

Waterbridge Homeowners Association

Amenities and Common Areas Rules and Regulations

This document dated 08/1/2024 shall supersede prior agreements, discussions, and representations in regard to the WBHOA rules and regulations. Use of any WB Amenities indicates acceptance of these conditions.

It is the intent of the Waterbridge Homeowners Association (WBHOA) to provide these rules and regulations for the mutual enjoyment of the property owners, tenants, and their guests. The obligation of enforcing these rules and regulations for the good of all property owners is placed primarily in the hands of the management and security companies, as agents of WBHOA. It is further the duty of the property owners to know the rules and regulations and to cooperate with the Board of Directors, Management and Security in their enforcement. If Owners fail to comply with the rules, they are subject to fines, and/or suspension of all amenity privileges pursuant to the Declaration of Protective Covenants, Restrictions, Easements, Charges and Liens (Declaration).

Conduct at the amenity areas must be such as to provide the greatest pleasure for the greatest number. The Board of Directors, Management and Security are given full authority to enforce all rules and regulations, and to modify these rules from time to time for the safety of all participants.

General Rules and Regulations that apply to all WBHOA Amenities:

1. Use of the WBHOA amenities is limited to owners, members of the property owners' family who reside at the property owners' residence within WBHOA, property owners' tenants, and their authorized six (6) guests as long as the HOA assessments, fines and fees are current, pursuant to the Declaration.
2. It is prohibited to give any access card(s) for Amenity Usage to **non-Owners** of Waterbridge, including relatives (this could be grounds for suspension of all amenity privileges, pursuant to the Declaration).
3. Owners are responsible for the conduct of their guests at all times.
4. Foul or abusive language will not be tolerated and are grounds for suspension of all amenity privileges, pursuant to the Declaration.
5. Noise Ordinance, the Horry County Police Department enforces the noise ordinance at the pool area and the rest of the neighborhood from 11pm until 7am. Be respectful of your neighbors.
6. The WBHOA, its Board of Directors, the Management Company nor Security are responsible for lost/stolen items or items left at any amenity areas.
7. The amenity areas may not be used as a money-making facility for residents.

Tennis/Basketball Court Rules and Regulations:

1. Hours of operation 7am-11pm M-F and 8am-11pm Sat and Sun.
2. No pets, skateboards, rollerblades, bikes, scooters, or other types of vehicles allowed in the fenced area.
3. No use of chalk or other drawing implements on the court surfaces.

Bocce Ball Court Rules and Regulations:

1. Hours of operation 7am-11pm M-F and 8am-11pm Sat and Sun.
2. No pets, skateboards, rollerblades, bikes, scooters, or other types of vehicles allowed on court surfaces.
3. The Bocce court is exclusively for playing bocce ball, no other activities allowed.
4. Women's' open play is scheduled for Tuesdays from 9am-11am.
5. Men's open play is scheduled for Fridays from 9am-11am.
6. Waterbridge Bocce League, which is open to ALL residents, has priority during league play. Bocce league occurs in the Spring and Fall, Monday through Friday. Schedule can be found on the Facebook page – WB Bocce League.

Boat Launch Rules and Regulations:

1. Hours of operation 7am-11pm all days of week.
2. No pets, skateboards, rollerblades, bikes, scooters, or other types of vehicles allowed on floating dock.
3. Boats cannot be left in the water unattended at the floating dock.

POOL RULES - NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

Users of the WBHOA pool do so at their own risk. The association is not responsible for any accidents or injuries in or around the pool. Use of the pool indicates acceptance of these conditions.

- HOURS OF POOL OPERATION FOR SWIMMING IN MAIN POOL: April 1st thru October 15th from 10am until sunset.
- HOURS OF POOL OPERATION FOR LAP POOL SWIMMING: April 1st thru October 15th from sunrise until sunset.
- HOURS OF POOL DECK USAGE – NON-SWIMMING: Year-round from 10am-11pm.
- HOURS OF HOT TUB OPERATION: Year-round from sunrise until 11pm.

Pool Rules and Regulations:

1. **No GLASS containers of any kind are permitted in the pool area.** All bags and coolers are subject to search by pool security. If search is refused, bags/coolers will not be allowed in the fenced pool area. If it is found that a household was negligent in any occurrence involving glass, the Board of Directors may levy fines and all additional costs in order to cover costs associated with draining/cleaning/treating and re-filling the pool (roughly \$10,000).
2. **Owner ID (Amenity Card or myQ app) is required and must be shown to pool security for entry.** Six (6) guests per household may use the pool at an Owner's invitation only and **must be accompanied by the owner at all times.** Special accommodations can be made up to two (2) times per pool season, per family, for family gatherings for up to 14 guests. You must register with the Management Company at least 1 week in advance, so this can be communicated to the pool security. The Board, at its discretion, reserves the right to further limit this number during times of peak pool usage.
3. The Board has the right and responsibility to close the pool as required for safety or maintenance.
4. South Carolina DHEC regulations state that "No children should be in the pool without supervision". Based on the regulation and for safety purposes, the Association suggests children under age 14 to be supervised and accompanied by an adult or certified life guard to use the pool. Unsupervised children breaking any amenity rules will be asked to leave the pool area immediately.
5. Appropriate swim attire is to be worn in the pool.
6. Anyone wearing diapers must wear approved "swim diapers" under their bathing suits. No regular diapers or cloth diapers are allowed in order to prevent a fecal accident. Should a fecal accident occur, the pool attendant/security or WB maintenance needs to be notified immediately. If it is found that a household was negligent in an occurrence, the Board of Directors may levy fines in order to cover costs associated with cleaning and treating the pool.
7. No pets inside the fenced area. Exceptions are ADA Service Animals that have been pre-registered with the WBHOA. Security needs to have a registration on file for pool admittance.
8. No skateboards, rollerblades, bikes, scooters, or other type of vehicles allowed in the fenced pool area.
9. No horseplay or roughhouse play in the pool. No frisbees, footballs, tennis balls or other hard non-pool balls or toys are allowed in the fenced pool area.
10. The pool gate must remain closed and locked at all times. **IT MUST NOT** be propped open, except for loading or unloading.

11. For the safety of the Owners and their guests, chewing gum and candy is prohibited in the pool. No spitting or blowing nose in the pool.
12. No diving or back flips off of any structure or pool deck is allowed anywhere in the pool.
13. No jumping from any of the three bridges, bridge columns or the top of the waterfalls at any time.
14. No climbing in or playing in the fountain area by the front main pool gate or climbing on top of the fountains.
15. No loud or offensive music inside fenced pool area. Loud music is defined as being able to be heard in multiple areas of the pool, or at Singing Rose Drive, or have 3 separate reports to pool security.
16. No persons with open skin lesions, eye, ear or respiratory infections, diarrheal illness or nausea should enter the pool.
17. Smoking or vaping is **NOT** permitted in any area inside the fence. Smoking or vaping is permitted outside the fence in designated areas where a smoking urn has been placed.
18. The Board of Directors, Management and Security Company reserve the right to ask any person who is considered unruly, intoxicated, under drug use or otherwise misbehaving to leave the pool premises.
19. Pump room is for pool management use only. Please do not enter pump rooms.
20. Food and beverages should be in unbreakable containers. Food should not be consumed in or near the water. Please do not sit in the pool with the food on the edge of the pool, swim around while holding food or walk around or sit on any pool steps while eating. If beverages are consumed in the pool area, please do not leave them on the edge of the deck or floating in the pool un-attended.
21. If alcoholic beverages are present and consumed, the WBHOA owner is responsible for all inherent legal liability related to same and releases WBHOA from all responsibility resulting from the consumption of alcohol by the HOA owner and/or his/her guests. The WBHOA owner is responsible for enforcing the legal age to consume alcoholic beverages (age 21 and over per SC law) and limiting the amount of consumption.
22. Alcohol cannot be served outside of the main club house or kitchen area. It is strictly prohibited to serve alcohol on the pool deck or from the Liquid Lounge. It is required that the owner obtain an Event Liability Insurance Policy and a Host Liquor Liability Rider if alcohol is served, for the date of the event. An online option is theeventhelper.com or local provider options are, Community Association Insurance Services, LLC ask for Susanna Pineda (888) 320-2021 or Southern Coast Insurance ask for Wes Standish at 843-839-5076, but any license carrier can be used. The WBHOA and/or any of their, officers, directors, servers and employee's must be named as an additional insured on the policy and a copy of the policy must be given to the Management Company before the function begins. Most rental halls require this type of policy when alcohol is involved.

Hot tub:

1. Persons who have been diagnosed with heart disease, diabetes, high or low blood pressure should consult their physician before using the hot tub.
2. The use of the hot tub while under the influence of alcohol, anticoagulants, antihistamines, vasoconstrictors, vasodilators, stimulants, hypnotics, narcotics, and tranquilizers should be avoided.
3. Pregnant woman and young children should consult their physician on hot tub use.

Pool deck area:

1. Lounges, chairs, and tables are available on a first come, first serve basis. Pool furniture shall not be permitted to leave the pool facility or allowed in the pool.
2. Clean your area when you leave. There are multiple trash receptacles in the area, if these are full, please take your garbage back home with you when you leave.

Liquid Lounge, Kitchen, and Clubhouse: Is for all Owner's enjoyment and cannot be rented or used/reserved for private parties, use of chairs and tables in these areas are available on a first come, first serve basis.

Parking: The circular area in front of the amenities center is for loading and unloading only. All vehicles and golf carts need to be parked in one of the nearly 200 parking spots surrounding the pool.

Floatation Devices:

1. Any non-swimmer must always have an able swimmer or life guard with them.
2. An able swimmer or life guard must accompany children using swim float(ies) in the large area of the pool.
3. Noodles, inner tubes, and personal floats made for a single individual usage are allowed in the pool area on all days, except for these holidays (Memorial, Independence, and Labor Day) and on HOA sponsored event days that involve the pool area.
4. Excessively large – multi person floatation devices are not allowed at any time.
5. No rafts, boogie boards, surfboards, boats, baby pools, or other hard surface floatation devices permitted.
6. Kickboards for use in lap pool only.

Lap Pool: Lap swimmers have priority over leisure swimmers. Exercise class has priority over all swimmers.

Suspension of Privileges: Any property owner or authorized family members who use the amenities after privileges have been suspended are subject to the following fines: 1st offense \$100.00, 2nd and subsequent Offenses \$250.00.

Indemnification: By using any of the amenity areas in WBHOA you by default agree to comply with all the amenity rules, as well as with all of the other rules, regulations and covenants of the Waterbridge Homeowners Association, Inc. Property owner's shall indemnify and hold harmless the Waterbridge Homeowners Association, South Carolina Coastal Development I, Inc. and ILS and/or their parent corporations any of their subsidiaries, officers, directors, shareholder's agents, servants, employee's, successors in interest or assigns from any and all claims, liabilities, loss, damages, cause of action and costs (including reasonable attorney's fees) for any and all injuries to persons or property, arising from the negligent acts or omissions of the Owner(s) and/or their guests.

No Glass Policy Violations for Possession of Glass in the Pool Area: Any owner(s), family member(s), or guest(s) of owners that are in possession of, or bringing glass into the pool area will result in the following:

1. Offense #1: The whole household will immediately lose their Amenity privileges for 30-days.
2. Offense #2: The whole household will immediately lose their Amenity privileges for another 30-days and owners will incur a \$100.00 fine.
3. Offense #3: The whole household will immediately lose their Amenity privileges for another 30-days and owners will incur a \$200.00 fine.
4. Continued offenses will escalate fines by \$100.00 and a 30-day suspension of all Amenity privileges for the whole household.

No Glass Policy Violations for Broken Glass in the Pool Area: Any owner(s), family member(s), or guest(s) of owners that are in possession of, or bringing glass into the pool area will result in the following:

1. The whole household will immediately lose their Amenity Privileges for 30-days and owners will be fined \$1,000.00 in addition to being charged with any costs associated with injuries sustained due to the violation of the no glass policy; clean-up; draining, cleaning & refilling the pool; and additional compensation due to staff for additional time and expenses as they are incurred.

Kitchen Rules and Regulations

Kitchen is for Access Holders use only; all others must be accompanied by an Access Holder. "Access Holders" is defined as a household resident of Association Members or Lot Owners in good standing, with their own access credentials, either amenity card (in their name) or myQ app (in their name). "Good standing" is defined as being current in assessment fees and having no current violations limiting use. The Board may suspend use for members who are delinquent in their assessment payments, for a violation of the Association's legal documents and/or for a violation of these Rules and Regulations.

Please note that there are cameras installed throughout the kitchen area. Persons in the kitchen areas are being recorded at all times. Penalties for violations will be enforced.

1. **Hours:** 7am-11pm / 7 days a week. Hours are subject to change by the Association.
2. **Guest Use:** All guests must be accompanied by an Access Holder. Access holders may not allow other individuals to use their access or entry into the Kitchen, non-residents and/or guest(s) must be accompanied by Access holders. All persons who enter the Kitchen must have their own access and shall be authorized users of the Kitchen. Doors shall not be propped open and members shall not open doors for individuals asking to be let into facility. Members who allow entry to individuals who are not authorized may be subject to suspension of privileges.
3. **Security:** Residents shall ensure the security of the building while inside the Kitchen. This includes (but is not limited to) ensuring the doors are securely closed, locked, and not propped open for others to enter; windows are closed and locked; and lights in the hallways and bathrooms are turned off if they are the last person to leave the Kitchen.
4. **Private Parties:** The Kitchen may not be used for the purpose of Private Parties. No Access Holder family may invite more than 6 guests into the Kitchen. Special accommodations can be made up to two (2) times per pool season, per family, for family gatherings for up to 14 guests to enter the Kitchen. You must register with the Management Company at least 1 week in advance, so this can be communicated to the pool security and staff. The Board, at its discretion, reserves the right to further limit this number during times of peak pool usage.
5. **Kitchen Appliances Use:** Use of the Kitchen and kitchen appliances is solely at the user's own risk. Waterbridge Home Owners Association, Inc. and its' agents make no representations or warranties as to the safety or reliability of the kitchen appliances and are not responsible for injury, illness or death from any cause, whether proper or improper use of the kitchen appliances or kitchen appliances failure. All persons who utilize the kitchen appliances do so at their own risk.
6. **Kitchen Clean Up:** Kitchen appliances and equipment must be wiped down after use. Members are responsible for disposing of all trash (i.e., water bottles, paper towels, etc.) and removing all their items from the refrigerator and kitchen after each use.
7. **No Pets:** No pets of any kind (with the exception of service animals that have filed paperwork with Waterbridge HOA) are permitted in the Kitchen.
8. **Prohibited Items:** Smoking, vaping, tobacco products and illegal drugs are strictly prohibited.
9. **Prohibited Conduct:** Misuse, vandalism, horseplay, discrimination, disruptive conduct, and indecent behavior are strictly prohibited and are subject to suspension of Amenity Center privileges. Members are responsible for their guests at all times.

Waterbridge Lakes Fishing Guidelines

The lakes within Waterbridge are available for fishing from only designated areas, with the following restrictions:

- All fishing is Catch and Release only
- Fishing on the lakes is allowed from Dawn to Dusk
- Fishing can occur only in the designated Common Areas (Boat Launch, Sides of Bridges, Open Common Areas, Pergola Common area on Waterbridge Blvd, Common Area across from Main entrance). Any area that is behind individual Homes is restricted to that specific homeowner for fishing.
- Lake front homeowners may fish behind their own home that backs up to the Lake, but not behind any other homeowner's lake front home.
- Community members fishing in all designated common areas must maintain awareness of others in nearby areas who may be fishing or kayaking, to avoid injury from poles, lures, or fishing lines.

The lakes are for the enjoyment of all community members. Please respect the privacy of your neighbors when using the Waterbridge Lakes.

WB HOA Board

Waterbridge Playground Rules & Regulations

The Playground ...

1. Opens at 8am and closes at dusk, unless otherwise posted.
2. A WBHOA proxy card or myQ app must be used to enter the playground.
3. Is intended for children ages 3-5 and 5-12 years old. The homeowner assumes all risk for their children and guests.
4. Requires children aged 12 and under to be accompanied by an adult.
5. Use of the Playground is limited to Waterbridge HOA members in good standing. Good Standing includes all HOA dues and/or fines are current.
6. Is intended for the enjoyment of the entire community so exclusive use is prohibited (i.e. No Private Parties).
7. Is the responsibility of the Homeowners; individuals must clean their refuse/trash.
8. Any damage to equipment or the playground area, due to the fault of a Homeowner, Homeowner family member, or a Homeowner's guest will be repaired or replaced at the Homeowner's expense.
9. Is overseen by the HOA management company or the Board of Directors and they have the right and authority to close the playground at their discretion.
10. There shall be no music, vulgar language or other noise loud enough to be offensive to those on the playground or those living near the playground.
11. Is for children, NO pets are allowed.
12. Proper footwear must be worn at all times.
13. Smoking or vaping is not permitted at any time.
14. No alcohol is permitted.
15. No guns or other weapons are permitted.
16. No glass containers or sharp objects are allowed.
17. No loitering in the playground. The area is intended solely for playground equipment use.

The Board of Directors reserves the right to amend these rules and regulations without notice.

Common Area Traffic Violations Schedule

Speeding violation: 25-mph speed limit

1st offense

- Warning notice

2nd offense:

- 6 to 10 miles over speed limit \$75.00
- 11 to 25 miles over speed limit \$150.00
- 26 and over speed limit \$350.00

3rd offense:

- 6 to 10 miles over speed limit \$150.00
- 11 to 25 miles over speed limit \$300.00
- 26 and over speed limit \$700.00
- Loss of all amenity privileges for 30 days for entire household.

4th offense:

- 6 to 10 miles over speed limit \$300.00
- 11 to 25 miles over speed limit \$600.00
- 26 and over speed limit \$1,400.00
- Loss of all amenity privileges for 30 days for entire household.

Passing a stopped school bus with light flashing:

1st offense - \$500.00 fine

2nd offense - \$1,000 fine

3rd offense - \$2,000.00 fine and 30-day loss of all amenity privileges for entire household.

Improper parking on streets or vacant lots without permission (if you have permission to use an empty lot it must be filed with the HOA office in writing from the owner of the lot):

1st offense - Warning notice

2nd offense - \$50.00 fine

3rd offense - \$100.00 fine

4th offense - \$200.00 fine and Car towed at owners' expense

Failure to stop for stop signs: \$100.00 each offense

Golf Carts: \$100.00 fine each offense: Any person operating a golf cart on the streets within Waterbridge must be at least sixteen years of age and hold a valid driver's license and have proof of liability insurance for the golf cart in their possession. The owner of the golf cart will be fined for any golf cart violation(s).

ATVs and Dirt Bikes: \$100.00 fine each offense: No operation allowed of any type of ATVs or dirt bikes on any common area to include streets, parking lots and open land areas within Waterbridge. The owner of the ATV or Dirt Bike will be fined for any ATVs and Dirt Bike violation(s).

Minor Violation Fine Schedule

Minor violations would include any violations to the recorded Restrictions, Covenants, Easements and Liens and any community rule violations; **except** for glass in the pool area (see No Glass Policy Violation), major violations (see “Covenants Violations”, and “ARC violations”).

Examples of minor violations include violations to Fishing Guidelines, Covenants Rules (grass not cut, dead trees, non-permanent basketball hoop left out overnight, pool rules, street parking, and trash cans being left out).

First Violation:

Written warning, 15 days to correct; **except for parking violations and fishing in restricted areas**, which must be corrected immediately.

Second Violation:

\$50.00 fine assessed, 15 days to correct

Third Violation:

\$75.00 fine assessed, 15 days to correct

Fourth and subsequent violations:

\$100.00 fine assessed and 30-days suspension of amenity privileges per occurrence

Major Violation Fine Schedule

Major violations would include any violations to the recorded Restrictions, Covenants, Easements and Liens and any community rule violations; except for glass in the pool area (see No Glass Policy Violation), Minor Violations (see Minor Violation Fine Schedule), Covenants Violations, and ARC violations.

Examples of Major Violations include commercial vehicles parked on property overnight, lawns in need of extensive repairs, paint fading on homes, neglect of maintenance of property and/or home, construction material left on property, unauthorized sheds, and artificial putting greens.

First Violation:

Written warning, 15 days to effect correction; except for commercial vehicle parking violations, which must be corrected immediately.

Second Violation:

\$100 fine assessed, 15 days to effect correction

Third Violation:

\$200 fine assessed, 15 days to effect correction

Fourth and subsequent violations:

\$300.00 fine assessed and 30-days suspension of amenity privileges per occurrence