

Spring Forest Homeowners Association, Inc.

Legal Description: Spring Forest Homeowners Association, Inc
2015 Forest Glen Drive
Murrells Inlet, SC 29576-8602

Contact Information: Spring Forest Homeowners Association, Inc
2015 Forest Glen Drive
Murrells Inlet, SC 29576-8602
843-650-3609
sfhoainc@gmail.com

The attached Rules for the Spring Forest HOA were approved for filing by the Board of Directors of the Spring Forest Homeowners Association, Inc on the 3rd day of April, 2023.

Wendell T Binley
(Signature of its President)

WENDELL T BINLEY
(Printed Name)

Natalie Kowalski
(Signature of its Secretary)

NATALIE KOWALSKI
(Printed Name)

RULES GOVERNING USE OF THE SPRING FOREST CLUBHOUSE

1. The Spring Forest Clubhouse is maintained for the exclusive use of the Spring Forest Residents and their guests. Any group requesting use of the clubhouse **MUST** have at least one resident as a member (in good standing). Only members of the Spring Forest Homeowners Association may reserve the clubhouse, not more than 90 days in advance of the event. Residents shall be afforded access to the clubhouse at all times. (No party shall have exclusive use of the facilities.)
2. Residents using the Spring Forest Clubhouse for private affairs, involving outside guests, shall provide a deposit of \$100.00, payable to the Homeowners Association, and given to the person in charge of the calendar. The deposit shall be refunded after the event, provided an inspection by the Clubhouse Committee finds no damage resulting from the private use of the clubhouse. Residents reserving the clubhouse will assume financial responsibility for any damages to the facility beyond the \$100.00 deposit. Please report any damage or spills to the monthly scheduling coordinator, to the Clubhouse Chairperson, or to a board member immediately.
3. A calendar will be maintained on the bulletin board in the clubhouse containing a schedule of current reservations for use by various Spring Forest groups. **Any additions or deletions must be done ONLY by the person who coordinates the monthly calendar. That information is posted on the bulletin board in the clubhouse.**
4. At the end of any event, all dishes, utensils, etc. must be stored in the original location, the dishwasher emptied as soon as the cycle is completed, and all garbage must be removed from the premises. No garbage is to be left in the kitchen. No leftovers are to be left in the kitchen or refrigerator/freezer. The resident or committee sponsoring the affair must leave the clubhouse clean, see that all doors are locked.
5. Paper goods, condiments, coffee, tea or other supplies, provided by the Activity Committee, shall not be used by groups or individuals sponsoring private events.
6. No breakable items such as glasses, plates, etc. shall be brought to the clubhouse, Plastic glasses and dishes are available for use. Exception: Serving dishes containing food to be provided for the affair.
7. No children under eighteen (18) years of age may use the clubhouse without adult supervision. No child under twelve (12) years of age may use the pool table.

8. Everyone using the clubhouse must adhere to the **NO SMOKING** policy and to the seating capacity therein. The capacity for each room of the clubhouse is as follows:

Great Room - 108
Activities Room - 61
Card Room - 38
Billiards Room 15

9. No pets or other animals are allowed in the clubhouse or pool area at any time, except service animals.
10. Tapered candles may be used for table decorations, but the candles may not be lit. Only tea candles in containers may be lit.
11. Children present for an activity must be supervised. They should not stand or jump on clubhouse furniture, nor should they enter the pool at any time.
12. NO ONE IS ALLOWED IN THE CLUBHOUSE WITH A WET BATHING SUIT.
13. Neither the pool, nor the pool area may be reserved. It is always open to all residents.
14. Reserving the Clubhouse does not include use of the pool during the event.
15. Report any problems or violations of these rules to any member of the Clubhouse Committee. Complaints or comments concerning the use of the clubhouse should be directed to the Clubhouse Committee.

Spring Forest Clubhouse Committee

Spring Forest Board

April 3, 2023 revision

SPRING FOREST POOL RULES

It is advised that all of the following rules be followed by everyone who visits our pool so that all residents and guests enjoy a safe, healthy time at our pool.

1. It is recommended that you do not swim alone.
2. CHILDREN UNDER 16 **MUST BE ACCOMPANIED BY AN ADULT.**
3. NO **GLASS OR CHINA** allowed in pool area
4. Food and drink must be kept at tables. NO FOOD OR DRINK IN OR NEAR POOL.
5. NO PETS ALLOWED IN POOL AREA.
6. Please use our shower before entering pool to eliminate oils and suntan lotion from contaminating pool or equipment
7. No cut off shorts allowed in pool
8. No **running, pushing or horseplay** allowed.
9. Floats and rafts allowed - please be considerate of others in the pool
10. For all smokers, butt containers available by kitchen door. Please use bags provided to take your cigarette butts home with you.
11. BABIES MUST WEAR **SWIMMERS**, diapers are not secure enough. This is a DEHC rule.
12. Take all soiled items and trash home with you. There is a recycle can on porch for CANS & PLASTIC BOTTLES ONLY
13. POOL HOURS ARE 7 AM TO 11 PM

June 2022

RV Area

In consideration to fairness for all residents, the Board of Directors has agreed that the Rules for the use of the RV area need to be clarified. The following are to help define the use of this area.

All Vehicles must be:

1. Registered with the HOA (by filing the RV Area Request Form-available outside the office door in the clubhouse).
2. Provide the office a picture of the vehicle attached to the SF Registration Form.
3. Currently registered with the State unless registration is not required by SC laws, (i.e., utility trailers).
4. In compliance with State regulations.
5. In full operational condition.
6. Owned solely by a Spring Forest owner/resident.

The SFHOA will not be responsible for any theft, vandalism nor other damage to items in the RV lot.

Each owner/resident that has a registered unit in the HOA office, is required to maintain their RV's parking space, grass trimming, weed wacking.

Multiple owner/resident vehicles may be allowed if space is available. If space is needed by another owner/resident & space is not available, the member owning the most vehicles must surrender one of their spaces in a reasonable period of time.

- revised -

2023 Spring Forest Architectural Guidelines

Non-Liability for Approval of Plans

Architectural Review Committee approval of plans shall not constitute a representation, warranty or guarantee, whether expressed or implied, that such plans and specifications comply with good engineering or design or with zoning or building ordinances, or other government regulation or restrictions. By approving such plans and specifications, neither the Architectural Review Committee, the members thereof, the Spring Forest Homeowners Association, any member thereof, nor Board assumes any liability or responsibility therefore, or for any defect in the structure constituted from such plans or specification. Neither the Architectural Review Committee, any member thereof, the Spring Forest Homeowners Association, nor the Board shall be liable to any member, owner, occupant or other person or entity for any damage, loss or prejudice suffered or claimed because: (a) the approval or disapproval of any plans, drawings and specifications, whether defective; or (b) the construction performance of any work, whether pursuant to the approved plans, drawings and specifications.

Please remember: It is the responsibility as the owner/builder (not the contractor's) to ensure compliance with any applicable building codes and to see that quality workmanship and material is used for the improvement(s) to your home.

Primary function of the Architectural committee is to preserve and maintain the aesthetic value of the community in accordance with the restrictions and protective covenants.

No construction or alteration of any structure, building, wall, walkway, patio, deck, bulkhead or improvements of any nature shall be erected, placed or altered on any lot until the construction plans and specifications, including a location plan, have been submitted to and approved by the Architectural Committee. This includes external house painting but excludes landscaping.

Any exterior work that a property owner desires must be submitted and approved by the Architectural Committee prior to the start of the work.

The Architectural Committee meets every 2 weeks on Tuesday 6:00 p.m. Work request forms are located in the library on the file cabinet. Your request can be placed in the lock box when completed. Please include actual paint samples, renderings with dimensions so we can process without delay.

Written request must be submitted for any of the following

- 1) Building a new structure, additional square footage, add on new deck, garage, driveway, carports, shed, porches open or enclosed and the porch conversions, porch deck, patio, roofs, window boxes: detailed drawings with plot map must be submitted with request.
Note: “It is the owner’s responsibility to conform to existing community standard of roof color, house color, cedar siding and or cedar pattern fiber cement board only. The home owner is responsible for contacting Horry County for final inspection”.
- 2) **Exterior Painting:** house, garage, porch, shed, deck. Color samples are needed, this includes if you are using the previous color paint. Lattice must be painted the same color as the house.
 - a) House exterior areas that may be painted white (see approved white color chart posted in the library) include the following; window trim, door trim, fascia, soffit, vertical corner boards, porch ceilings, porch and/ or deck railings, post and balusters, garage door and/or trim, gutters and down spouts.
 - b) If new construction (or repairs) using pressure treated wood needs cure time, the owner will have up to six months to complete painting/staining.
- 3) For new roof shingles, choose from asphalt shingle samples on display in the library. If roof is patched, it must be the same color as existing roof.
- 4) All exterior doors, including storm doors, and sliders. This includes glass modification.
- 5) Replacement windows may include; vertically hung, crank, push-out, horizontal slider and/or picture windows.
- 6) Building a new driveway or walkway, including adding width and /or length.
- 7) Painting of driveways and/or walkways to include color or pattern in shades of gray.
- 8) Building or repairing a patio; drawing to scale including specifications of material to be used (i.e., cement, wood, crushed stone, blocks or bricks) are required.

Patios that extend to bulkhead will not be approved.

9) When building a new deck, a scale drawing and material specification must be supplied. The deck surface must be painted or stained to match the color of house. Durable composite decking may be used as flooring for new side decks, steps, front porches and painted, if necessary, to match the house color.

10) Code compliant treated landscape timber seawalls/bulkheads may be installed. The seawall must include a 2x6 timber wale and 2x12 timber cap board. A detailed drawing and plot map must be submitted for approval.

Sheet piling may also be used, see sample in library.

11) When security lights (flood or spot lights) are mounted, the lights must be adjusted so as not to shine on other properties.

12) Ramps may be constructed on the front or back of home as needed in compliance with Americans with Disabilities Act.

13) Gates on porches must be wood and match existing railing including all balusters, capping, and base.

14) **No fences** of any kind including invisible electric fences and living fences.

15) Window awnings of any type are not allowed.

16) Retractable rear patio and deck Sun-blocker type awnings are allowed. Color shall be trim or house color. A fabric swatch must be presented for approval. Torn or inoperative awnings must be repaired, replaced or removed. Awnings must be closed at **night** and during a **wind advisory** including, but not limited to, a thunderstorm warning.

When in doubt as to whether your project requires a written request, please submit a written request for review.

Spring Forest Homeowners Association, Inc.

2015 Forest Glen Drive

Murrells Inlet, SC 29576

Collection Policy & Procedure

1. Annual assessments are due on January 1st. Our documents state they are payable in 12 equal payments, due on the first of each month.
2. Failure to make the monthly payment within 30 days will result in a late fee of \$15 being added to the account for each 30 days of delinquency as per our AMMENDED DECLARATION OF RESTRICTIONS AND COVENANTS FOR SPRING FOREST, Article V, Section 6: Paragraph (b).
3. A 'courtesy contact' will be attempted, but not guaranteed, before imposing a late fee.
4. Failure to remit payment for 90 days will result in the lien being recorded against the property with the Register of Deeds Office, located in Conway, SC.
5. Failure to remit payment for 180 days will result in the account being "sent to collections" through Spring Forest's attorney at YOUR eventual expense.
6. Failure to collect by 360 days will result in Foreclosure on the Lien.

PLEASE DO NOT LET YOUR ACCOUNT BECOME DELINQUENT

By unanimous affirmation 4/12/2017,

Board of Directors, Spring Forest HOA, Inc.

Spring Forest Homeowners Association, Inc.

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Board of Directors, Spring Forest HOA, Inc.

At the BOD work session meeting on July 13, 2016, the following motion was made, seconded and passed.

**THERE SHALL BE NO GRILLS OR OTHER COOKING DEVICES WITHIN THE
CONFINES OF THE POOL FENCE BECAUSE OF SPACE AVAILABLE, SAFETY
ISSUES AND FIRE REGULATIONS. COOKING ON ANY COMMON AREAS
MUST BE APPROVED PRIOR TO THE EVENT BY THE B.O.D.**

PLEASE REMEMBER.....

**NO PARKING ON PRIVATE LAWNS OR COMMON GROUND LAWNS AT ANY TIME
BY RESIDENTS, GUESTS OR CONTRACTORS.**

**HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470, CONWAY, SOUTH
CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Restrictions

DATE OF INSTRUMENT:

DOCUMENT SHALL BE RETURNED TO:

NAME: Joye Nappier Risher & Hardin LLC

ADDRESS:

3575 Highway 17 Business
Murrells Inlet, SC 29576-6176

TELEPHONE: (843) 357-6454

FAX: (843) 357-6454

E-MAIL ADDRESS: closings@inletlaw.com

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$,

**BRIEF PROPERTY DESCRIPTION; Spring Forest Homeowner's Association, Inc. 2015 Forest Glen Dr. Murrells Inlet, SC
29576**

TAX MAP NUMBER (TMS #), / PIN NUMBER: ,

GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO);

FULL BUSINESS NAME

1. **SPRING FOREST HOMEOWNER'S ASSOCIATION, INC.**

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

1. **SPRING FOREST HOMEOWNER'S ASSOCIATION, INC.**