consecutive nights or more, may purchase Entry Authentication Devices/Passes for their vehicle(s) to be used in connection with the rental property address for access to the SID during the term of their lease. A copy of the Tenant's lease is required. Family Unit Members residing with the tenant and whose vehicles are registered at the property address may be eligible to obtain barcodes. Maximum four barcodes per property. Barcodes must be affixed permanently to the vehicle. Barcodes will be automatically deactivated at the end of the rental period specified in the lease, or when the lease is otherwise terminated, whichever occurs first. See Appendix B for information on barcode costs.

f. Short-Term Tenant Guest Passes

Property Owners who rent their property on a short-term basis (179 consecutive nights or less) through a rental company or through a self-managed rental program, may authorize passes for their rental guests. Passes for such guests must be entered into the SIPOA gate pass system via the online rental pass portal available to property rental companies or self-managing owners. All owners must register their property with SIPOA to access the pass system and shall not authorize rental guests as personal guests. Rental guests may not be scheduled by calling the gate pass facility, and violation assessments may be applied for failure to use the pass system to designate rental guests. For more information see the "SIPOA Rental Policies, Procedures & Guidelines."

g. "Property Under Contract" Passes

Purchasers of Property may obtain a "Property under Contract" (PUC) Entry Authentication Pass for access only if specifically authorized in writing by the selling Property Owner. When issued, the PUC pass will be valid only until the closing date specified in the contract. This pass is for access only and does not authorize use of SIPOA amenities.

h. Non-Property Owner SIC Member Barcodes

Through an agreement between the SIC and SIPOA, non-Property Owner Club Members may obtain one Entry Authentication Device/Pass per member (maximum 2)

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from the SIPOA Administration Office. See Appendix B for information on barcode costs.

i. Contractor Barcodes/Passes

To gain access to the SID, a Contractor must purchase one of two forms of Entry Authentication Devices/Passes from SIPOA:

1. an annual barcode from SIPOA, or
2. a daily contractor pass.

Pass costs are based on the size and type of vehicle. A Town of Seabrook Island business license is required to obtain a barcode. Property Owner guest/visitor passes may not be used for entry by contractors. Property owners may enter their contractors into the gate pass system, and the contractor will pay the daily rate upon arrival. See Appendix B for information on barcode/pass costs.

j. Sole Proprietor Domestic Services Companies

Domestic cleaning, home workers, or home-health aids who are sole proprietors of their company, may obtain an annual barcode at a reduced domestic contractor rate, or pay the daily pass rate for island access. A Town of Seabrook Island business license is required to obtain a barcode.

k. Property Owners, Long-Term Tenants and Contractors who are entitled to receive an access barcode, but who refuse to have it affixed to their vehicle will NOT be issued a barcode and are required to obtain a **daily** paper pass.

l. Seabrook Island Community members and contractors who are entitled to an access barcode, are obligated to keep SIPOA informed and updated about the make, model, year, and license plate information of the vehicle to which the barcode is attached.

4. Access for Commercial Vehicles/Deliveries

Commercial vehicles utilized for home deliveries are permitted entry to the SID for loading/unloading or maintenance after 7:00 a.m. and must leave the SID by 6:30 p.m. An exception is granted for those commercial type pickup truck vehicles utilized to tow trailers to horse shows occurring within the SID and which are subsequently required for use as personal transportation by the participants lodging within the SID during the shows.

C. IDENTIFICATION OF VEHICLES AND VEHICLE OPERATORS AND CONSENT TO RELATED INFORMATION GATHERING AND RETENTION

1. It is necessary for the safety and security of the Seabrook Island Community that Security personnel be able to ensure that vehicle operators have a valid driver's license; that the person operating the vehicle on the SID matches the operator on a property owner requested pass; and that persons and license plates are matched in the event of a violation of these Rules and Regulations and ultimately matched to a property owner or other entity who may be responsible for any violations. Therefore, every person who operates a vehicle on the SID is subject to producing, and is deemed to consent to producing, upon request by the Security personnel in the performance of their duties, and/or by the SIPOA staff in connection with the issuance of vehicle access bar codes or passes, a valid driver's license, valid and current vehicle registration and license plate information.
2. By entering onto the SID for any purpose, every person who operates a vehicle on the SID is deemed to consent to having driver's license and registration data, including but not limited to license plate and make and model of vehicle, collected by scanning or video equipment or video surveillance at the Gateway, or other video surveillance including, but not limited to, in-vehicle and/or body worn cameras, at points to be determined by SIPOA.
3. The consent to SIPOA's collection of the above described information is solely for SIPOA's use in protecting the security of the Seabrook Island Community and the enforcement of these Rules and Regulations. In accordance with that purpose, this consent includes the retention of such information on servers and databases owned and operated by SIPOA authorized third party vendors, for a reasonable period, with the understanding that such collected information will not be shared with any other entities, except that such collected information may be provided in specific cases, on an individualized basis, to authorized governmental law enforcement authorities upon a lawful request.

D. TRAFFIC/VEHICLE RULES

1. General Traffic/Vehicle Rules

- a. The speed limit within the SID is 25 MPH (except where posted otherwise).
- b. All vehicles must come to a full stop at all stop signs.

Section III – Vehicles and Access

- c. Passing moving vehicles on SIPOA roads is prohibited unless invited to do so by the driver of a slower-moving vehicle.
- d. Passing vehicles, pedestrians, or bicycles by driving on the grass adjacent to the roads, or by driving against traffic around traffic islands is prohibited.
- e. Bicycles and tricycles have the right-of-way at all traffic islands. Vehicles must not pass bicycles and tricycles at traffic islands and must maintain a safe distance behind bicycles and tricycles at traffic islands.
- f. All vehicles operated on the roads within the SID must meet, and be operated in compliance with, the Motor Vehicle Laws of the State of South Carolina applicable to the operation of motor vehicles on public roads. With the exception of SIPOA and SIC maintenance vehicles, all vehicles must bear current valid state registration tags when operated or parked on SIPOA roads.
- g. All children in motor vehicles (including LSV/NEVs) must be properly secured in child passenger safety seats or restraints per SC State Law Article 47.
- h. Any vehicle operated after sunset and before daybreak must be equipped with proper lights and reflectors.
- i. Every vehicle within the SID shall stop when signaled to do so by a siren or flashing lights on a Security or Public Service Provider vehicle. Every driver so signaled shall produce, on request a valid driver's license and registration for the vehicle being operated. Failure to stop for a Security or Public Service Provider vehicle and/or failure to have a valid license or registration in the driver's possession shall result in an assessment in accordance with the Assessment Schedule (see Appendix A).
- j. Reckless driving, driving without a valid driver's license, and driving while impaired by or under the influence of alcohol or drugs are prohibited. In addition to potential charges under state laws, violators of these offenses are subject to assessments in accordance with the Assessment Schedule (see Appendix A), having their Entry Device privileges suspended or revoked, and may be required to obtain a daily pass for entry to the SID.
- k. Commercial-type pickup trucks may be used to tow trailers to horse shows at the Equestrian Center and may subsequently be used as personal transportation by those lodging within the SID during the horse show.

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1. Low Speed Vehicles (LSV)/Neighborhood Electric Vehicles (NEV) as defined in these Rules & Regulations are permitted on SIPOA roads and approved for street-use only.
 1. Each LSV/NEV will be registered and insured pursuant to applicable state motor vehicle laws pertaining to such vehicles, have a 17-digit Vehicle Identification Number (VIN) and display appropriate LSV license plates.
 2. Only drivers who have a valid driver's license may operate LSV/NEVs on SIPOA roads.
 3. Each LSV/NEV Vehicle must have and display a valid SIPOA Entry Device.
 4. Off-road tires may not be used on LSV/NEVs
 5. LSV/NEVs may not be operated on any bicycle path, walking path, trail, boardwalk or on the beach.
 6. LSV/NEVs shall be subject to the motor vehicle parking restrictions contained in these Rules and Regulations.

2. Prohibited Vehicles

- a. The operation of motorcycles, ATV's, UTV's, motorized scooters, mopeds, go-carts, motorized skateboards or similar motorized vehicles (with the exception of Class 1 pedal assist bicycles/tricycles) is prohibited within the SID unless authorized by SIPOA for special purposes or events on a case-by-case basis.
- b. Golf-carts are not permitted on SIPOA roads, bicycle paths or boardwalks, except when crossing the road while playing golf.
- c. Four wheeled cycle vehicles are prohibited.

3. Pedestrian Rules

- a. Pedestrians and joggers shall walk or run facing traffic and have the right-of-way over all vehicles.

4. Bicycle/Tricycle/Non-Motorized Vehicle Rules

- a. Ride single file with traffic.
- b. Stop at stop signs.
- c. Obey traffic rules.
- d. No bicycle or tricycle use after dusk hours without lights and reflectors.

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- e. No riding on boardwalks or nature trails.
- f. Roller skates, roller blades, skateboards, and non-motorized scooters may be used within the SID. They must be used single file, with traffic, and in daylight hours only.
- g. Adults must always supervise children under 18 in their care.

5. Bicycle/Tricycle Pedal Assist (Class 1) Vehicle Rules

- a. Pedal Assist Bicycles (Class 1 ONLY) are permitted within the SID.
- b. All Bicycle/Tricycle Rules in §III.D.4 (above) apply.

6. Equestrian Rules

- a. Equestrian usage of the roadways or SIPOA rights of way is prohibited with the following exceptions:
 - 1. On equestrian trail road crossings as designated for such purposes.
 - 2. To accommodate SIC and Property Owner activities, activities involving wagon, carriage or buggy rides are permitted on SIPOA roads, but only if approved in advance by SIPOA.

E. VEHICLE PARKING AND STORAGE

Contractors are subject to specific parking rules set forth in Section 7 hereof.

1. Temporary/Short-Term Parking

This provision is not intended to increase the extent of beach parking as specifically provided for herein. (Rules for Beach Access Parking are in paragraph 3 and supersede the provisions of this section).

- a. Subject to the other provisions of this section, in all instances when visiting someone on Seabrook Island the first option should be to park in your host's driveway or designated guest parking space(s). Where that is not possible, parking on SIPOA roads as close to your host's home as possible is permitted, provided that such parking does not impair access by emergency vehicles, impede the flow of traffic or otherwise create a hazardous condition. The rights of way are not to be used as routine parking spaces or for overnight parking without prior approval from the Director of Security or Executive Director.

Section III – Vehicles and Access

- b. Parking on SIPOA roads is limited to one side of the road only and in the direction of traffic. Overnight parking on SIPOA roads is prohibited.
- c. If the vehicle is observed parked on the roadway or in the right of way more than once during the night (between 11:00 pm and 6:00 am) it is considered to be overnight parking and citations may be issued.
- d. Parking on traffic islands or within 50' of a traffic island is prohibited. No parking is permitted within 15' of a fire hydrant or in a designated "fire lane"/ "emergency lane."
- e. Parking is permitted on the right of way/road frontage of unimproved lots for the purpose of providing temporary, short-term parking, and day-time contractor parking during construction projects. Overnight parking on the right-of-way is prohibited.
- f. Parking is prohibited on the grass and landscaped portions of the right of way/road frontage of improved properties, without the permission of the Property Owner. No parking is permitted on any other landscaped portions of improved single-family and multi-family 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. Overnight parking on the right-of-way/road frontage of improved lots is prohibited. The rights of way are not to be used as routine parking spaces or for overnight parking without prior approval from the Security Manager or Executive Director.
- g. Parking in spaces designated as "handicap parking" is permitted only with a valid government-issued parking permit.

Section III – Vehicles and Access

2. SIPOA Community Center (Oyster Catcher) Parking Lot

- a. Parking at the Oyster Catcher Community Center is limited to vehicles with affixed black and white Property Owner/Property Owner Family Unit barcodes, or Property Owner paper passes only.
- b. Vehicles with affixed gold and white Property Owner Family Member barcodes or visitor paper passes are not valid for parking at the Oyster Catcher Community Center.
- c. No other parking by non-Property Owners is permitted in this location, except as specifically authorized by SIPOA for a special event.

3. Beach Access Parking

The primary parking areas for beach access are within the paved and unpaved portions of the SIPOA right-of-way in designated areas in close proximity to boardwalks or walkways affording access to the beach. If the designated areas are taken, beach parking is permitted only in specifically designated areas within SIC parking lots at the Island House.

Under no circumstance is beach parking permitted on SIPOA roads. Villa parking areas are private and for use by villa owners and their guests only. Crossing over or walking onto private property in an attempt to access the beach is strictly prohibited – the only beach access is via boardwalks or areas designated for that purpose.

4. Recreational and Oversized Vehicles

Overnight parking of recreational vehicles, campers, boats, trailers, trucks in excess of ¾ ton capacity, or other such vehicle is prohibited on SIPOA roads or on a Property Owner's property unless the vehicle is stored within an enclosed garage.

5. Boats and Trailers

- a. Trailers

Trailers used by residents for purposes other than boat transportation (e.g. landscape trailers, vehicle transport trailers, or similar) must be stored in a garage or carport when not in use.

Section III – Vehicles and Access

b. Boats and Boat Trailers

Boats and boat trailers must be registered with SIPOA Security and display a SIPOA boat/trailer decal. Boats and boat trailers may be stored at the SIC maintenance facility with the permission of the SIC, or elsewhere provided that while they are stored, they are not visible within the SID. Boats and boat trailers stored within the SID shall not exceed twenty-five feet (25') in length. Boats and boat trailers over 25' are permitted within the SID for short periods for the performance of maintenance, provided such action is approved by SIPOA in advance.

6. Business Vehicles

A resident who uses a business vehicle or truck with business signs or logos on it for transportation to and from the SID must ensure that the vehicle, when not in use, is parked in a garage or carport and that no business signs or logos are visible. Additional business vehicles may not be stored within the SID. A resident who owns or works with a company that regularly does business within SID, but the vehicle is not stored at the resident's home, must obtain SIPOA Commercial Access Day Passes or Annual Barcodes for the vehicle. Property Owner or Long-Term Tenant barcodes are not permitted to be affixed to these business vehicles.

7. Disabled Vehicles

Disabled vehicles may be left on SIPOA roads only long enough for the driver to arrange promptly for the vehicle to be towed, and in any event, no longer than six (6) hours. The vehicle's operator shall promptly advise Security of a disabled vehicle and what action has been undertaken for its removal.

8. Vehicle Repair

Servicing or repairing a vehicle on Properties must be done within a garage or carport, out of view from adjoining Properties, except for vehicle cleaning and the replacement of a flat tire or changing of a battery.

9. Unregistered/Unused Vehicles

Vehicles that show expired license plates, are unregistered, unkempt, rusted, mildewed, have flat tires, and/or present an unused or abandoned appearance, may not be stored on a Property where visible within the SID and will be removed from the SID at the owner's risk and expense.

Section III – Vehicles and Access

10. Protective Vehicle Covers

Protective vehicle covers are required to be fitted and may not be used in lieu of placing the vehicle in a garage or under a carport.

11. Portable Storage Units

Portable Storage Units that are visible within the SID must be authorized in advance by SIPOA and may not remain on a Property longer than three (3) days unless extended by SIPOA on a case-by-case basis.

12. Special Events

The Board of Directors may suspend any of the foregoing parking rules with public notice for special events such as the annual meeting of Property Owners and the July 4th parade.

IV. THE USE OF SIPOA AMENITIES, FACILITIES AND PROPERTIES

Only Property Owners in good standing, their Family Members and Visitors, and other Persons authorized by SIPOA shall have access to, and use of, SIPOA amenities under terms and conditions established by SIPOA. Tenants and their visitors are generally permitted access to, and use of, SIPOA amenities, except the SIPOA Community Center and pool area on Oyster Catcher Court which is only for use by Property Owners and guests accompanied by their host Property Owner. Access to SIPOA amenities by any other Person is prohibited.

A. ANIMALS

With the exception of service animals, household pets are prohibited from all SIPOA facilities, including pools, pool area/enclosures and buildings.

B. DESIGNATED FAMILY UNIT

The Property Owner(s) and all members of a Designated Family Unit shall be jointly and severally and personally liable for all obligations of the Property Owner(s) and their Visitors, Family Members and Invitees.

1. Property with Multiple Owners

In the case of a Property that is owned by more than one natural person, Property Owners shall designate a Family Unit (the “Designated Family Unit”). The Designated Family Unit shall allocate, as mutually agreed between all Property Owners, the use of privileges afforded to a Property Owner at any one time. The names of the Designated Family Unit members and the Property Owners who have been allocated the use of privileges as Property Owners shall be submitted to SIPOA in written form. The Spouses/Declared Domestic Partners of Property Owners also have access to SIPOA amenities.

By way of example only for barcodes, for a given Property, up to 12 barcodes may be allocated for vehicles operated for personal use by Property Owners. The Designated Family Unit and the Property Owners shall determine by mutual agreement to whom the barcodes are allocated among the Designated Family Unit members and Property Owners. The Designated Family Unit must also submit to SIPOA in written form the names of the Designated Family Unit members and Property Owners who have been allocated the barcodes and the specific vehicles to which

Section IV – Use of SIPOA Amenities, Facilities and Properties

those barcodes are assigned. Upon this written submission, SIPOA will issue the barcodes.

2. Property Owned by an Entity

In the case of a Property that is owned by an Entity, the Property Owner shall likewise identify a Designated Family Unit. The names of the Designated Family Unit shall be submitted to SIPOA in written form by a duly authorized officer of the Entity and may be changed from time to time in like manner. The names of the Designated Family Unit members and Entity members who have been allocated the use of privileges shall be submitted in writing to SIPOA. Allocation of privileges is determined in like manner to Section 1 above, with the Designated Family Unit and the Entity members mutually agreeing on the allocation.

3. Visitors

Persons other than the Designated Family Unit members, Property Owners or Entity members who have been allocated the use of privileges pursuant to Sections 1 and 2 above and who rely on such multiple-owned or Entity-owned Property for use of or access to SIPOA amenities will be considered and treated as Visitors of the Designated Family Unit, Property Owner or Entity member and will be subject to the policies and requirements related to usage by Visitors.

C. FACILITY SIGNS

All Persons authorized to use SIPOA amenities and facilities shall abide by the posted placards and signs and shall follow directions of authorized SIPOA employees. Persons who fail to do so may be excluded from the use of the amenities for such period as the Board, upon recommendation of the Safety and Security Committee, determines, and are subject to assessments in accordance with the Assessment Schedule (see Appendix A).

D. LITTERING

Littering within the SID is prohibited. Violators are subject to an assessment according to the Violation Assessment Schedule (see Appendix A) for each violation. Drivers of vehicles are responsible for proper disposal of litter from their vehicles.

V. ENVIRONMENTAL PROTECTION

A. USE OF THE BEACH

1. Vehicles

Only motorized vehicles owned by the SIPOA, SIC or the Town of Seabrook Island, and used for maintenance, Security or official business, and vehicles approved by SIPOA for special purposes, are permitted on the beach. (per Town Ordinance #2015-02).

2. Dune Protection

All Persons are to stay off the dunes (as defined in this document). Persons walking dogs off-leash in areas permitted by the Town of Seabrook Island (per Town Ordinance #32-44) must prevent their dogs from entering the dunes. Dogs must be leashed on boardwalks and beach access paths. Privately maintained access points connecting privately owned properties to the beach are permitted so long as they are in compliance with the regulations promulgated by SCDES and the Town of Seabrook Island Comprehensive Beach Management Plan of 2024.

3. Personal Property on the Beach

Personal property such as chairs, tents, umbrellas and E-Z up structures are not to remain unattended on the beach overnight or stored on Boardwalks or walkways. SIPOA Security may remove such personal property that is found unattended, at the owner's risk and expense.

Generators are prohibited on the beach, except for SIPOA authorized events.

The playing of loud music is prohibited on the beach.

4. Safety

To preserve the personal safety of all beach users, persons who create (or allow their pets to create) holes or mounds in the beach sand must refill all holes and level disturbed areas before vacating the beach.

Littering and the use of glass containers is prohibited on the beach.

5. Beach Fires

Any Person making a fire on the beach must have prior written approval from SIPOA. Construction of debris and treated lumber may not be used in beach fires. SIPOA reserves the right to revoke beach fire permits due to weather or other conditions.

Section VI – Use of Property

For more information on the Seabrook Island beach environment, see the Town of Seabrook Island Comprehensive Beach Management Plan, see the link below.

https://www.townofseabrookisland.org/uploads/1/1/5/0/115018967/seabrook_island_comprehensive_beach_management_plan_-_2024.pdf

VI. USE OF PROPERTY

A. PROTECTION OF VEGETATION

The grassy dunes, maritime forests and wetlands of Seabrook Island provide food, cover and nesting for wildlife. New development, alterations to existing development, or changes in land use will place emphasis on the preservation and maintenance of all trees, natural features, distinctive flora, native vegetation and natural areas. Residences and developed uses within the SID must be compatible with, and blend in with, existing natural features and vegetation. Property Owners are directed to SIPOA “Policies & Procedures for Residential Development” and its Appendices for further guidance.

B. GENERAL

Beach towels, bathing suits and other clothing are not to be hung on or draped over exterior railings of homes or villas.

Playing audio equipment or operating mechanical vehicles or recreational equipment or unmanned aircraft in a manner that disturbs the privacy or quiet enjoyment of occupants of neighboring residences is prohibited.

Burning of trash, scrap lumber, debris, etc., is prohibited.

C. PROPERTY MAINTENANCE

It is each Property Owner’s responsibility to prevent the development of any unclean, unsightly or unkempt conditions of its buildings or grounds, including excessive undergrowth, which shall tend to detract from the beauty or safety of the neighborhood as a whole.

If a Property Owner allows the development of an unsafe, unclean, unsightly or unkempt condition of its buildings or grounds or both on such Property, the unsatisfactory condition shall be corrected by the Property Owner at his or her expense upon notification by SIPOA. If the Property Owner fails to correct the condition within a reasonable time following notification by SIPOA, SIPOA shall have the right, but not the obligation, to correct the condition, and the risk and expense of such correction shall be billed to and borne by the Property Owner and shall become an obligation owed to SIPOA; alternatively, SIPOA may seek such remedies as may be available in law or equity to alleviate the improper conditions.

All developed Property is to be maintained free from deterioration, damage or rot. Exterior surfaces of homes/villas must be repaired/replaced and repainted as necessary with approved colors to maintain the value of the Property. Badly mildewed and/or faded exterior surfaces must be washed and repainted/re-stained

Section VI – Use of Property

as necessary. Roofs and gutters must be kept clean of debris. In landscaped areas, bed and lawn areas must be maintained. Bedded areas that have been mulched with pine straw, bark, etc., must be kept weed-free and clear of debris and new mulch applied periodically to maintain a neat and clean appearance.

Property Owners are directed to the “SIPOA Policies & Procedures for Residential Development” which sets forth specific rules for the care and maintenance of residential properties within the SID, and which are incorporated herein by reference.

Refer to the “SIPOA Policies & Procedures for Residential Development” and Rules & Regulations Appendix C for information regarding:

1. Mailbox Specifications/Requirements
2. Flags, Flag Display and Flagpole Specifications/Requirements. Note: flags, banners, pennants, or similar displays of a political nature are prohibited.
3. Holiday Decorations

D. WASTE DISPOSAL

Garbage and yard debris collection schedules may change from time to time. Call the SIPOA office at (843) 768-0061 or check the SIPOA website, www.sipoa.org for the current schedule.

1. Garbage & Recyclables

- a. Garbage, household trash and recycling from single-family homes should be placed curbside **no earlier than** noon on the day prior to the scheduled pick-up day and **no later than** 7:00 a.m. on the scheduled pickup day. Garbage and trash shall be placed in covered containers provided by SIPOA. Garbage, trash and recycling containers must be removed from the curb and stored where not mostly visible within the SID by the end of the day of pick up.
- b. Garbage and trash containers for single family and multi-family dwelling units must be made wildlife-proof.
- c. Property Owners/Tenants must clean up any of their garbage or trash that has been scattered by wildlife or the elements. SIPOA may impose an assessment in accordance with the Assessment Schedule (See Appendix A) for any clean-up of Property Owner garbage by SIPOA.
- d. A garbage compactor for kitchen garbage and inside house trash (no construction trash, paint, harmful chemicals, or bulk trash

Section VI – Use of Property

items) is only available at the SIPOA Maintenance Facility/Recycling Center located at 2902B Seabrook Island Road. This compactor is for the convenience of Property Owners/residents who will not be on Seabrook Island on collection days and need to dispose of their kitchen garbage upon departure. The compactor and recycling facility is not for use by Contractors or commercial enterprises.

- e. Bulk items or hazardous materials (e.g. paint, cans, solvents) are not considered to be household garbage and will not be picked up by the waste collection contractor except as provided in paragraph 3 “Bulk Items and Hazardous Waste” below.
- f. Dumping of bulk items or hazardous materials at the Maintenance Facility is not permitted. Violators will be charged the cost of the removal of such goods or materials and, in addition, will be assessed \$50.00 for each violation. Assessments for subsequent violations within a rolling twelve-month period will increase by \$50.00 for each additional violation during that period.

2. Commercial Housecleaning Companies

- b. Trash and recycling from individual single-family homes that are not part of a regime should be placed in the proper home receptacles for pickup on the trash schedule that is normal for that property.
- c. Trash and recycling from homes that are part of a regime that has a central trash facility within the regime should be placed in the regime trash facility.
- d. No trash or recycling from any commercial location on Seabrook Island, nor from any location not within Seabrook Island, should be placed in any trash facility located on Seabrook Island and within SIPOA’s jurisdiction.
- e. No trash or recycling from any property should be placed in containers located at the SIPOA Maintenance/Trash and Recycling Facility at 2902B Seabrook Island Rd.
- f. Assessments for violation of these rules are specified in Appendix A.:

3. Yard Debris

- a. Yard debris services are provided for single-family dwellings including those located at Haulover Point Circle, Homes of Hidden Oaks, North Beach Village, St. Christopher Oaks, and the Village

Section VI – Use of Property

at Seabrook Island. Yard debris placed curbside at undeveloped lots will not be picked up.

- b. Yard debris is to be placed curbside between dawn Saturday and no later than 7:00 a.m. on the scheduled day for collection. Yard debris must not be placed on or near storm water catch basins or drainage boxes, or within 15' of a fire hydrant.
- c. Yard debris may not exceed four feet in length or four inches in diameter. Yard debris exceeding the specifications will not be picked up. Limbs and palm fronds must be neatly stacked at curbside. All loose debris such as leaves and twigs are to be put into sturdy paper bags or placed in open-topped containers. Plastic garbage bags shall not be used for this purpose.
- d. Yard debris may not be deposited on undeveloped lots.
- e. Yard debris generated by Contractors is not included for pickup under the SIPOA yard debris program. Any Contractor placing yard debris curbside will be assessed \$100 for each violation.

4. Bulk Items and Hazardous Materials

- a. Bulk items are items such as appliances (e.g., washers, dryers, ovens, grills), electronics (e.g., TVs, computers) and household furnishings and bedding (e.g., couches, tables, chairs, mattresses), bicycles and the like.
- b. Hazardous materials are items that pose a hazard to the environment (e.g., batteries, fuels, paints, insecticides, motor oils, and tires).
- c. Bulk item pickup is provided by SIPOA on a regular basis. The dates and locations of the pickup are announced in advance. Bulk items may be left curbside **no earlier than noon** on the day prior to pickup and **no later than 7:00 a.m.** on the day of pickup. At the time such pickup services are provided, SIPOA will also provide a drop-off location for hazardous materials.

5. Storm Debris

In the event of a severe weather condition, SIPOA may mobilize additional pickup crews to remove storm debris placed curbside. Property Owners may be assessed for the additional cost of cleanup after a major storm.

Section VI – Use of Property

E. USE OF PROPERTY FOR BUSINESS PURPOSES

Business use of properties must not cause a nuisance or an increase in traffic (vehicles and/or individuals) to or from the residence where such activities are being conducted. Adequate off-street parking must be available at the residence. Business-related vehicles may not be parked on the street or right-of-way. Employees of a business must purchase commercial barcodes or daily passes for island access. Visitor/guest passes may not be used for employee access. Employee access is restricted to hours of commercial activity (see §VII).

The business or activity must not diminish the residential, private character of the island, and there must be no visible evidence that a business is being operated from the property. The business must not require any external modifications that are not in keeping with the overall residential character of the community.

If an identifiable business vehicle is involved, it must be parked in a garage or carport. No business-related materials may be stored where visible in the SID.

The business must not use equipment or processes that create noise, vibration, glare, fumes, odors or electronic interference detectable at or beyond the property lines. No materials may be used/stored or activities conducted that would require any state or federal permitting or licensing (e.g. storage of hazardous materials, chemicals or operation of a pest control business, etc.). Yard/estate sales are not permitted in the SID.

Property Owners who conduct business activities within their residences are advised to consult with the Town of Seabrook Island regarding any business licensing requirements that may apply.

Business use of Property is limited to:

1. Home Office Operations

These operations are characterized as operations where substantially all of the business is conducted by telephone, facsimile, computer or other electronic means, and no public solicitation or delivery of goods or services (other than by mail or courier services) is required.

2. Small Handcraft-type Operations

These operations are characterized as the fabrication or assembly of handcrafted articles not involving the use of powered machinery or equipment with no visual or outside impact to the neighborhood and only in support of a marketing operation outside the Security gate.

Section VI – Use of Property

3. Other Service-type Operations

This class of business is allowed only to service customers that reside in the SID.

VII. COMMERCIAL/CONTRACTOR RULES

SIPOA is responsible for regulating Contractors in the SID. To have access to the SID, Contractors are required to acknowledge that the provisions of these Rules and Regulations are enforceable against them.

A. HOURS OF WORK

Contractors may not enter the SID prior to 6:30 a.m. and must vacate the SID by 8:00 p.m. Jobsite deliveries or pickups may not take place prior to 7:00 a.m.

With the exception of emergency situations, work by Contractors that may interfere with the quiet enjoyment of adjacent Property Owners must be confined to the hours between 7:00 a.m. and 6:30 p.m. Other Contractor work may continue until 7:30 p.m.

Work by Contractors is not permitted on Sundays, holidays or other days designated by the Board, except by special arrangement with SIPOA.

B. HOLIDAY HOURS

Except as specified herein, Contractors may only perform Emergency Work on the following Holidays:

New Year’s Day	Labor Day
Easter Sunday	Thanksgiving Day
Memorial Day	Christmas
Independence Day	

If the Holiday falls on:	Work is not allowed from:
Monday	Saturday prior to the Holiday, through the Holiday Monday
Tuesday	Saturday prior to the Holiday, through the Holiday Tuesday
Wednesday	Tuesday prior to the Holiday, through the Holiday Wednesday
Thursday	The Holiday Thursday, through the Sunday following the Holiday
Friday	The Holiday Friday, through the Sunday following the Holiday
Saturday	The Holiday Saturday

Section VII – Commercial/Contractor Rules

Sunday	No contractor work is permitted on Sunday
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1. Delivery of household furnishings is allowed on a Holiday and during a Holiday period.
2. Commercial cleaning contractors, bike rental companies and other contractors servicing rental properties may be permitted access on a Holiday or during a Holiday period between the hours of 7:00 a.m. and 6:00 p.m. as authorized by the Security Manager or Executive Director.
3. Construction material deliveries and dumpster deliveries and swap-outs may not take place either on a Holiday or during a Holiday period.
4. Contractors may meet with Property Owners on a Holiday or during a Holiday period solely to provide estimates for future work.
5. For purposes of this section, Emergency Work is defined as work that is required to address immediate fire or electrical hazards, plumbing leaks or other conditions requiring immediate attention, the delay of which would cause risk to life or health or significant damage to property. Requests for emergency work are reviewed by the Security Manager or Executive Director on a case-by-case basis.

C. CONTRACTOR GENERAL RULES

1. Contractors must be authorized access by individual property owners to perform work at their property. Contractors may not enter the SID and solicit work that they do not already have, except for previously set appointments with specific Property Owners, which requires a pass from that Property Owner.
2. Contractors are not permitted to use any SIPOA amenities including SIPOA property/facilities, lakes, beaches, creeks and/or Beach Trust property, for fishing, crabbing or any other activity.
3. Contractors shall not operate entertainment devices such as radios and other audio equipment so as to disturb the quiet enjoyment of occupants of neighboring residences.
4. Contractors shall refrain from loud, vulgar or other inappropriate language.
5. Contractors, their employees, day workers, vendor employees SIPOA employees, Seabrook Island Club employees, or other person who is in the SID for any commercial purpose, and/or any other person who is not a

Section VII – Commercial/Contractor Rules

property owner or full-time resident, shall not bring any pet or animal or any firearm or into the SID.

6. The preferred parking location for Contractors and their employees is on the building lot or the driveway of the developed property. When there is insufficient space on a lot, Contractors may park pickup trucks, light trucks, and automobiles on one side of the road pavement in the direction of traffic for a short period of time but may not impede traffic flow. Large trucks may be allowed to stop on SID roads to unload at the construction site. Such trucks shall then be required to move to a side street for parking on the pavement.
7. Adequate access for emergency vehicles must be maintained on all work sites.
8. Signage is not permitted on construction sites with the exception of signs required by the ARC.
9. Vehicles containing construction or yard debris must be securely covered while driving on Seabrook Island roadways. Vehicles carrying debris are not permitted to enter the gateway. Contractors are responsible to clean up any debris removed from the jobsite that falls off the truck/trailer in the course of its removal from the SID.

D. CONSTRUCTION/JOB SITE MAINTENANCE

(see “SIPOA Policies & Procedures for Residential Development” for additional information/requirements)

1. A clean and orderly construction site must be maintained.
2. Construction debris and litter must be placed in a dumpster or trash trailer each day. Dumpsters on residential sites are to be used exclusively for disposal of materials generated on the site.
3. In lieu of a dumpster, an appropriately designed trailer of not more than 16 ft. in length may remain on a construction site for the purpose of collecting trash and building waste. Such trailer shall have solid sides for trash containment or be covered with a muted-color tarpaulin at all times after close of business. Such trailers must be removed from the SID by the end of the workday on Saturday of each week.
4. Contractors may not leave heavy construction equipment at the jobsite overnight, unless it is in daily use at such job site and special arrangements are made with the ARC Staff. On completion of the work at the jobsite, such equipment must be promptly removed from the SID.

VIII. SOLICITATIONS

A. DOOR TO DOOR SOLICITATIONS

Door-to-door soliciting within the SID is prohibited.

B. DISTRIBUTION OF ADVERTISEMENTS

Distribution of advertising brochures, leaflets, etc., for commercial or political purposes is prohibited.

C. SIGNAGE

Advertising signs showing availability of sales, services, etc., may not be displayed within the SID. This includes signs at sites where construction or remodeling is in progress. This prohibition does not include those signs specifically approved by the ARC. Commercial signs such as “For Rent” or “For Sale” and in-ground business identification signs including those provided by security or pet fencing vendors are not permitted within the SID. All displays, signs and flags that are political in nature are prohibited, except such signs provided by election officials. See the “ARC Policies and Procedures for Residential Development” and Rules and Regulations Appendix C for additional information on signage.

IX. ANIMALS

With the exception of birdfeeders, the feeding of undomesticated animals is prohibited. Violations are subject to assessments per Appendix A, except for violations of §IXC “Alligators” for which there is a separately imposed assessment.

No person other than a property owner, full-time resident, guest of resident or a renter, may bring a pet or other animal into the SID. Only domestic household animals/pets are permitted to be kept within the SID. Such domestic household animals/pets must not constitute a nuisance or cause unsanitary conditions or an undesirable situation for residents or Visitors in the SID. No livestock or poultry shall be raised, bred or maintained on any property. Boarding of horses shall be restricted to the SIC Equestrian Center.

A. DOMESTIC HOUSEHOLD ANIMALS/PETS

1. Domestic household animals/pets must be on a leash when not on their owner's property, (see §V.A.2.), except that domestic household animals/pets are permitted off a leash on the beach in designated areas in accordance with the Town of Seabrook Island Code of Ordinances. Dogs must be leashed on boardwalks and beach access paths and are not permitted on the dunes.
2. For purposes of this section, the terms “on a leash” and “on a lead” shall mean that the domestic household animal/pet is restrained by a competent person using a physical restraint made of cord, rope, strap, chain or other material effective for restraining the type and size of domestic household animal/pet; the physical restraint being no more than sixteen (16) feet in length, secured to the animal’s collar or harness and continuously held by a competent person. Domestic household animals/pets under voice control or under control of remotely operated devices such as electronic collars shall be considered to be “off a leash.”

For purposes of this section the term “competent person” shall be a person of suitable age and discretion and physically capable of restraining and controlling the domestic animal/pet in his or her care in order to prevent harm to persons, property or other animals.

Pets must be restrained from causing annoyance, inconvenience or discomfort to the health, safety and welfare of others, including, but not limited to, entering areas in which pets are prohibited, destroying or damaging any property, and/or attacking or threatening to attack any person, or any other pet, in any manner. After being cited for one or more prior violations of §IX.A.1 and/or §IX.A.2 of these Rules & Regulations,

Section IX – Animals

the Executive Director may require the pet owner to muzzle the pet, to use a six foot (6') or shorter leash, or both, when the pet is outdoors. Violation of such a requirement for each pet will be subject to the same sanctions as other violations of this section.

3. Pet owners or caretakers of domestic household animals/pets are required to immediately remove animal feces when their animals eliminate on or at beaches, boardwalks, common areas, sidewalks, rights of way and Property of others. Removal of any feces from any pet or domesticated animal under a person's control shall be performed in a sanitary manner. Failure to do so will be considered littering and will result in an immediate assessment in accordance with the Assessment Schedule (see Appendix A).

Pet owners are required to remove pet feces from their Property. Failure to do so will be considered a violation of the yard debris rules and assessments will be made in accordance with the Assessment Schedule (see Appendix A).

B. HORSES

1. All riding of horses within the SID must be conducted on horse trails with the approval and under the direction of the Club's Equestrian Center. No horses are allowed on SIPOA roads or rights of ways, except where the horse trails intersect with a roadway or run along rights of ways.
2. The SIC is responsible for the clean-up of horse droppings on horse trails, SIPOA roads and the beach. Horseback riders on the beach shall stay off the dunes and avoid those areas being used by sunbathers and swimmers, or marked as "turtle nest," or protected-habitat areas. Horseback riding on the beach should not be scheduled around Memorial Day, Independence Day and Labor Day.

C. ALLIGATORS

Feeding, enticing with food, harassing or molesting any alligator is strictly prohibited. Violators will be assessed for each violation per Appendix A. This regulation does not apply to emergency measures necessary to respond to an alligator attack on or imminent threat to persons or pets; and it does not apply to authorized personnel when relocating alligators by baiting or enticement.

X. WATERCRAFT

A. USE OF FACILITIES

Property Owners, Tenants and their Guests may use boats, rafts and other watercraft on SIPOA lakes, creeks or rivers. The use of such facilities by Property Owners, Tenants and their Guests shall be at their own risk. Such bodies of water may contain alligators and other wildlife.

B. MOTORIZED WATERCRAFT

Only electric motors are permitted in lakes except Contractor or service personnel performing algae or weed control maintenance or other services. Boats may not exceed fourteen (14) feet in length and, if motorized, fifteen (15) horsepower; and when not in use, must be stored in a garage or Club storage facility.

C. JET SKIS

Jet skis and similar watercraft may not be launched into or operated on any of the lagoons, lakes or marshes within the SID nor may jet skis or similar watercraft be launched from the SID into Cap'n Sams Creek or Privateer Creek or from the beach.

D. BOAT RAMP

The use of the boat ramp located between the SIPOA crab dock, and the Creek Watch Villas is limited to Property Owners and guests accompanied by their host Property Owner. No trailers or boats may be left overnight in this area. Boats launched at the boat ramp may not exceed fourteen (14) feet in length and, if motorized, fifteen (15) horsepower.

Any boat (and trailers where applicable) launched from the boat ramp must have an affixed decal obtained from the Security office. The boat ramp may be used only between sunrise and sunset. Parking in this area is strictly limited to parking spaces specifically designated for this use. Use of Creek Watch Villa amenities by users of the boat ramp is strictly prohibited.

E. BOAT STORAGE

From May through September non-motorized boats and watercraft may be temporarily left on the beach in a specially designated area located adjacent to the beach end of Boardwalk #1.

Section X - Watercraft

Boats and watercraft may not be left overnight on any other areas of Seabrook Islands, beaches or creeks, must be kept off all sand dunes at all times, and must not impede Emergency Vehicle access to the beach.

XI. WEAPONS, HUNTING AND FIREWORKS

A. FIREARMS

No person other than a property owner or full-time resident may bring any firearm into the SID. The discharging of a firearm, pellet gun, air gun, sling shot, bow and arrow, or any other weapon, for recreational, target or any other purpose, is prohibited within the SID, except as authorized in advance, in writing, by SIPOA.

B. HUNTING

No hunting of any kind is allowed within the SID except for officially authorized wildlife management undertaken by SIPOA.

C. FIREWORKS

Fireworks are prohibited within the SID, except for properly supervised and protected displays authorized in advance, in writing by SIPOA.

XII. CODE OF CONDUCT

A. PERSONAL INTERACTIONS

Personal interactions among people within the SID must be conducted with proper decorum. If conduct deteriorates to the point of being belligerent, hostile, harassing, threatening, or combative in nature, such conduct shall constitute a violation of these Rules and Regulations subjecting the violator(s) to sanctions and assessments (see Appendix A).

B. TRESPASS

Trespass activities that cause property damage or personal injury, theft or vandalism, activities which constitute a nuisance or disturbance are prohibited in all areas of the SID, including construction sites.

C. INTERFERENCE WITH SEABROOK ISLAND SECURITY PERSONNEL IN PERFORMANCE OF THEIR DUTIES

1. It is necessary for the safety and security of the Seabrook Island Community that Security personnel be able to perform their authorized duties. Therefore, no Property Owner, Tenant, Contractor, Guest, Invitee or other person lawfully or unlawfully on the SID or seeking entrance to the SID at the Gateway, may interfere in any manner with Security personnel in the performance of their duties, including but not limited to: refusing to stop when a Security officer has clearly indicated that the individual should stop; verbal or physical harassment or refusal to cooperate with a Security officer in the performance of the officer's duties; operation of a vehicle within the SID in a manner that a reasonable person would appreciate presents a risk of harm or damage to person or property; or, attempting to avoid the Rule against passing bicyclists.
2. Pursuant to By Laws Article 3.2.8, and Rules and Regulations Section 1B, Property Owners may be subject to personal liability for violations of this Rule committed by Family Members, Tenants, Guests, Contractors, and other invitees, if the person committing the infraction fails to respond or cannot be located.

XIII. SIPOA DISCLAIMER

SIPOA reserves the right not to enforce and shall not be responsible for its failure to enforce, any particular Rule or Regulation and shall not be liable in any such event.

XIV. APPENDIX A – VIOLATION ASSESSMENT SCHEDULE

The following schedule and table are used to calculate warning notices and monetary assessments for initial and repeated violations of the Rules and Regulations. The SIPOA Board of Directors may consider application of any level of this schedule on a case-by-case basis.

Violation Assessment Schedule

- A. Warning
- B. \$50
- C. \$100
- D. \$250
- E. \$500
- F. \$1,000

Violation Assessment Table

Rules and Regulations Section	Assessment Level for first violation*
Section 3.A, B & D: Access, Vehicle Access, Parking/Storage	B
Section 3.B.2.: Unauthorized Entry, Trespass	E – may also include loss of access privileges
Section 3.B.2.: Transfer Pass or Bar Code	C
Section 3.B.3.f: Use of Rental Guest Portal	B
Section 3.D: Traffic/Vehicle Rules	B unless otherwise specified
Section 3.D.1.a: 1-10 mph over posted limit	C
Section 3.D.1.a: 11-20 mph over posted limit	D
Section 3.D.1.a: 21+ mph over posted limit	E
Section 3.D.1.b, c, f and other traffic rule infractions	B
Section 3.D.1.d,e,g,h,i,l2	C
Section 3.D.2: OCCC Parking	C

Section XIV – Appendix A

Section 3.D.4: Bicycle Rules	A
Section 3.D.1.g: Child Safety	C
Reckless Driving, Causing Accident, DUI	E
Section 3.E.1.c, f: Parking	D
Section 3: Other Rules	B
Section 4: Use of SIPOA Amenities/Property	B
Section 5.A.1,2,3	C
Section 5: Other Environmental Protection	B
Section 6A: Protection of Vegetation, 6C Property Maintenance	B, and Refer to SIPOA Policies & Procedures for Residential Development
Section 6B: General, 6D: Waste Disposal, 6E: Use of Property for Business Purposes	A or as specified
Section 6.D.1.d: Compactor use by non- resident	C
Section 6.D.1.f.: Dumping of Bulk Items	B*
Section 6.D.2.: Commercial Housecleaning Trash	B*
Section 7: Commercial/Contractor Rules	B, and Refer to SIPOA Policies & Procedures for Residential Development
Section 8: Solicitations	C
Section 9A & B: Animals	B**
Section 9C: Alligators	F
Section 10: Watercraft	B
Section 11: Weapons, Hunting and Fireworks	E
Section 12: Code of Conduct	D**
Appendix C:	B or as determined by ARC

Section XIV – Appendix A

* The first violation is subject to the warning notice or monetary assessment at this level referencing the Violation Assessment Schedule above. Subsequent violations of the same section of the Rules and Regulations within a rolling twelve-month period will trigger escalating assessments in accordance with the Violation Assessment Schedule above, each subsequent violation stepping up one level. In exceptional or egregious cases, Violation Assessments may be imposed at any level authorized above, even for first offenses.

** Repeat violations of the governing document requirements including regarding domestic animals, are subject to an assessment of two-times (2x) the prior assessment amount for each subsequent offense

XV. APPENDIX B

Quick Reference Device/Pass Guide

Type	Barcode?	Paper Pass?	Cost Each	Notes
Property Owner	Max 12/property		All replacements @ \$20.00	
Property Owner Family Unit Member (see definitions)	Yes, Max 4 and Included in Property Owner's max 12/property.	No	All replacements @ \$20.00	
Property Owner Family Member (see definitions)	Yes Included in Property Owner's max 12/property.	No	1-2 free 3-4 @ \$20.00 5-8 @ \$50.00 9-12 @ \$100.00 All replacements @ \$20.00	Renew annually
Designated Family Unit for Multiple Owner/Entity Owned Property (see §IV)	Same as "Property Owner" section above.	Yes	1-2 free 3-4 @ \$20.00 5-8 @ \$50.00 9-12 @ \$100.00 All replacements @ \$20.00	
Property Owner/Property Owner Family Unit Rental Vehicle Option 1	Yes. Included in Property Owner's max 12/property Attach to inside of left passenger window	No	\$25.00 All replacements @ \$20.00	Activated for duration of vehicle rental. Limit 1/property owned.
Property Owner/Property Owner Family Unit Rental Vehicle Option 2	No	Yes		Owner requests Property Owner paper pass via visitor pass system

Property Owner Family Member Rental Vehicle	No	Yes		Owner requests paper pass via visitor pass system
Non-Property Owner Club member	1/Club member (2 maximum)		\$25.00 each All replacements @ \$20.00	No guest passes
Contractor Option 1	Issued Annually		Varies – see Commercial Access staff	Town business license required to obtain barcode
Contractor Option 2	No	Daily pass	\$20.00 – 2-axle vehicle. Other charges/ axle.	
Contractor Option for <i>sole proprietor</i> domestic/cleaning/home health aide/home worker	Yes – applied to vehicle of individual who purchased the barcode	Yes, at daily pass rate	Barcode \$50/year	Town business license required to obtain barcode
Property Owners Delinquent in payments to SIPOA	Deactivated	Owner Daily pass only – No visitor or rental passes		Until balance paid in full.
Contractors/ Commercial Vehicles with outstanding violations	Deactivated	No pass		Entry denied until violation amount paid in full
Property Under Contract	No	Yes	Requires Selling Property Owner's written permission	Valid Until Closing Date. Island Access only – no amenities
Long Term Tenant	1/vehicle to tenants identified on the lease/registered at the address		\$200 annual LTR fee paid by owner. Barcodes \$20.00 each for vehicles 1 & 2; 3-4 @ \$50.00; Max 4. All replacements \$20.00.	Valid for term of lease - Copy of lease is required.

Short Term Tenant	No	Yes 1 & 2 BR property = 2 passes. Over 2 BR = max 1 pass/bedroom .	Owner pays \$40/pass.	For rentals 1-179 nights
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Rev. 03/26

XVI. APPENDIX C Flags, Mailboxes, Street Numbers, Signs

Excerpts from ARC Policies & Procedures for Residential Development – see Policies & Procedures document for full text.

§II.C.6. g. Flags

Only the types of flags expressly permitted by this subsection are permitted to be displayed from a Property. All other flags are prohibited.

(a) Definitions.

- (i) A “flag” as defined for the purpose of these Policies and Procedures a piece of cloth, fabric or any other material of any size, that displays any pictorial representation, symbol, emblem, logo, slogan, message, letters, numbers or any other similar type of design or content, regardless of the manner in which such item is hung, displayed, mounted or installed. For avoidance of doubt, flags include, but are not limited to, banners.
- (ii) The phrase “displayed from a Property” and similar phrases mean that the flag is visible from the exterior of the structures located on the Property, regardless of the vantage point from which the flag is visible (including but not limited to whether such vantage point is on or off the Property), and also regardless of the flag’s physical location (including but not limited to whether the flag is physically located within a structure located on the Property or whether the flag is located within the right of way for a street or other roadway.)

b) Permitted flags. Only the following types of flags are permitted:

- (i) Official United States flag. In recognition of the Freedom to Display The American Flag Act, 4 U.S.C. § 5 (2006), the United States flag may be displayed at any and all times. However, size of the flag may not exceed 4 ½ ft. x 6 ft. The U.S. flags may not be displayed in any disrespectful, vulgar or other inappropriate manner. Residents who wish to display the U.S. flag shall do so in accordance with 4 U.S.C. § 7 (2006), “Position and manner of display,” and 4 U.S.C. § 8 (2006), “Respect for flag.”
- (ii) Official State flag. An official State flag may be displayed at any and all times. However, size of the flag may not exceed 4 ½ ft. x 6 ft. State flags may not be displayed in any disrespectful, vulgar or other inappropriate manner. Residents who wish to display a State flag with the U.S. flag shall do so in accordance with 4 U.S.C. § 7 (2006), “Position and manner of display,” and 4 U.S.C. § 8 (2006), “Respect for flag.”
- (iii) Seasonal or holiday. Seasonal and/or holiday flags not exceeding 4 ½ ft. x 6 ft. may be displayed in accordance with the guidelines for Holiday Decorations appropriate season or holiday (§V.B.6 Holiday Decorations). Seasonal or holidays flags are defined as representation of any recognized season (winter, spring, summer, or fall) and any federally recognized holiday (Thanksgiving, Christmas, Easter, etc.) Seasonal flags must be removed within seven (7) days of the changing of the season. Holiday flags shall be installed not before thirty (30) days prior to the holiday and must be removed no later than fourteen (14) days after the holiday, with the exception of Christmas. Christmas flags may be displayed from the day after Thanksgiving until January 15.

- (iv) United States military service flags.
 - (v) College/university flags.
 - (vi) Professional or college sports team flags.
 - (vii) “Welcome” flags with a beach, nature, pet, or similar motif, but with no political or social/cultural cause messaging.
 - (viii) Family event celebration flags, such as for a graduation or birthday, but such flags may be displayed not more than seven (7) days before the event and must be removed no later than seven (7) days after the event.
- (c) Display parameters for permitted flags
- (i) A maximum of two flags is allowed per Property.
 - (ii) Flags shall be in good condition.
 - (iii) Flags on a residential building shall be flown from staff that are bracket mounted to the building and no longer than six feet (6’).
 - (iv) Flags shall not be flown from windows, trees, bushes, or poles.
 - (v) Freestanding flagpoles shall be used only for display of the US flag.
 - (vi) The flagpole, including specifications on height, location, landscaping, and lighting, shall be approved by the ARC, made of fiberglass, aluminum, or wood, be no more than twenty-one feet (21’-0”) in height, and be no more than 4 5/8” inches in diameter at its base.
 - (vii) In order to prevent impact glare, the ARC recommends against lighting of flagpoles.

§II.C.6. h. Mailboxes and Street Numbers

A mailbox with street numbers shall be installed in front of each single-family dwelling. The approved design and location for Seabrook Island single-family dwelling mailbox installations is depicted in Appendix I-Mailbox Specifications. Street address signs or placards to be affixed to the home or placed in the yard, will be reviewed on a case-by-case basis.

Mailboxes that are badly rusted and/or faded shall be replaced and/or repainted upon the request of the ARC.

Mailbox posts shall be kept straight and in good condition.

Paint for mailbox posts and for white reflective numbers may be obtained from SIPOA.

Mailboxes and/or posts may be purchased from SIPOA and installed by SIPOA staff.

Any plantings, flags or other objects installed on or around a mailbox shall not obstruct postal delivery or the visibility of residential street numbers. These objects may be placed either low to the ground or on a flagpole attached to a flagpole holder on the mailbox post. The ARC reserves the right to require removal of objects placed on or around a mailbox or post if they create maintenance problems, become unsightly, or obstruct postal delivery or the visibility of street numbers. See §II.C.6. g for types of permitted flags.

§II.C.6. j. Signs

Only the types of signs expressly permitted by this subsection are permitted to be displayed from a Property. All other signs are prohibited.

Definitions

- A “sign” as defined for the purpose of these Policies and Procedures is any display of a pictorial representation, symbol, emblem, logo, slogan, message, letters, numbers or any other similar type of design or content, including but not limited to displays comprised of physical material and displays created by projectors, illuminated, or animated devices. Signs include, but are not limited to, commercial signs such as “for rent” or “for sale”, in-ground business identification signs by security or pet fencing vendors, and signs regarding past, current or future public office candidates.
- The phrase “displayed from a Property” and similar phrases mean that the sign is visible from the exterior of the structures located on the Property, regardless of the vantage point from which the sign is visible (including but not limited to whether such vantage point is on or off the Property), and also regardless of the sign’s physical location (including but not limited to whether the sign is physically located within a structure located on the Property or whether the sign is located within the right of way for a street or other roadway.)

Permitted Signs. Only the following types of signs are permitted:

- Building permits and legal notices, pursuant to requirements of, and for time periods prescribed by, applicable law.
- Building numbering pursuant to the applicable Charleston County ordinances.
- Construction signs that comply with §IV-Construction Guidelines, Appendix N-Job Site Specifications, and Appendix O-Job Site Color Board Sign Specifications.
- Green Space Conservancy signs denoting a property as being a conservancy property.

§II.B.6. Holiday Decorations

Exterior Holiday decorations shall be installed not before thirty (30) days prior to the Holiday and must be removed no later than fourteen (14) days after the holiday, with the exception of Christmas. Christmas decorations may be displayed from the day after Thanksgiving until January 15. See also §II.C.g rules regarding Flags.

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KAREN HOLLINGS
CHARLESTON COUNTY
REGISTER OF DEEDS

101 Meeting Street Ste 200 ~ Charleston, SC 29401 (843) 958-4800

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***

*** ELECTRONICALLY RECORDED DOCUMENT ***

Instrument#: 2026027086

Date: May 04, 2026

Receipt#: 25543

Time: 11:30:40 AM

Filed By:
MOORE AND VAN ALLEN PLLC
100 N TRYON ST STE 4700
CHARLOTTE, NC, 28202

Doc Type: AMEN/HOA/MISC

Book: 1386 Page: 301

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Maker: SEABROOK ISLD POA

Add Refs: 0

Recipient: NA

Original Book: 0771 Original Page: 113

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$25.00
State Tax:	\$0.00
County Tax:	\$0.00
Postage:	\$0.00
Total:	\$25.00
Clerk:	PC



Karen Hollings
Karen Hollings-Register of Deeds

Upon Recordation Return to:

Trudy H. Robertson
Moore & Van Allen PLLC
78 Wentworth Street
Charleston, SC 29401

SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION
Property Owners Association for Seabrook Island
on John's Island, South Carolina

**AMENDMENT TO COMPILATION
of
RULES AND REGULATIONS
for
Seabrook Island Property Owners Association**

(Including Policies and Procedures)

Recorded Pursuant to S.C. Code Ann. Section 27-30-130(B)(2)

May 2026

NOTE TO REGISTER FOR INDEX
Cross reference to the
Compilation of Rules and Regulations for Seabrook Island Property Owners Association
Recorded at Book 0771, at Page 113

Certified by:

By: Trudy H. Robertson
Trudy H. Robertson, Esq.
Moore & Van Allen PLLC

Alicia Scott
Witness 1
Janet B. Indurue
Witness 2

Attorney for Seabrook Island Property Owners Association
A South Carolina nonprofit corporation



Sworn to and subscribed before me
this 1 day of May 2026.

Laura L. Phillips

Notary Public for South Carolina
My Commission Expires: March 12, 2028

List of Revised Documents:

1. Seabrook Island Property Owners Association Rules and Regulations (Revised version adopted by SIPOA Board of Directors on March 16, 2026)