

Lawton Station Homeowners Association

Approved Rules and Regulations

These Rules and Regulations have been adopted, recorded and published by the Lawton Station Board of Directors (under declarant) in accordance with Lawton Station Homeowners Association Covenants. These rules apply to, and govern the actions of, all homeowners, tenants and guests whom occupy property within Lawton Station HOA. Violations by minors shall be the sole responsibility of the minor's parents or guardians and/or owner of the property where the minor resides. This includes all fines, legal fees and other applicable legal action as permitted in the master deed and bylaws.

Management Company:

GW Services is the management company overseeing the Lawton Station HOA. All complaints, questions, equipment failures, pool problems, alligator issues, etc., should be reported to GW Services at 843-686-4052, fax 843-686-4055, or P.O. Box 6476, Hilton Head Island, S.C. 29938.

Regime Fees and Late Payments:

The quarterly association fee is due on the 45th day of each quarter. The Board of Directors and/ or Declarant has approved a grace period as follows: Owners may set up an alternative payment plan only with written approval from the management company. The following fines will be imposed if not paid on time as previously stated. A \$10.00 late fee charged if the first payment is not received by the 45th day of the quarter in addition to a 18% per annum interest charge (1.5% per month).

Dwellings/Yards:

1. No exterior change of structure, color may be made until the Board of Directors and the Architectural Review Board (ARB) has approved the proposed changes in writing
2. No signs, clothing, sheets, towels, etc. shall be hung from the windows, vehicles, rails or porches or aired or dried in the yard space on clothes lines.
3. Basketball hoops and other sport amenities are only permitted in the back yard.
4. Satellite dishes are not permitted on the sides or front of the home and are only allowed to be installed in the back of the home.
5. All patios, balconies, decks, porches and driveways shall remain free and uncluttered of personal articles.
6. All dwellings are considered to be single family, residential purposes only. No dwelling shall be used as a commercial business.
7. All open service areas should be kept free of clutter i.e., building materials, excessive flower pots not in use, excessive toys, etc. If your desires are to store in this area, permission to enclose will need to be granted by the Board of Directors and the Architectural Review Board.
8. General maintenance of all dwellings to include the following:
 - a. No algae/mold should be permitted to grow on any surface of the dwelling to include the roof.
 - b. All flowerbeds, driveways, beds around trees should be maintained free of weeds at all times to include all seasons.
 - c. All mailboxes and mailbox posts are to be black in color.

- d. All painted surfaces should be free of chipping paint.
- e. No piling of yard debris or any other material outside the dwelling.
- f. No window air conditioner units are permitted.
- g. Trash containers should be stored in an enclosed service area or garage.
- h. Trash containers should not be put curbside til day of pick up and removed the same day of pick up.
- i. No dead plants, shrubbery or trees should be allowed to stay in pots and /or in ground. Dead plants should be removed immediately to enclosed storage area or garage.
- j. All lawns with dead sod should be replaced promptly.
- k. No yard art of any kind to include statuary, bird baths, gnomes, windmills, etc. These kind of items need to be approved by the Board of Directors or ARB.
- l. Trimming of all vegetation should be maintained in an aesthetic appeal to the neighborhood.
- m. Vacant lots are to be bush hogged every two years to maintain a managed appearance.
- n. No vehicle parking on any grass surface to include unimproved lots.
- o. No open burning within the community. This does not apply to recreational fire pits.
- p. Grass easement areas between homes are to be maintained by each owner per the property plat for each specific lot, and is expected to be maintained to the same standard as the front yard.

Pool:

1. All children under 16 years of age must be accompanied by an adult at least 21 years or older when in the pool area. If there is a question about a minor's age, then proof of age will be required.
2. All persons using the pool and/or pool area do so at their own risk and bear sole responsibility for any accident or injury in connection with such use and in conformance with the Rules and Regulations.
3. Glass objects are prohibited in the pool or pool fence enclosure.
4. Owners, residents and guests shall abide by all rules posted in the pool area.
5. The hours of operation for the pool are from sunrise to sunset. Please do not use the pool after sunset as the pool does not have appropriate DHEC required lighting for night swimming.
6. No pets are allowed in the pool or in the fenced pool area at any time.
7. While smoking is permitted within the pool area please discard butts appropriately.
8. Owners with a delinquent regime account are not permitted to use the pool, pool house or pool area until their regime account is paid current.
9. All pool parties require Board of Directors approval. Written requests should be provided to GW Services at least fourteen business days before the proposed party. GW will submit to the Board of Directors for consideration. Please remember the pool is for the enjoyment of owners in good standing with the Lawton Station HOA regime. If approval is given, no resident of Lawton Station HOA will be denied use of the pool, pool house and pool area during such event. A fine of \$100 will be charged for non-compliance.
10. All owners and their guests should have a security key fob on or with them at the pool. One key fob is sufficient for a family.
11. It is imperative that all posted DHEC rules and regulations and Lawton Station HOA rules are adhered to at all times.

Lagoons:

1. No swimming or fishing in the lagoons.
2. Alligators are a part of the natural habitat. No feeding or harassment of alligators or any wildlife.

Commercial Vehicles, Motor Vehicles, Boats, Etc.:

1. Campers, buses, tractors, non-operating vehicles, and commercial vehicles are not permitted.
2. No mechanical work on vehicles is allowed within the confines of the driveway or exterior of the home.
3. There should be no outside storage in the driveway or yard for boats of any type i.e., canoes, motorized, non-motorized, float boats, paddle boats, jet skis, kayak or any similar item.
4. Posted speed limit in Lawton Station HOA will be enforced.
5. Children under the age of 16 are not permitted to drive or operate a motorized vehicle within Lawton Station HOA unless accompanied by an adult at 21 years of age.
6. Street parking is not permitted for over 2 hours at a time.

Pets:

1. All pets must be under leash control at all times. Electronic leashes are not an acceptable form of restraint. Owners are responsible for cleaning up after their pets.
2. Pets may not be staked or tied to anything outside of the dwelling and/or left unsupervised on a patio or balcony.
3. Pets should be exercised on the owner's property or in the common area only and not allowed to enter into any resident's yard.
4. Owners are prohibited from allowing their pet to make unreasonable noise.
5. No animal shall be allowed to be bred or raised for a commercial purpose in the association or personal dwelling.
6. Breed restrictions - Please refer to master deed.

Fines for Pool, Vehicle and Aesthetic Violations:Pool Violations:

First Offense - Warning

Second Offense - \$50

Third Offense - \$100

Fourth and Subsequent Offenses - \$250

Vehicle Violations:

First Offense - Warning

Second Offense - \$50

Third Offense - \$100

Fourth and Subsequent Offenses - \$250

Property Aesthetic Violations:

First Offense - Warning

Second Offense - \$50

Third Offense - \$100

Fourth and Subsequent Offenses - \$250

The property owner will be given five days to satisfy the aesthetic violation or provide a plan of correction to GW Services for Board of Director approval. Violations will not be erased at the end of each year. Owners are responsible for their family members, guests and tenants. All fines, whether owner, family member or tenant, will be charged to the regime owner's account and the owner is responsible for payment of the violation, late fees and the costs associated with the collection of the fine.

Please refer to the recorded Lawton Station HOA Covenants, Amendments, By-laws and ARB guidelines at the Register of Deeds for Beaufort County South Carolina at bcgov.net.

The rules and fines as written above will remain in force until amended or repealed by the Board of Directors. All terms used herein shall have the same meaning ascribed to such terms(s) by the Lawton Station HOA Covenants, Amendments and By-laws.

The management company, GW Services of Hilton Head, has full authority to enforce the rules, regulations, covenants and impose fines.