

Sea Pines Community Services Associates, Inc. Short Term Renters and Guest Parking Policy

Purpose

The Community Services Associates, Inc. Board of Directors (“CSA Board”) have established these parking guidelines for short term renters and guests to be followed while visiting within the Sea Pines planned community (“Sea Pines”), pursuant to the Declaration of Covenants and Agreement of 1988, and pursuant to various other covenants and contractual documents (collectively the “Covenants”). Community Services Associates, Inc., (hereinafter “CSA”) published this policy in order to provide guidance to short term renters and guests for the purpose of establishing guidelines for parking within Sea Pines (the “Policy”).

Definitions

Owner – as defined in the Covenants shall mean and refer to the owner as shown by the real estate records in the Office of the Clerk of Court of Beaufort County, South Carolina, whether it be one or more persons, firms, associations, corporation, or other legal entities, of fee simple title to any residential lands or commercial lands situated within Sea Pines, but, notwithstanding any applicable theory of a mortgage, shall not mean or refer to the mortgagee, or holder of a security deed, its successors or assigns, unless and until such mortgagee has acquired title pursuant to foreclosure or a proceeding or deed in lieu of foreclosure and has held such title for a period of one (1) year; nor shall the term owner mean or refer to any lessee or tenant of an owner.

Vehicles – for the purpose of this Policy, vehicles are defined as self-propelled vehicles for passenger transportation which include cars and passenger trucks. See the Sea Pines Gate Entry Policy at <https://www.seapinesliving.com/wp-content/uploads/2017/04/Gate-Entry-Policy-February-23-2021.pdf> for vehicles that have restricted entry into Sea Pines.

Policy

Short term renters and guests are only permitted to park Vehicles in the garage, carport or on the driveway of the rental property. Parking is not permitted on any landscaped surfaces including the front, back or side yards.

In the event CSA discovers any Vehicles of short term renters or guests parking on any landscaped surfaces of any property or parking on a street or roadway overnight in violation of this Policy, CSA will notify the Owner and/or the property management company to correct the parking violation. If the parking violation is not corrected within eight (8) hours of notification, CSA reserves the right to impose monetary fines on the Owner in accordance with the Sea Pines Land Use Rules and Regulations for Residential Property Owners, Long Term and Short Term Tenants. See the document at <https://www.seapinesliving.com/wp-content/uploads/2021/03/Land-Use-Management-Rules-and-Regulations-March-30-2021-Final.pdf> .

The CSA Board reserves the right to further adopt, amend or change any policies, regulations, or rules at or upon its sole discretion.