

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 September 21, 2015

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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) and addressed to such Property Owner at the address of record as it appears in the records of the 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 can be enforced by designated SIPOA staff acting for the Board of Directors (Board). Within the confines of the SID, Security 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.

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

The South Carolina Private Detective and Private Securities Agencies Act, as amended, Title 40, Chapter 17, 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 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 Assessment Schedule (See Appendix A).

Property Owners are responsible for the conduct of their Families, Tenants and Visitors (including Contractors). In the event that 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 period 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.

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 2. Terms not defined in Section 2 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 have been engaged to provide services with respect to a Property within the SID.

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.

Entity: means an association, corporation, partnership, limited liability company, trust (unless a self-trusteed revocable trust) or other duly-formed legal entity.

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

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

Family Unit: means a Property Owner, his/her spouse/declared domestic partner, dependent parents or dependent children, residing with the Property Owner.

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

Long Term Tenant: Tenants having a lease of longer than ninety (90) days.

Neighborhood Electric Vehicle: A (NEV) is a battery electric vehicle, defined as a "Low Speed Vehicle" (LSV) by the National Highway Traffic Safety Administration's (NHTSA) Federal Motor Vehicle Safety Standard (FMVSS) No. 500. (49 Code of Federal Regulations §571.500). A LSV: (i) is 4-wheeled, (ii) has a top attainable speed in 1 mile of more than 20 mph and not more than 25 mph on a paved level surface, and (iii) has a gross vehicle weight rating of less than 2,500 pounds. Only LSV's registered and licensed under South Carolina law (South Carolina Code of Laws 56-1-10, 56-2-100 to 56-2-130, and 56-5-820), shall qualify as a NEV hereunder.

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

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.

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.

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

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 a private SIPOA-owned and operated gate. 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 SIPOA. No obstruction, except the gate at the entrance to 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.

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.

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, Family Unit members, Tenants, non-Property Owner SIC members, Bohicket Marina Villas Property Owners together with their Visitors authorized pursuant to these Rules and Regulations shall have access to the SID. Public Service Providers 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 Property Owners, Property Owners, Family Unit members and Tenants may authorize Visitor access to the SID. Non-Property Owner Club members may bring guests to the SIC. Members of a Family Unit may authorize the entry of Guests by virtue of their right to exercise the use of privileges afforded to a Property Owner pursuant to Section 4a. Tenants may likewise authorize the entry of Visitors as an implicit right delegated by the renting Property Owner. 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. Visitors may not authorize access for others.

2. Contractor Access

Property Owners, Family Unit members and Tenants may authorize Contractors to have access to the SID for the specific purpose of performing their job functions.

3. Real Estate Agent Access

Real estate companies and their agents must obtain a Contractor's pass to enter the SID. 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.

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 the Club 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 vehicle. Entry Authentication Devices/Passes shall be obtained from SIPOA. Persons seeking Entry Authentication Devices/Passes in the form of barcodes may be required to submit the registration for the vehicle to SIPOA. When an Entry Authentication Device/Pass in the form of a paper pass is to be issued, SIPOA shall be entitled to see the driver's license of the driver of the vehicle.

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

Entry Authentication Devices/Passes may not be transferred for any reason. To do so could lead to 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 and charged with trespassing.

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

Quick Reference Device/Pass Guide

Category	Barcode	Paper Pass	Cost Each	Notes
Property Owner	Max 12/property		1-2 free 3-4 @ \$10.00 5+ @ \$50.00 Replacements @ \$5.00	
Property Owner Rental Car			\$10.00 Replacements @ \$10.00	
Long Term Renter	1/vehicle registered at the address		\$10.00 Replacements @ \$5.00	Copy of lease is required
Property Owner Family Member	no	yes	\$10.00	Annual Pass – expires 3/31
Family Member Rental Vehicle	no	yes		Owner requests via visitor pass system
Property Under Contract	no	yes		Valid until closing date. Island access only – no amenities
Non Property Owner Club member	1/Club member		\$10.00 Replacements @ \$5.00	
Contractor option 1	Issued Annually		Varies – see Commercial Access staff	Obtain at Gatehouse
Contractor option 2		Daily pass	\$10.00	Contractor Purchases at Gatehouse
Contractor option 3		Courtesy pass – max 12 per quarter		Owner requests via visitor pass system

a. Property Owner Barcodes

Up to twelve (12) barcodes are permitted per Property for vehicles operated for personal use by Property Owners, Family Unit members or by Family Members. The first two barcodes (and replacements therefor) will be available at no charge. The next two barcodes will be available at a fee of \$10.00 each and the remaining barcodes will be available for a fee of \$50.00 each. Replacement barcodes cost \$5.00.

b. Rental Car Barcodes

Property Owners may purchase a temporary Entry Authentication Device/Pass for a rental vehicle at cost of \$10.00. The rental car Entry Device will be activated for the duration of the rental car agreement and may be reactivated upon request, for the intended purpose, without additional charge. If the rental car Entry Authentication Device/Pass is lost, another may be purchased for \$10.00.

c. Deactivation of Barcodes

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

The barcodes assigned to Delinquent Property Owners will be deactivated and Property Owners are required to obtain a monthly paper pass at the security gate to obtain access to the SID 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, SIPOA must be notified so that the barcode can be deactivated. Property Owners shall ensure that the Entry Authentication barcode is removed from the vehicle upon its transfer.

d. Family Member Passes

Property Owner family passes (POF's) are available on an annual basis for non-resident Family Members of Property Owners in Good Standing for access to developed Properties. An annual fee of \$10.00 is charged for each POF pass. Property Owners must arrange a Visitor pass for Family Members who require access while driving a rental vehicle.

e. Long Term Tenant Barcodes

Long-term Tenants may purchase Entry Authentication Devices/Passes for their vehicle(s) from SIPOA for a fee of

\$10.00 each for access to the SID for the term of their lease. A copy of the Tenant's lease must be submitted

f. "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.

g. Non-Property Owner SIC Member Barcodes

Through an agreement between the SIC and SIPOA, non-Property Owner Club Members may obtain Entry Authentication Devices/Passes from the SIPOA Administrative Office for a fee of \$10.00.

h. Contractor Barcodes/Passes

To gain access to the SID, a Contractor must obtain one of three (3) forms of Entry Authentication Devices/Passes from the access control officer at the SIPOA security gate: (i) a barcode from SIPOA, the cost of which will vary with the size of the vehicle, (ii)) a daily pass from SIPOA at a cost of ten dollars (\$10.00), (iii) a daily courtesy pass authorized by a Property Owner Family Member or Tenant for vehicles of not more than two (2) axles. Each Property Owner or Tenant is permitted to have issued, without charge, not more than twelve (12) daily Contractor courtesy passes per Property each calendar quarter.

2. [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. **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.
- c. Passing moving vehicles on SIPOA roads is prohibited unless invited to do so by the driver of a slower-moving vehicle. Passing on the grass adjacent to the roads is prohibited.
- d. 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.
- e. All vehicles (including Neighborhood Electric 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.
- f. Any vehicle operated after sunset and before daybreak must be equipped with proper lights and reflectors.
- g. 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 of Security or Public Service Provider, a valid driver's license and registration for the vehicle being operated. Failure to stop for a Security or Public Service Provider vehicle 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).
- h. Reckless driving, driving without a valid driver's license, and driving 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.
- i. 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.

- j. Neighborhood Electric Vehicles (NEV) are permitted on SIPOA roads and approved for street-use only
 - 1. Each Neighborhood Electric Vehicle will be registered pursuant to applicable South Carolina motor vehicle laws pertaining to such vehicles and display appropriate license plates.
 - 2. Off-road tires may not be used on Neighborhood Electric Vehicles.
 - 3. Each Neighborhood Electric Vehicle must have a valid SIPOA Entry Device.
 - 4. Only drivers having a valid driver's license may operate Neighborhood Electric Vehicles on SIPOA roads.
 - 5. Neighborhood Electric Vehicles may not be operated on any bicycle path, walking path or boardwalk or on the beach.
 - 6. Whenever possible, Neighborhood Electric Vehicles must be parked in a garage, carport or under a condo or villa during charging.
 - 7. Neighborhood Electric Vehicles shall be subject to the parking restrictions contained in these Rules and Regulations.

2. Prohibited Vehicles

- a. The operation of motorcycles, motorized scooters, mopeds, go-carts, motorized skateboards or similar motorized vehicles 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 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

Optional bicycle registration is available at the Security gate.

- a. Ride single file with the traffic.
- b. Stop for stop signs.
- c. Obey applicable traffic rules.

- d. Bicycles and tricycles may not be ridden after dark unless equipped with lights and reflectors.
- e. Bicycles and tricycles may not be ridden on the boardwalks.
- f. All cyclists are encouraged to wear helmets when riding bicycles.
- g. Roller skates, roller blades, skateboards, and non-motorized scooters may be used within the SID. Use is restricted to single file, facing oncoming traffic and during daylight hours only.
- h. Adults are responsible for supervising young children at all times.

5. 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.

D. **VEHICLE PARKING AND STORAGE**

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

1. Temporary/Short Term Parking

- 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. 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. This provision is not intended to increase the extent of beach parking as specifically provided for herein. The rights of way are not to be used as routine parking spaces.

- b. To the extent practicable, parking on SIPOA roads should be limited to one side of the road only and in the direction of traffic. Parking on traffic islands is prohibited.
- c. No parking is permitted within fifty (50') feet of a fire hydrant or within fifty (50') feet of a traffic island.
- d. Parking is permitted on the right of way in front of unimproved lots. Parking is prohibited on the grass portion of the right of way in front of improved lots, without the permission of the Property Owner. Where parking is allowed on the rights of way, it is allowed only for the purpose of providing temporary, short-term parking for special occasions and day-time contractor parking during construction projects.

2. [SIPOA Community Center \(Oyster Catcher\) Parking Lot](#)

Parking in the SIPOA Community Center parking lot is limited to those vehicles bearing a Property Owner's Entry Authentication barcode/pass. No other vehicle parking in the lot is permitted, except as specifically authorized during special events.

3. [Beach Access Parking](#)

The primary parking for beach access is 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 in the SIC parking lots.

Under no circumstance is beach parking permitted on SIPOA roads. Crossing over or on private property in an attempt to access the beach is strictly prohibited – the only beach access is over boardwalks or areas designated for that purpose.

4. [Recreational Vehicles](#)

Overnight parking of recreational vehicles, campers, boats, trailers, trucks in excess of $\frac{3}{4}$ ton capacity, or other such vehicle is prohibited on SIPOA roads or on a Property Owner's property unless stored in an enclosed garage.

5. [Boats and Trailers](#)

Boats and boat trailers may be stored at the SIC maintenance center with the permission of the SIC, or elsewhere provided that while they are stored they are not visible within the SID. Boats and trailers stored within the SID shall not exceed twenty-five feet (25') in length. Boats and trailers over 25' are permitted within the SID

for short periods for the performance of maintenance, provided such action is approved by SIPOA.

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. Additional business vehicles may not be stored within the SID.

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 will be undertaken for its removal.

8. [Vehicle Repair](#)

Servicing or repairing of 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 are unregistered, unkempt, rusted, mildewed, have flat tires, and/or present an unused appearance may not be stored on a Property where visible within the SID and shall be removed from the SID at the owner's expense.

10. [Protective Vehicle Covers](#)

Protective vehicle covers are required to be fitted.

11. [Portable Storage Units](#)

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

12. [Special Events](#)

The Board of Directors may suspend any or all 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, 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 permitted access to, and use of, SIPOA amenities, except the SIPOA Community Center and pool area on Oyster Catcher Court. 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 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 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 which shall be entitled to exercise the use of privileges afforded to a Property Owner at any one time (the "Designated Family Unit"). The names of the Designated Family Unit members shall be submitted to SIPOA in written form.

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.

3. Visitors

Persons other than the Designated Family Unit members 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 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 directs, 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 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 the 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. Persons walking dogs off-leash in areas permitted by the Town of Seabrook Island (per Town Ordinance #32-44) must keep their dogs off of the dunes.

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 Security may remove such personal property that it finds unattended.

Generators are prohibited from 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, anyone digging a hole in the beach sand must restore the surface to its natural condition 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 approval from SIPOA. Construction debris may not be used in beach fires.

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.

The playing of audio equipment in a manner which disturbs the quiet enjoyment of occupants of neighboring residences is prohibited.

The burning of trash, scrap lumber, debris, etc., is prohibited.

C. PROPERTY MAINTENANCE

It shall be the responsibility of each Property Owner 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 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 the SIPOA. If the Property Owner fails to correct the condition within a reasonable period of time following

notification by the SIPOA, the SIPOA shall have the right, but not the obligation, to correct the condition and the expense of such correction shall be billed to and borne by the Property Owner; alternatively, the SIPOA may seek such remedies as may be available to it in law or equity.

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/restained as necessary. Roofs and gutters must be kept clean of debris. In landscaped areas, bed and lawn areas must be maintained. Bedded areas which 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 set forth specific rules for the care and maintenance of residential properties within the SID and which are incorporated herein by reference.

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 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 shall be placed in covered containers provided by SIPOA. Garbage containers must be removed from the curb and stored out of view by the end of the day of pick up.
- b. Garbage containers for single family and multi-family dwelling units, other than provided by SIPOA must be wildlife-proof.
- c. Property Owners/Tenants must clean up any of their garbage 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 is available at the SIPOA Maintenance Facility located at 2902B Seabrook Island Road. This compactor

is for the sole convenience of Property Owners and Tenants. The compactor is for household garbage only and is not for use by Contractors.

- e. Bulk items or hazardous materials are not considered to be garbage and will not be picked up by the waste collection contractor except as provided below.
- f. Dumping of bulk items or hazardous materials at the Maintenance Facility is not allowed and violators will be charged the cost of the removal of such goods or materials and, in addition, will be assessed \$200.00 for each violation.

2. 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 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.
- 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 is not to 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.

3. Bulk Items and Hazardous Materials

- a. Bulk items are items such as appliances (e.g., washers, dryers, ovens) electronics (e.g., TVs, computers) and household furnishings and bedding (e.g., couches, tables, chairs, mattresses).

- 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 will be provided by SIPOA quarterly.. The dates and locations of the pickup will be announced in advance. Bulk items may be left curbside no earlier than the day prior to pickup and no later than 7:00a.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.

4. Storm Debris

In the event of a severe weather condition, the 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.

E. **USE OF PROPERTY FOR BUSINESS PURPOSES**

Commercial 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.

Commercial 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 solicitations 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 handcraft 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.

3. Other Service-type Operations

This class of business is allowed only to service customers residing in the SID. If an identifiable business vehicle is involved, it must be parked in a garage or carport.

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 Years Day	Labor Day
Easter Sunday	Thanksgiving
Memorial Day	Christmas
Independence Day	

1. Holiday Periods: If the Holiday falls on a Monday or Tuesday, Contractor access will also be restricted from Saturday through the Holiday. If the Holiday falls on a Thursday or Friday, Contractor access will be restricted from the Holiday through Sunday. If the Holiday falls on a Wednesday, Contractor access will be restricted to the Holiday and on the Tuesday immediately preceding the Holiday.
2. Delivery of household furnishings is allowed on a Holiday and during a Holiday period.
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 for the purpose of providing an estimate 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.

C. CONTRACTOR GENERAL RULES

1. Contractors are not permitted to use any SIPOA amenities including SIPOA property/facilities and Beach Trust property.
2. 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.
3. Contractors shall refrain from excessively loud and objectionable language.
4. Contractors may not bring firearms or household pets (e.g., dogs) into the SID.
5. The preferred parking location 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 for a short period of time but may not impede traffic flow. Large trucks may be allowed to stop on SID roads to unload by the construction site. Such trucks shall then be required to move to a side street for parking on the pavement.
6. Adequate access for emergency vehicles must be maintained on all work sites.
7. Signage is not permitted on construction sites with the exception of signs required by the ARC.

D. CONSTRUCTION/JOB SITE MAINTENANCE

(see ARC Policies & Procedures for additional information)

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.
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 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.
5. Contractor vehicles/trailers that are visible within the SID may not be left overnight on construction sites without the prior approval of SIPOA, except in the case of an emergency situation (e.g., mechanical breakdown).
6. Contractors may not leave heavy construction equipment at the jobsite overnight, unless it is in daily use at such job site or special arrangements are made with the ARC Administrator. 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 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.

IX. ANIMALS

With the exception of birdfeeders, the feeding of undomesticated animals is prohibited. Violations are subject to assessments per Appendix A.

Only household pets are permitted to be kept within the SID. Such household 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. HOUSEHOLD PETS

1. Dogs must be leashed when not on their owner's property, except that dogs are permitted off-leash on the beach in designated areas in accordance with the Town of Seabrook Island Code of Ordinances Chapter 32-44
2. Pet owners or caretakers of domesticated animals are required to immediately remove animal feces when their animals foul beaches, boardwalks, common areas, 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).
3. 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

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 14 feet in length and, if motorized, 15 hp, 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 their accompanied Guests. 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) horse power.

Any boat (and trailers where applicable) launched from the boat ramp must have affixed a 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 the Oyster Catcher boardwalk.

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

XI. WEAPONS, HUNTING AND FIREWORKS

A. FIREARMS

The discharging of a firearm, pellet gun, air gun, sling shot, bow and arrow, or any other weapon is prohibited within the SID, except as authorized in writing by SIPOA.

B. HUNTING

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

C. FIREWORKS

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

XII. CODE OF CONDUCT

A. PERSONAL INTERACTIONS

Personal interactions among people within the SID should 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.

XIII. SIPOA DISCLAIMER

The 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.

A. Violation Assessment Schedule

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

B. Violation Assessment Table

Rules and Regulations Section	Assessment Level for first violation*
Section 3A, B. D: Access, Vehicle Access, Parking/Storage	B
Section 3C: Traffic/Vehicle Rules	
Bicycle Rules	A
1-10 mph over posted limit	B
11-20 mph over posted limit	C
21+mph over posted limit	D
Reckless Driving, Causing Accident, DUI	E
Other Rules	B
Section 4: Use of SIPOA Amenities	B
Section 5: Environmental Protection	B
Section 6A: Protection of Vegetation, 6C Property Maintenance	Refer to ARC Policies & Procedures
Section 6B: General, 6D: Waste Disposal, 6E: Use of Property for Business Purposes	A or as specified
Section 7: Commercial/Contractor Rules	B & Refer to ARC Policies & Procedures
Section 8: Solicitations	C
Section 9: Animals	A
Section 10: Watercraft	A
Section 11: Weapons, Hunting and Fireworks	C
Section 12A: Code of Conduct	C & F
Section 12B: Code of Conduct	A

* The first violation is subject to the warning notice or monetary assessment at this level (A, through E), 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.

XV. **APPENDIX B** – Town of Seabrook Island Code of Ordinances Sec. 32-44

Sec. 32-44. - Domestic animals/pets.

Domestic animals/pets are not allowed on any beach except under the provisions set forth herein.

(1) A designated area is established from a point beginning approximately 300 yards east of a line extending from the Community Center boardwalk to the Atlantic Ocean and continuing for approximately 550 yards. This designated area is shown on a map attached hereto and incorporated by reference. Within the designated area from May 1 until October 31, dogs will be allowed off leads below the apparent high water mark prior to 10:00 a.m. and after 5:00 p.m. provided they remain subject to voice control of the person supervising them. From November 1 until April 30, dogs will be allowed off leads below the apparent high water mark at all times provided they remain subject to voice control of the person supervising them. No dog shall be allowed beyond the designated area on the Cap'n Sams Inlet side.

(2) In all other beach areas, which are outside of the designated area set forth in subsection (1), from May 1 until October 31, no dogs or other domestic animals shall be allowed that are not on a lead at all times. From November 1 until April 30, dogs on leads will be allowed between 10:00 a.m. and 5:00 p.m. and off lead prior to 10:00 a.m. and after 5:00 p.m.

(3) No person shall permit any excrement from any animal under that person's control to remain on the beach, but shall dispose of same in a sanitary manner.

(Code 2004, § 5. 60; Ord. No. 1991-03, 7-11-1991; Ord. No. 2006-02, § 1, 5-23-2006; Ord. No. 2007-03, § 1, 5-22-2007; Ord. No. 2011-08, § 1, 1-24-2012)

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