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INTRODUCTION

These Rules, Regulations and Guidelines (referred to as Rules throughout the booklet) have been created to assist you in understanding your responsibilities as an owner in your community at Barefoot Resort. We hope that your experience in this community will be enjoyable and that you will find these guidelines helpful and informative.

Owners, guests and short-term and long-term renters are obligated to comply with these Rules and assure compliance with these Rules by all unit occupants. The Association shall strictly enforce these rules.

The contents of booklet have been prepared in a manner to facilitate your ease of use and reference concerning general matters. To obtain a more comprehensive understanding of the community’s structure you should refer to the Association’s Master Deed & By-Laws.
ACCESS TO UNITS
In order to facilitate the proper handling of pest control service and emergency situations, the Association Office must be provided with a key to each unit. All requests to loan out a key to a unit shall be from the owner and received by the Association office by phone or email.

The Association Office will attempt to accommodate owners who have lost their unit key during regular business hours. Owners must go to the Association Office and provide identification in order to obtain the Association’s copy of the unit key. The Association Office does not offer key service after hours.

Renters: If you are a renter, access can be acquired through your Rental Company Office. The Association Office will not provide keys to renters.

AMENITIES
The facilities located on the premises of your community at Barefoot Resort are available for the use and enjoyment of owners, dependents, guests and renters. Property owners who are members in good standing (i.e., no outstanding dues or fines resulting from violation of the Rules) shall have a perpetual right to use the facilities for as long as they remain property owners, subject to the established guidelines, rules and regulations governing its use.

ANTENNAS & TELECOMMUNICATIONS DEVICES
Television antennas, radio receivers, or similar devices cannot be attached to or installed on any portion of the common area by an owner or renter, except as required by the Telecommunications Act of 1996 and in conformity with the rules of the Federal Communications Commission.
ASSOCIATION LIABILITY
The Association assumes no responsibility and provides no insurance covering property of owners, dependents, guest or renters. The Association’s master insurance policy covers common area property damage, Association general liability, and Directors/Officers liability insurance. Owners must carry unit and personal property insurance.

BALCONIES, PATIOS AND WALKWAYS
Articles of clothing, linens, towels, etc. are not to be hung on the balcony, balcony railings or within screen porches.

All loose objects should be moved into the unit’s interior during those times when the unit is unoccupied, especially during hurricane season.

Glass tops for tables should be avoided unless securely fastened to the table top.

Cigars, cigarettes, or any other objects are not to be disposed of from the balcony or deck.

Using balcony or screen porches as storage areas is strictly prohibited.

The building walkways and the stairwell areas should not be obstructed or used for any purpose other than ingress and egress from the units.

No bicycles, scooters, carriages or similar vehicles or toys or other personal articles shall be allowed to stand in any of these areas.

CONDUCT
For the enjoyment of the owners, dependents, guests and renters all will be expected to exhibit good behavior, taste, restraint, and moderation at all times while on Association premises. The orderly conduct of owners’, dependents, guests and renters while in the community or using any of the amenities shall be the responsibility of the owner. Owners are
responsible for their dependents, for their guests and for the action of renters and their invitees. The owner shall pay any fees, charges, or damages attributable to a dependent, guest or renter.

**FIREWORKS**
The discharge of fireworks and/or any other type of noise making device is expressly prohibited on any part of the Condominium property and in the City of North Myrtle Beach.

**FISHING**
Fishing in Willow Bend ponds is prohibited.

**OUTDOOR GRILLS**
The use of individual grills in Willow Bend is **strictly prohibited**. No grills may be placed on individual patios or porches.

Common area grills, located adjacent to the pool complex, have been provided for your use. Please be considerate of your neighbors when using this amenity by maintaining reasonable noise levels and cleaning the grill and grilling area when you are finished.

**HAZARDS**
No owner, dependent, guest or renter shall use or permit to be brought into a dwelling, porch, or balcony any flammable fluids such as gasoline, kerosene, other explosives or articles deemed hazardous to life, limb or property. This includes motorized vehicles of any kind.

**JANITORIAL/MAINTENANCE STAFF**
The site staff has been hired to maintain the community’s common areas for the benefit and enjoyment of all owners, guests and renters. The site staff is not permitted to perform personal tasks for individuals during their working hours or while on
their own time. Please do not place the staff in an uncomfortable and compromising position by asking them to assist you with personal tasks.

**LANDSCAPING**

Please help us with the protection of landscaping and landscaped areas. Activities which could damage or destroy the landscaping are not allowed and will incur additional expenses for the Association. Use of the walks and paved surfaces will eliminate unnecessary wear and tear on the landscaped areas.

Owners and renters may not install or remove any landscaping plants or material.

**LIGHTS**

The ceiling lights in the walkways, at the mail house, and at and around the pool are common area lights and will be serviced by the site staff on a weekly basis.

The roadway and parking area lights are leased lights from Horry Electric and are serviced on an as needed basis. If you notice that one of these lights is not functioning properly, please contact the Association Office to insure that it has been reported for repair.

**MOTORCYCLES AND GOLF CARTS**

Motorcycles and golf carts are not permitted in Willow Bend.

**NOISE**

Being thoughtful of one’s neighbors is an especially important consideration in a multi-family building. Loud noises from television, stereo equipment, musical instruments and loud talking should be kept to a minimum at all times and especially during the hours from 11:00 PM to 8:00 AM.
As we all share common hallways and stairwells, please be considerate by being conscious of noise when using these areas. Repeatedly running up and down the common hallways and stairwells will not be tolerated.

**OCCUPANCY**

The maximum number of occupants allowed in a two-bedroom unit will be six (6) people and in a three-bedroom unit will be eight (8) people. Exceptions will be considered on an individual basis through the Association Office.

**OWNER RESPONSIBILITIES**

**Owner/Association Maintenance and Repair Responsibility**

<table>
<thead>
<tr>
<th>Items</th>
<th>Association</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appliances (stove, refrigerator, microwave, etc.)</td>
<td></td>
<td>X</td>
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<tr>
<td>Cable, telephone (contact HTC)</td>
<td></td>
<td>X</td>
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<tr>
<td>Doors-Exterior front/back (including knobs and locks)*</td>
<td></td>
<td>X</td>
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<tr>
<td>Doors - Interior individual units</td>
<td></td>
<td>X</td>
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<tr>
<td>Storage Closets (rental closets-not owner's closet)- includes doors, locks, lights &amp; smoke alarms</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Electric - individual units</td>
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<td>X</td>
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<tr>
<td>Gutters and Downspouts</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>HVAC Maintenance &amp; Repair – individual units</td>
<td></td>
<td>X</td>
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<tr>
<td>Insurance - Master Policy</td>
<td>X</td>
<td></td>
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<tr>
<td>Insurance - individual units</td>
<td></td>
<td>X</td>
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<tr>
<td>Internet - individual units (contact HTC)</td>
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<td>X</td>
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<tr>
<td>Landscape Maintenance</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>
The following types of dogs (whether pure bred or mix breed) are prohibited in Willow Bend:

- Pit Bulls
- Rottweiler
- Doberman Pinschers
- Chows
- Presa Canarios
- German Shepherds
- Wolf Hybrids
Any dog trained to attack persons, property or other animals or dogs trained to guard persons or property are deemed not to be normal household pets and are therefore prohibited.

Owners, dependents, guests, tenants, and lessees (if allowed per their rental agreement) are permitted to keep dogs, cats or other normal household pets inside their respective units, provided that they are not kept, bred or maintained for any commercial purpose and do not create any health hazard. The pet must not unreasonably disturb the peaceful possession and quiet enjoyment of the property or other owners, guests or renters.

All pets (including cats) must be under the control of the person walking it and kept on a leash that does not exceed 7 feet in length at all times when outside of the unit.

The pet’s owner is responsible to clean up after the pet when it relieves itself in the community’s common areas.

Owners who are in violation of the pet rules and regulations are subject to fines and sanctions imposed by the Board of Directors.

**POOL USE**

An access card or fob is needed to access the pool area. If you use a local rental agency be sure that you have given them a “limited access” card or fob to give to your renters. As these are numbered and assigned to each owner please be sure to tell your agency to give your card to your renter. Cards and fobs can be purchased from the Association Management office. Amenity cards will only be issued to owners.

The safety and enjoyment of the owners, dependents, renters and guests are of primary concern in the operation of the pool and pool facilities. Your cooperation with the rules and
considerate and safe use of the pool facilities will foster an enjoyable environment for everyone.

The use of the swimming pool and adjacent pool deck are at the user’s own risk at all times. No lifeguard is present.

State law imposes the following rules with respect to the pool:

- No solo swimming is permitted.
- No running.
- No boisterous or rough play.
- No person under the influence of alcohol or drugs should be in the pool.
- No spitting or blowing nose in the pool.
- No persons with communicable disease allowed in the pool.
- No animals or pets allowed in the pool.
- **No glass allowed in the pool or on the pool deck.**
- No children less than 16 years old allowed in the pool without parental supervision.
- You should take a shower before entering the pool.

Infant children must wear “little swimmers” when in pools. No diapers are permitted. Children that are not potty trained are not permitted in the pool unless they are wearing “little swimmers”. Hygienic and economic reasons require strict enforcement of this policy.

The maximum pool depth is five (5) feet. **Diving is absolutely prohibited at all times.** No jumping into the pool from running starts.

Running, hard ball playing, noisy or hazardous activity, or excessive splashing will not be permitted in the pool area.

The use of floats, balls, etc., which are inconsiderate, offensive or which interfere with the
peaceful enjoyment and safety of the pool by others, as determined by management, is prohibited.

The use of the pool area shall be in a considerate and respectful manner. As such, the volume of sound devices shall be kept at a low level at all times. Management may require headphones as it deems necessary to control the volume or nature of the material being broadcast which may interfere with the peaceful enjoyment of others.

The pool and pool area are not to be used as a playground for children. Play of any kind that might involve an unacceptable element of risk or harm to oneself or to others is prohibited.

Pool furniture must not be removed from the pool deck.

Food and drinks are not allowed in the pool. Food and beverages in non-glass containers are permitted on the pool deck.

Swimmers and sunbathers are not permitted to reserve lounges or chairs when leaving the pool.

All bathers must be appropriately attired in garments designed specifically as swimming wear. No jeans, cuts-offs, tank tops, etc., are permitted in the pool.

In the event of a lightning storm, owners and guests will be asked to vacate the pool for their own safety.

An emergency phone is located at the pool side for 911 emergency calls.

Life-saving equipment is located along the perimeter of the pool area.

A first aid kit is available at the pool facility.

Umbrellas should be closed upon leaving the table to prevent damage from the wind.

All persons using the pool and washrooms shall cooperate in keeping the areas clean by properly disposing of paper goods, trash, cans, cigarettes,
etc. Please use ashtrays and place all trash in containers as provided.

The use of the pool area when it is closed is not allowed. The pool hours of operation are 7:00 a.m. to 10:00 p.m.

RENTAL RESTRICTIONS

Units may not be used for any vacation time sharing plan, interval membership or vacation multiple ownership plan as defined in SC Law or any amendment or subsequent laws of this state dealing with a similar type of ownership.

Owners shall have the right to rent their unit provided that all leases and rental contracts require the lessee to abide by all conditions and restrictions placed on the use and occupancy of the unit and the common area by regime documents.

All leases and rental contracts will be for a duration of two (2) nights or more and will be in writing. Any owner who rents his unit must post, inside the unit, a list of rules and regulations of the Association.

Renters are not allowed access to the Beach Cabana or the Beach Cabana parking lots.

Renters may not bring motorcycles or golf carts into the community.

Any rental agency handling an owner’s unit must agree to abide by the rules and regulations and be responsible for informing persons renting through their agency of any breaches of the rules and taking any and all corrective action.

If an agency or person continues not to take corrective action against the renters or refuses to cooperate with the Association in the enforcement of rules and regulations, the Association may require the owner to cease using the services of that particular rental agency. Refusal to do so may result in fines against the owner in an amount to be
determined by the Board of Directors. Any fines will become a part of the assessment against the unit and owner.

RULE CHANGES
Your Association reserves the right to change, modify or amend these Rules, Regulations and Guidelines as it deems necessary, in its sole discretion, to provide respectful and enjoyable use by all.

SIGNS
No signs, placards, decorative plaques, etc. shall be placed by an owner in any of the community’s common areas.

No solicitation signs, including “for rent”, “for sale”, or any other type of signage may be placed in a unit’s window, door or otherwise displayed for viewing from the exterior of a unit.

TRASH
All household trash must be bagged and put inside the compactor located at the entrance to the complex. Nothing is to be placed on top of or anywhere outside of the compactor. Cardboard boxes shall be broken down (i.e. flattened) before depositing them in the compactor.

This compactor is for household waste only. Items such as packing materials, furniture, appliances or similar items must be removed from the property in another manner. These items are not to be placed in the compactor or compactor enclosure.

Trash may not be placed or stored on walkways or any common areas within the community.
UNIT RESTRICTIONS & MODIFICATIONS

Use of units is restricted to residential use only.

The owner may use a unit as a combined residential and executive or professional office so long as it does not interfere with the quiet enjoyment by others and does not include visitation by clients, unreasonable levels of mail, shipping, storage or trash requirements.

No use of the unit which is a source of unreasonable noise or interference with the peaceful possession and quiet enjoyment of any other portion of the project by other owners, renters, their families, invitees and guests is permitted. No immoral, improper, offensive or unlawful use will be made of any unit.

All units must be kept in a clean and sanitary condition. No rubbish, refuse or garbage will be allowed to accumulate.

No fire hazard will be allowed to exist.

No use or condition will be permitted which may increase any insurance costs.

Should an owner wish to change elements of their limited common area (porch, balcony, windows, and doors) they must fill out an ARC application to be reviewed and approved by the Board. An application may be requested from the Association Management office or can be downloaded on the Barefoot website at www.barefootresidential.com.

VEHICLE RESTRICTIONS

Vehicles must be parked in designated parking spaces. There is no parking or storage in common areas of:

- mobile homes
- trailers (with or without wheels)
- motor homes
- golf carts

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Automobiles are to be parked in the paved parking spaces provided. Quite naturally, common courtesy demands that we respect the property of others and, for this reason; care should be exercised in opening car doors so as not to cause any damage to adjoining vehicles.

Vans are NOT permitted on the premises when being used as living/sleeping quarters.

Car maintenance, i.e., changing oil, engine work, etc., is not permitted on premises.

Inoperable or unregistered vehicles are not permitted on the premises.

The Association enforces a “tag and tow” policy for violation of any of the above noted restrictions. Vehicles that are in violation of the covenants will be tagged and subsequently towed if not removed from the community within 24 hours. The vehicle owner will then be responsible to contact the towing company to pay towing charges and retrieve their property. This policy is strictly enforced by the Association.

Please observe the stop signs and speed limit signs, as traffic control is imperative for the safety of all.
VIOLATION POLICY & ENFORCEMENT

Whenever a violation of the Rules and Regulations applicable to the Willow Bend community is reported, the unit owner will be informed of the violation at the telephone contact number and/or email address on file and requested to take corrective action within twenty-four (24) hours. Should a second violation be reported of the same rule infraction within a twelve month period, a certified letter will be sent to the unit owner notifying them that a fine is being levied. The Board of Directors will also have the right to impose suspension of pool privileges of any owner or lessee of an owner, their families, and guests for a maximum time period of not more than thirty (30) days should the violation continue.

The Association Management and site staff shall have the full authority to enforce the rules.

How you can help...

These Rules, Regulations and Guidelines have been created to share our Community’s expectations of every owner, guest and renter in order to preserve the common good and value of all our properties as well as a safe, peaceful, and enjoyable quality of life. As a community member you can help enforce the Rules. If you observe criminal actions or those involving traffic violations, call the police. If you observe Willow Bend rule violations please call the Association Management office.

Your Association Board of Directors appreciates your cooperation and compliance with these Rules, Regulations and Guidelines.
Association Management Office
4876 Barefoot Resort Bridge Road, Suite C
N. Myrtle Beach, SC  29582
843-399-9888 telephone
843-399-1761 fax

Mailing Address:
PO Box 1706
N. Myrtle Beach, SC 29598

Association Office Hours are:
Monday through Friday, 8:30 am to 5:00 pm