

Community Services Associates, Inc.
Sea Pines Safety and Security Rules and Regulations

Adopted May 25, 2021
 Effective July 1, 2021

PART I. INTRODUCTION

A. PURPOSE

The purpose of these Safety and Security Rules and Regulations is to promote the safety of all individuals within Sea Pines, and to foster standards which will maintain Sea Pines as the premier community on Hilton Head Island. These Safety and Security Rules and Regulations may be enforced by staff of Community Services Associates, Inc. and compliance will maintain Sea Pines' high standards of excellence in the community.

B. DEFINITIONS AND ACRONYMS

Community Services Associates, Inc. ("CSA")

Residential Property ("Property"). A lot or parcel of land located within Sea Pines intended for residential use, both Developed (improved) and Undeveloped (unimproved).

Residential Property Guest ("Guest"). The guest of an Owner staying at or visiting a Property with the Owner's or Tenant's consent.

Residential Property Owner ("Owner"). The owner of a Property within Sea Pines.

Residential Property Tenant ("Tenant"). The tenant of a Property within Sea Pines for any short- or long-term period.

Safety and Security Department ("SAS Department"). The CSA department responsible for the safety and security of the Sea Pines Community.

Safety and Security Officer ("SAS Officer"). A CSA employee and an officer of the Safety and Security Department of Sea Pines.

Safety and Security Rules and Regulations ("SAS Rules and Regulations"). The Sea Pines rules and regulations pertaining to safety and security contained herein.

Safety and Security Violation ("SAS Violation"). A condition that fails to conform to the SAS Rules and Regulations.

Sea Pines. The planned unit development known as Sea Pines on Hilton Head Island, South Carolina.

Sea Pines Gate Entry Policy ("Gate Entry Policy" or "GEP"). The Community Services Associates, Inc. Sea Pines Gate Entry Policy. In referencing the GEP, the most current version applies.

Visitor. A person who enters Sea Pines for any purpose, who is not an Owner, Tenant, Guest, or commercial contractor.

C. PREAMBLE

1. Authority. The legal authority to promulgate and enforce these Safety and Security Rules and Regulations (the "SAS Rules and Regulations") is derived from various restrictive land use covenants and other agreements of record or otherwise applicable to Property in Sea Pines and CSA. The SAS Rules and Regulations may be amended from time to time at the sole discretion of the CSA Board of Directors.

2. Supersession. This SAS Rules and Regulations statement, together with subsequent amendments approved by the CSA board, supersedes all rules and regulations pertaining to safety and security contained in previous statements of Sea Pines Rules and Regulations for Owners and Long Term Renters, all previous statements of Sea Pines Rules and Regulations for Short Term Renters and Guests, all previous statements of Sea Pines Rules and Regulations for Commercial Contractors, and all previous statements of Sea Pines Rules, Regulations, and

Guidelines for Use of Bike Pathways. A record of all subsequent amendments to this SAS Rules and Regulations statement can be found in APPENDIX I. AMENDMENT LOG.

3. Enforcement. Violations of the SAS Rules and Regulations may result in penalties as set forth in the GEP. In addition, violation of SAS Rules and Regulations may also be a violation of law, enforceable by Sea Pines Safety and Security Officers ("SAS Officers"), who are deputized by the South Carolina State Law Enforcement Division.

Any person, including but not limited to CSA Board members, has the right to contact local law enforcement agencies for possible violation of law being perpetrated by any individual. Such a violation may result in penalties as defined by law.

4. Responsible Parties. All those entering Sea Pines, including but not limited to, Owners, Tenants, Guests, Visitors, and commercial contractors, are responsible for complying with the SAS Rules and Regulations.

PART II. SAFETY AND SECURITY

A. SAFETY AND SECURITY RULES AND REGULATIONS

1. Moving Motor Vehicles

1.1. For safety reasons and in accordance with South Carolina law, vehicles have the right-of-way over pedestrians and bikers planning to cross roads, unless pedestrians or bikers are already in a crosswalk. Pedestrians or bikers should not expect or encourage vehicle drivers to stop. Doing so could cause a rear end collision on the roadway. Always look twice before entering the roadway.

1.2. Drivers of all vehicles operating or parked in Sea Pines must do so in compliance with applicable South Carolina law.

1.3. Use of handheld cell phones for speaking or texting while driving is prohibited within Sea Pines.

1.4. No motorcycles/motorized scooters of any kind, except for approved handicapped conveyances, are permitted to be operated in Sea Pines. Call Security at (843) 671-7170 for approval.

2. Parking

2.1. Vehicles must be parked so as to permit the free passage of emergency vehicles.

2.2. No vehicle shall be parked so as to impede access to driveways or mailboxes, or so as to impede access to or visibility of leisure trails.

2.3. Beach parking is prohibited on all roads. For those instances where a resident may require special temporary accommodations, contact should be made with Sea Pines Security, (843) 671-7170.

2.4. The Sea Pines Beach Club is currently for use by all residents and guests, but parking is limited. We recommend use of the Sea Pines Trolley or overflow parking at the Plantation Club be considered.

2.5. Tower Beach parking is for Property owners' registered automobiles with decal and with valid ID only.

2.6. Vehicles at construction sites may park on the shoulder/easement within the confines of the Property only. For those instances where a resident may require temporary accommodations, contact should be made with Sea Pines Security, (843) 671-7170.

2.7. Vehicles may not be parked overnight on any road.

2.8. No trailers or commercially marked vehicles may remain in Sea Pines overnight.

3. Commercial Contractors

3.1. Commercial landscapers must transport debris to the Sea Pines disposal facility located off Greenwood Drive.

3.2. Hours for work on Sea Pines' Properties are Monday through Saturday from 7 AM to 7 PM. No nonemergency commercial work will be performed on Sundays. There is no restriction, however, on Property owners working on Sundays. (Emergency situations can be cleared through Sea Pines Security at (843) 671-7170).

3.3. Purchasing commercial decals is a privilege, permitting restricted access to the private property of Sea Pines under the rules and regulations provided, above, as well as any other regulations established as necessary, by CSA, from time to time.

4. Fishing, Crabbing

4.1. Fishing, crabbing or similar use of facilities on Sea Pines is not permitted by commercial contractors.

4.2. Fishing is permitted by Sea Pines Property Owners and guests staying in Sea Pines. Sea Pines fishing permits are required and are available for a small fee from Sea Pines Security at Community Service Associates (CSA), 175 Greenwood Drive, (843) 671- 7170. When obtaining the required permit, owners and guests will also receive a listing of areas where fishing is allowed within Sea Pines. In addition, a South Carolina saltwater fishing license is required when fishing from shore in the ocean or any other navigable body of salt/brackish water within Sea Pines. Lake Joe, in the Forest Preserve, is reserved for children's fishing only.

5. General

5.1. Noxious or offensive activities that might cause discomfort, annoyance or nuisance to the neighborhood are prohibited. Examples are improper volume control of audio/video equipment, barking dogs, fireworks, loud noises such as yelling/shouting/singing. There is also a Town of Hilton Head noise level ordinance which includes a reduced level at 10 PM daily and applies to Sea Pines.

5.2. Guest passes must be prominently displayed when in Sea Pines and are not to be transferred or used by persons other than those to whom they have been issued.

5.3. Dogs must be restrained by a leash or fencing at all times (except when the no leash policy is permitted on the beach) and not allowed to bark for any duration that would disturb others.

5.4. When exiting Sea Pines by bike, note the re-entry code at the gate or have your Property owner identification card or guest pass to gain re-entry.

6. Use of Bike Pathways. Sea Pines has an infrastructure of nearly 25 miles of scenic, tree lined bike pathways and shared roadways to serve our residents and guests. These pathways and roadways are very popular, especially in the summer months, and they are shared by large numbers of walkers, joggers, rollerbladers, skateboarders and cyclists of various ages, sizes and abilities. For your safety, please observe the following SAS Rules and Regulations that apply to ALL walkers, joggers, skaters and cyclists.

6.1. On Bike Pathways

6.1.1. Yield right of way to motor vehicles at ALL roadway crossings.

6.1.2. Walk/ride/run on the RIGHT side of the pathway.

6.1.3. Always pass to the left and alert those you are passing by saying "passing on your left."

6.1.4. Be courteous, especially to slower moving pedestrians. They have the right of way.

6.1.5. Cyclists should not ride too fast for the conditions.

6.1.6. Motorized vehicles are not allowed on pathways, except for handicapped conveyances.

6.2. On Roadways

6.2.1. Cyclists/walkers/joggers/skaters are prohibited from traveling on roadways where there are adjacent bike pathways.

6.2.2. When traveling on roadways without adjacent bike pathways, walkers/joggers/skaters should always travel AGAINST traffic (in the left hand lane near the outside edge or shoulder of the traffic lane); cyclists should always travel WITH traffic (as near to the outside of the traffic lane as practical and on the right).

6.2.3. Cyclists/skaters shall not ride more than two abreast, single file is advised.

6.3. On Roadways and Bike Pathways

6.3.1. Cyclists are encouraged to wear helmets.

6.3.2. Children, ten or under, on bicycles and especially those on attached child seats or alley cats are STRONGLY ENCOURAGED to wear helmets.

6.3.3. Cyclists should ride predictably and use hand signals before changing direction, slowing/stopping and when making turns.

6.3.4. Cyclists should not ride at night, but if you must, lights and reflectors ARE REQUIRED, bright clothing is recommended.

6.3.5. Obey all traffic laws, signals and signs.

Last, but not least, please remember to lock up bicycles when they are not in use.

B. SAFETY AND SECURITY ENFORCEMENT

1. Safety and Security Department. The Safety and Security Department (the "SAS Department") consists of a highly trained and experienced group of professionals, whose mission is to serve the entire Sea Pines Community. Safety and Security staff operate motorized patrols, provide 24-hour gate access into the Sea Pines Community, manage the Welcome Center Pass Window, and also provide a 24-hour emergency dispatch service.

SAS Officers are on patrol 24-hours per day. SAS Officers are deputized by the South Carolina State Law Enforcement Division. Within the boundaries of the Sea Pines Community, they have the same powers of arrest as those of a Deputy Sheriff. They operate radar devices, write traffic citations, investigate accidents, act on complaints, and investigate incidents. The Security force maintains close relationships and coordinates activities with Federal, State, and County agencies.

The security headquarters is located at the Sea Pines Community Services Associates administration building at 175 Greenwood Drive, Hilton Head Island, SC. The dispatch office is staffed 24 hours a day. To contact the SAS Department Dispatch Phone Line call 843.671.7170.

2. Safety and Security Enforcement

2.1. The SAS Department is responsible for enforcing the SAS Rules and Regulations.

2.2. A violation of the SAS Rules and Regulations is a Safety and Security Violation ("SAS Violation"). A SAS Violation may result in penalty as defined by the Sea Pines Gate Entry Policy (the "GEP"). A SAS Violation may also be a violation of law, and may result in penalties as defined by law.

APPENDIX I. – AMENDMENT LOG