



Harbour Watch Rules and Regulations

Last Revised 12-15-2013

Harbour Watch on Lake Murray is a highly restricted, residential community. Community rules have been adopted to ensure that the owners and their guests are able to enjoy a comfortable, quiet and relaxing lifestyle in a community that is in first-class condition at all times. Some of the Harbour Watch Documents (Protective Covenants, ASC Architectural Guidelines, POA Bylaws, etc.) are lengthy and tedious to read. Therefore, the following listing will provide a summary of some of the most relevant community rules. These rules are intended to be periodically revised as the community grows. A WRITTEN complaint form (available on the HW website) must be used to file a complaint against a property owner.

1. All vehicles shall be parked only in garages, in driveways, or in the designated areas. All commercial vehicles, campers, trailers, boats and other watercraft, and any unregistered vehicle must be parked entirely within a garage unless otherwise permitted by the Board. Garage doors shall be kept closed when the garage is not in active use. Any such vehicle or recreational equipment parked in violation of these or other regulations contained herein, or of the Rules and Regulations now or hereafter adopted by the POA, may be towed by the POA at the sole expense of the Owner of such vehicle or recreational equipment if it remains in violation for a period of twenty-four (24) hours or if found to be in violation for less than said twenty-four (24) hours on a repetitive basis. Except in an emergency situation, no maintenance or repairs shall be performed on any vehicles upon any portion of the Property, unless performed fully inside a garage. Notwithstanding the foregoing, all repairs to disabled vehicles within the Property must be completed within eight (8) hours from its immobilization or the vehicle must be removed. (Protective Covenant Section 11.02/03)
2. No sign or other advertising device of any nature shall be placed upon any part of the Property. (11.04)
3. No construction or significant landscaping activity is allowed without prior ASC approval. Owners and Contractors should familiarize themselves with the portions of the Protective Covenants and the ASC Guidelines (including the Construction-Access Agreement and the Work Rules and Regulations) relating to construction in order to comply therewith. (11.06/08/18/19/20/21/23/26)
4. All pets shall, at all times whenever they are outside an Owner's Lot, be confined on a leash held by a responsible person. No pet shall be allowed to make an unreasonable amount of noise or to become a nuisance. (11.09) All Owners and their guests are required to pick up after their pets at all times. Waste bags are available throughout the community, and shall be disposed of properly after use.
5. Excessive noise or excessive lighting will be considered a nuisance to the neighborhood. The reasonable, non-excessive use of exterior Holiday lights is permitted without ASC approval from 12:01 AM on Thanksgiving Day until 11:59 PM on New Years Day. (11.10/11/27)
6. The use of firearms, bow and arrow, BB guns and all projectiles within Harbour Watch is prohibited. (11.15)
7. The discharge of non aerial fireworks at Harbour Watch is allowed only on the property of the Owner, and not in the street or common areas. Aerial fireworks may only be discharged from Owner docks or

Sunrise Pointe. Fireworks must not endanger the safety of individuals, nor may fireworks materials encroach upon the property of others.

8. Each Owner shall be responsible for maintaining his Lot in a neat, clean and sanitary condition, and such responsibility shall include the maintenance and care of all exterior surfaces of all dwellings, buildings and other structures and all lawns, trees, shrubs, hedges, grass and other landscaping. (11.13/14/16/17/30/32/5.11)

- No exterior television or radio antennas or satellite dishes of any kind shall be placed, allowed or maintained upon any Lot or other portion of the Property, without the prior written consent of the ASC.
- No aboveground pools shall be erected, constructed or installed on any Lot.
- Owners or occupants shall not place upon a Lot or any part of the Property any structure of a temporary nature, such as a tent, trailer, shack or utility shed.
- Swing sets, trampolines, play houses, etc. may be approved on a case-by-case basis. Permanent basketball goals and posts are not permitted on individual lots. Portable basketball goals may be allowed on a case-by-case basis so long as they are stored in a proper location, not visible from the street, when not in use.
- Each Owner of a home shall provide visually-screened areas to serve as service yards in which garbage receptacles, fuel tanks, gas and electric meters, air conditioning equipment, materials, supplies, and equipment must be placed or stored in order to conceal them from view from roads and adjacent properties.

9. The Lots shall be used for residential purposes only. Each Owner shall have the right to lease such residential structure (minimum term of 90 days). Natural areas such as the vegetated buffer areas along many of the backs and sides of lots, the nature trails, the parks, and the shorelines of Lake Murray are considered to be valuable amenities. Please help us protect and maintain these natural resources. (11.01/22/28/31)

10. All reasonable efforts should be made to protect the “landmark trees” within Harbour Watch. After the sale of a Lot by Declarant/Developer trees which have a diameter in excess of six inches measured two feet above the ground shall not be damaged, destroyed or removed without the written approval of the ASC. Any trees located within an approved Building Site on any Lot may be removed. (11.29)

11. Non-family member guests of Property Owners are permitted to use the Common Areas and amenities only when accompanied by a Property Owner or with the prior specific permission of the POA.

12. Golf Carts: Electric golf carts are permissible within Harbour Watch and widely utilized as a means of transportation. Listed below are the rules from the South Carolina Department of Public Safety regarding golf cart operation on streets and highways.

South Carolina Code of Laws Section 56-3-115 regarding golf carts:

1. A valid driver’s license is required.
2. Obtain a permit from the DMV for \$5.00
3. Maintain liability insurance on the golf cart.
4. Operate golf cart on secondary roads within two miles of your residence during daylight only.

5. Cross primary highways while traveling on secondary roads.

Although the streets of Harbour Watch are privately maintained, homeowners are encouraged to abide by the SC Laws regarding the use of golf carts. Children and other unlicensed drivers are especially discouraged from driving golf carts in Harbour Watch. Homeowners will be held financially and solely responsible for any accident causing physical or property damage that occurs from the use of their golf cart, regardless of who is driving.

13. Solicitation within the Harbour Watch community is strictly prohibited. As per section 11.01 of the Protective Covenants, all lots shall be used for residential purposes only, and no commercial use shall be permitted. Distribution of flyers in community newspaper boxes is only permitted as per ASC Guidelines section 5.8.1. Door-to-door solicitation for any purpose is not allowed unless approved in advance by the POA Board. Requests for exceptions to the rule should be addressed in writing to the POA President. Halloween Trick or Treating will be excepted from this rule.

14. Amenities

- Clubhouse Information and Rules (complete rules available at HW website)
- Swimming pool - 7:00 am to 10:00 pm (no lifeguard on duty and the rules are posted at the pool)
- Tennis Courts- 7:00 am to 10:00 pm
- Putting Green – dawn until dusk
- Community Parks and nature trails – dawn until dusk
- Sunrise Pointe picnic area – dawn until dusk. No motorized vehicles allowed.

15. Burning Debris Policy

1. The creation of nuisance smoke, which shall be determined in the sole discretion of the Board, shall be prohibited in the community. The open burning of leaves, tree branches, brush and/or yard trimmings within the Harbour Watch gated community is considered to create nuisance smoke and is therefore prohibited.

2. Open burning of any debris anywhere within the Harbour Watch gated community which creates nuisance smoke or poses a fire hazard to property within the community, in the sole discretion of the Board, shall be prohibited.

3. This policy shall in no way restrict the use of outdoor grills, smokers, or other similar household devices which burn clean wood or charcoal and are used for recreational purposes, conditional upon compliance with items #1 and #2 above.

The latest revised edition of the ASC Guidelines, the Covenants and the complaint form is available on the Harbour Watch website. www.harbourwatch.freehosting.net All HWPOA members must be aware of and remain in compliance with all the rulings as set forth in the HW Protective Covenants and in the ASC Guidelines. Violations of the rules shall be subject to enforcement action per Covenant section 3.07 and Article XIV.

