

RULES AND REGULATIONS GREENBRIAR CONDOMINIUM ASSOCIATION

These Rules and Regulations have been created to assist you in understanding your responsibilities as an owner in the Greenbriar community. We hope that you find these Rules helpful and informative. While we strived to account for all reasonable situations, an item or issue may occur that is not fully or adequately covered by these Rules. In such an event, please contact the management company directly.

The management company employed by the Board has the primary enforcement responsibility of these Rules. At the direction of the Board, the management company may make random visits for the purpose of inspection and to ensure that the adopted Rules are being followed.

GENERAL RULES

- Units are restricted to residential use only. However, an owner may use a unit as a combined residence and office so long as it does not interfere with the quiet enjoyment by other owners and does not include visitation by clients, unreasonable volumes of mail, shipping, storage, or trash requirements.
- Unlawful use of any unit is strictly prohibited.
- All units, garages included, must be kept in a clean and sanitary condition. No rubbish, refuse or garbage will be allowed to accumulate.
- No unit usage or condition will be permitted which would increase the rate of insurance for the community.
- All owners, lessees, families, and guests must abide by all rules and regulations in effect.
- The hanging of articles or clothing, linens, towels, etc. on porches, balconies, or patios is strictly prohibited.
- Disposing of cigars, cigarettes, or other objects from balconies or porches is strictly prohibited.
- Use of porches or balconies as storage areas is strictly prohibited.

CORRIDORS/STAIRWELLS; INTERIOR DÉCOR

1. Corridors and stairwell areas shall not be obstructed or used for any purpose other than ingress and egress to and from units. No bicycles, scooters, carriages, toys, or other personal articles shall be allowed to stand or be stored in any of these areas. Small personal items may only be displayed on the shelf provided outside each unit. No other personal items (mats, plants, furniture, decorative items, statuary, etc.) shall be placed on the floor outside the unit in violation of South Carolina fire code regulations. This rule shall be strictly enforced for the safety of all Homeowners.

GRILLS

2. Individual grills of any type are strictly prohibited in the rear of the buildings or on **all** porches or balconies. Homeowners are allowed to use their grill so long as it is a minimum of ten (10) feet from any building structure. Common grill areas are located at the end of Building 1 and adjacent to the pool complex and have

been provided for your use. Please be considerate of others when using this amenity by cleaning the grill and grilling area when you are finished.

BUILDING ACCESS POLICIES

3. Codes will only be issued to the current homeowner or to a new homeowner upon written request. **Owners should not give their code to their tenants, rental managers, or contractors/vendors.** Owners will be required to have a separate code for these situations and will have to fill out a supplemental code request form to ensure and document as to who has access to each building. When completing the Contractor/Vendor form, owners are required to provide the start and completion date for the length of time the contractor/vendor will be authorized by the owner to complete the work. Please contact Ponderosa Management at 843-399-9888 for all code change requests. We ask that you make these requests at least 48 hours in advance (not including weekends and Holidays).

This policy is effective beginning January 1, 2021. Owners will need to file the appropriate forms with the Managing Agent on or before February 28, 2021. Codes will be reset on March 1st each year. If an updated form is not received on or before February 28th (leap year 29th) of each year, the existing code(s) previously authorized by a unit owner, will be automatically removed from the system.

The following forms are required to be completed and utilized for access:

- Greenbriar Homeowner Code Request Form
- Greenbriar Rental Company Code Request Form
- Greenbriar Long Term Tenant Code Request Form
- Greenbriar Contractor/Vendor Request Form

At no time should anyone other than a full-time owner or long-term renter/tenant, be allowed to enter the buildings through an owner's garage, as this will cause a breach in security.

RENTAL RESTRICTIONS

4. A unit may not be used for any vacation time sharing plan or vacation multiple ownership plan as defined in SC statutes or any amendment thereto dealing with a similar type of ownership or which is used for, in conjunction with and/or as an advertised part of any timeshare exchange program. A unit may not be used accommodations for timeshare sale prospects without the prior written consent of the Board of Directors.
5. Owners shall have the right to rent or lease their unit provided that all leases and rental contracts require the lessee to abide by all Rules and Regulations of the Association. The Board of Directors shall have the right to approve the form of the lease if it elects to do so. **All leases and rental contracts shall be for a minimum duration of seven (7) nights or more.** Violation of any of the Associations Rules and Regulations may result in a request that the lessee be removed from the property. **Violations shall be issued for any rental less than the minimum duration allowed as follows:**
 - **1st Offense of the Rental Restriction:** A warning letter will be issued describing the violation with a request for correction within **two (2) days**.
 - **2nd Offense of the Rental Restriction:** in the event of a rental violation, a notice of violation with a request for correction within two (2) days shall be issued and a fine in the amount of \$100.00 shall be imposed.

- **3rd and subsequent offenses of the Rental Restriction: in the event of a 3rd any other subsequent rental violation, fines in the amount of \$200.00 shall be imposed per violation. The Board of Directors reserves the right to deactivate the Homeowner's key fob and access code until the violation is corrected.**
 - If a homeowner wishes to appeal the violation and/or fine notification, a hearing request may be mailed or phone to request email address to Greenbriar Condominium Association, Inc., P.O. Box 1706, North Myrtle Beach, SC 29598 within **ten (10) days** of the fine notification. Greenbriar Condominium Board of Directors will respond in writing with a notice stating the date, time and place to be held, within **ten (10) days** of the date of receipt of written notification by the homeowner.
 - If for any reason a homeowner does not attend the hearing scheduled after receiving notification, the homeowner waives the right to an appeal or hearing and the Board of Directors will levy the appropriate fines until the violation is rectified.
6. The use of Community facilities by lessees is limited to the individuals residing in the unit that is being occupied at Greenbriar. The lessees are not permitted to invite guests of theirs to the pool facility during their stay.
 7. Any owner who rents a unit must provide a copy of the Rules and Regulations of the Association inside of the unit. A condensed version should be displayed in a prominent location within the unit. It is incumbent on the owner to supply the Rules and Regulations to their rental agency with the expectation that they are conveyed to renters. Any failure to adhere to the Rules and Regulations may result in violations issued and fines assessed to the owner.
 8. Renters and lessees are **NOT** permitted to have the following on Greenbriar Property:
 - Trailers
 - Motor Homes
 - Busses
 - Tractors
 - Trucks (other than pickup type trucks)
 - Campers
 - Commercial Vehicles (Box trucks, pickup trucks with equipment on them, vehicles with commercial plates, vehicles with signage, etc.)

The Board of Directors reserves the right to have any violating vehicle towed at the owners' expense.

NOISE

9. Being thoughtful of one's neighbor is essential for good living and is especially important in a multi-family building. Loud noises from television, stereo equipment, musical instruments, and game devices should be kept to a minimum at all times and is prohibited during the hours of 11 p.m. until 8 a.m. Loud talking is subject to the same restrictions.
10. We share common hallways and stairwells, please be conscious of noise when using these areas. Repeatedly running up and down the common areas will not be tolerated.

PETS

11. Owners with animals, must provide documentation that all permitted pets are properly licensed and inoculated for rabies and such other disease for which inoculation is customary for that breed of pet.

12. This includes the licensing or documentation designating an animal as a service animal. This must be provided to the Board of Directors prior to bringing the Owner's pet upon the property.
13. Owners with animals must execute a written indemnification and hold harmless agreement in favor of the Regime and the Regime's management company, in form and content satisfactory to counsel for the Board of Directors, prior to bringing the Owner's pet upon the property. This indemnification and hold harmless shall extend to any and all of the owner's guests and/or invitees.
14. No animals, livestock, poultry will be raised, bred, or kept on any part of the Association property.
15. Only unit owners, long term renters (renters for a one (1) year or more), and guests of owners are allowed to bring pets into the community. The pet must not also, in the sole discretion of the Board of Directors, unreasonably disturb the peaceful possession and quiet enjoyment of the property or other owners, lessees, invitees, or guests.
16. In accordance with local laws, the owner must maintain the pet on a leash at all times when outside of the unit.
17. The pet owner is responsible to clean up behind their pet when it relieves itself on the property.

VEHICLE RESTRICTIONS

18. Automobiles are to be parked in the paved marked spaces provided or in front of a personal garage. In addition, no more than two (2) passenger cars may park in between Buildings 1 and 2 in the area facing the golf course. Absolutely no trucks of any kind may park in this area. Due to the configuration of the area, **NO** cars or trucks are permitted to park in between Buildings 2 and 3, and Buildings 3 and 4. Common courtesy demands that we respect the property of others and for this reason, care should be exercised when opening car doors to avoid damaging adjoining vehicles.
19. No overnight parking or outside storage of:
 - Trailers
 - Motor Homes
 - Busses
 - Tractors
 - Trucks (other than pickup type trucks)
 - Campers
 - Commercial Vehicles (Box trucks, pickup trucks with equipment on them, vehicles with commercial plates, vehicles with signage, etc.)The Board of Directors reserves the right to have any violating vehicle towed at the owners' expense.
20. Owners and long term renters are permitted to have the following on the premises, but they must be stored within their garage:
 - Boats or other watercraft
 - Boat Trailer
 - Motorcycles
 - Golf Carts
 - MopedsThe Board of Directors reserves the right to have any violating vehicle towed at the owners' expense.

21. **As noted above, short term renters or lessees are not allowed to have any of the aforementioned vehicles on the premises.**
22. To ensure the security of the Greenbriar homeowners and guests, no garage doors are to remain open unattended for a period of more than one hour. If garages remain unattended for more than one hour a warning letter will sent and any subsequent violations will be considered fineable offenses.
23. Inoperable or unlicensed vehicles are not permitted on the premises. Car maintenance, i.e. changing of oil, engine work etc., is not permitted on the premises.
24. The Association enforces a “tag and tow” policy for violation of any of the above restrictions. Vehicles in violation of any of these rules will be tagged and subsequently towed if not removed from the community within twelve (12) hours. The vehicle owner will be responsible for payment of towing charges, storage and retrieval of the vehicle. This policy is strictly enforced by the Association and should be brought to the attention of your rental agency.
25. There are spaces for parking at the pool. These spaces are for temporary parking while using the pool and must not be used for overnight parking. Any violation is subject to a fine and/or towing. **Notwithstanding the foregoing, overnight parking shall be allowed during the period from November 1 to February 28/29.**

TRASH

26. The trash compactor is located near the end of Building 1 inside of the green fence. Please put your trash inside of the compactor **using the door on the left side.**
27. The compactor is for household waste only. Items such as packing materials, furniture, appliances or similar items should not be placed in this area. These items should be taken to the Horry County transfer station located on SC Highway 90 near Blackwater Middle School. These items are not to be placed in the compactor or the enclosure. **NOTE: cardboard is not to be placed in the compactor and is required to be broken down and stacked beside the recycling igloo.** Violations of this nature will be subject to a \$300 fine as adopted in the Association Fine Policy.

SIGNS

28. No signage, placards, decorative plaques, etc. may be placed by an owner in any of the Community’s common areas

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

LANDSCAPING

30. It is in the best interest of the community to protect landscaping and landscaped areas. Activities which could damage or destroy the landscaping are not allowed. Damage of these areas creates additional expense for the Association.

LIGHTS

31. The lights along the building corridors and at the front and side of each building are common area lights and will be serviced by the staff on a weekly basis.
32. The roadway and parking area lights are leased from Horry Electric and are serviced on an as needed basis. If you notice one of these lights is not functioning properly, please notify the management company so that it can be reported for repair. When reporting an outage, please provide the pole number located directly on the pole. If the pole number is not present, please identify the location when reporting.

POOL USE

33. The safety and enjoyment of the pool facilities by owners, families, and guests are of primary concern in the operation of the pool facilities. Your cooperation with the rules fosters an enjoyable and safe use for everyone.
34. The pool area is for use by owners, families, guests, and lessees only.
35. Swimming is permitted only during hours posted at the pool.
36. The use of the pool and pool area are at the user’s own risk at all times. No lifeguard is present.
37. State law imposes several rules with regard to the pool as follows:
- No solo swimming is permitted
 - No running
 - No boisterous or rough play
 - No person under the influence of alcohol or drugs should use the pool
 - No spitting or blowing nose in the pool
 - No persons with a communicable disease allowed in the pool
 - No animals or pets allowed in the pool or on the pool deck
 - No glass allowed in the pool or on the pool deck
 - No children allowed in the pool without parental supervision
 - You should take a shower before entering the pool
 - The maximum number of swimmers allowed in the pool/pool area is 110
38. Infant children must wear rubber pants when in the pool. No diapers are permitted. Children not potty-trained are not permitted in the pool unless they are wearing properly fitted rubber pants or “little swimmers” (hygienic and economic reasons require strict enforcement of this policy).
39. The maximum pool depth is five (5) feet. Diving is absolutely prohibited at all times. No jumping into the

pool from running starts.

40. Glass containers or any glass products are not permitted within the fenced pool area.
41. No pets are allowed in the pool or within the fenced pool area.
42. Running is not permitted in the pool area.
43. The use of floats, balls, etc. which are inconsiderate, offensive, or which interfere with the peaceful enjoyment and safety of the pool by others is prohibited. Management has the right to determine the interpretation of the rule.
44. The use of the pool area shall be in a considerate and respectful manner. Thus, the volume of radios, CD players, or other audible devices shall be kept at a low level at all times. Management may require headphones, as it deems necessary to control volume or the nature of the material being broadcast.
45. The pool and the pool area are not to be used as a playground for children. Play of any kind that might involve unacceptable element of risk or harm to oneself or others is prohibited.
46. Pool furniture must not be removed from the pool deck.
47. As a matter of courtesy to others, swimmers and sunbathers may not “reserve” lounges or chairs.
48. Food and snacks are not permitted in the pool.
49. All bathers must be appropriately attired in garments designed specifically for swim wear. No jeans, cut-offs, tank tops, etc. are permitted in the pool.
50. In the event of lightning in the area, owners and guests are asked to vacate the pool for their own safety.
51. An emergency phone is located along the perimeter wall of the pool area. A first aid kit and defibrillator are also available at the pool.
52. All persons using the pool and washrooms are urged to cooperate in keeping the areas clean by properly disposing of paper goods, trash, cans, cigarettes, etc. Place all trash in containers provided.
53. The use of the pool area when it is closed is strictly prohibited.
54. The use of the pool for private functions is not permitted without prior written consent from the Board or management company.
55. Pools require proper maintenance. Thus, the management company will close the pool for cleaning and maintenance as necessary.

HAZARDS

56. The discharge of fireworks and/or any other type of noise making device is expressly prohibited on any part of the Association property.
57. NMB Ordinance Section 11-8-Fireworks (b) ignition or activation prohibited. It shall be unlawful for any person to use, fire, shoot, discharge, burn, or in any manner ignite or activate any fireworks.

58. NMB Ordinance Section 16-47-Weapons-Discharge of firearms, slingshots, air rifles, explosives, etc. It shall be unlawful for any person to discharge or cause to be discharged any firearms of any nature, any air rifle, slingshot or explosives at any place.
59. Common areas, sidewalks, parking areas, and streets are not playgrounds. Ball playing, skateboarding, roller blading, etc. are strictly prohibited in the Association common areas due to safety concerns as these areas are used for vehicular ingress and egress.

ACCESS TO UNITS

60. In order to facilitate the proper service and for emergency situations, the Management Company must be provided with a key or code to a keypad to each unit.

GREENBRIAR BALCONY FLOORING AND BALCONY CEILING PAINTING REQUIREMENTS:

61. Please remember that should an owner wish to change elements of their limited common area (porch, balcony, windows, and doors), they must **first** fill out an ARC application to be reviewed and approved by the Board prior to installation. An application may be requested from the Association Management office or can be downloaded on the Barefoot website at www.barefoothoa.com.
62. The application should include a picture of the existing floor, as well as the product for the new floor, including type, color, and waterproofing membrane to be installed under the flooring. Proper slope and waterproofing is essential since the balconies (on the 2nd and 3rd floors) are the ceilings of the units below. If a unit owner fails to follow this procedure, the Association may require the removal of the installed flooring and issue violation fines. Owners who fail to make sure that the waterproofing membrane has not failed or been penetrated, will be responsible for any damage to a unit below.
63. Painting the balcony ceiling an Atmospheric blue color or white is permitted without prior written approval from the Association contingent to the blue color number SW 6505 Atmospheric Blue being used, which can be purchased through Sherwin Williams.



SW 6505 Atmospheric

ANTENNAS AND OTHER TELECOMMUNICATIONS DEVICES

64. Television antennas, radio receivers, satellite dishes or similar devices cannot be attached to or installed on any portion of the common or limited common areas by an owner, except as required by the Telecommunications Act of 1996.

STAFF

65. The site staff has been hired to maintain the Community's common areas for the benefit and enjoyment of all owners, guests, and lessees. The site staff is not permitted to perform personal tasks for individuals during their working hours. Please do not place the staff in an uncomfortable and compromising position by asking them to assist you with personal tasks.

MAILBOX HOUSE

66. In addition to its main function, the mailbox house has become an area for Greenbriar neighbors to meet and enjoy each other's company. Personal chairs may be neatly stacked and left to the right of the mailboxes under the covered portion of the house. In no event shall they be left leaning against the shuttle bench, or directly in front of the mailboxes. Violation of this rule may result in the removal of the chairs.

OUTDOOR/REAR DÉCOR GUIDELINES

67. Exterior decorative objects shall complement the overall appearance of the building and shall not distract from it in a way that draws excessive attention to the object, detracts from the value of the community or adversely affects the overall continuity of aesthetics, appearance, safety, or soundness of the community at large. The Board has discretionary and final approval on all requests and/or registered complaints for decorative objects displayed in the community common areas. Determination will be based upon, but not limited to, location, color, design, intrusiveness, materials, safety, and size/scale/number.

GENERAL COMMENTS

- The facilities located on the premises of Greenbriar Homeowners Association at Barefoot Resort are available for the use and enjoyment of owners, dependents, guests, and lessees. Property owners who are in good standing (i.e. no outstanding monthly assessments, no fines or penalties, etc.) shall have a perpetual right to use the facilities for as long as they remain property owners, subject to the Guidelines, Rules and Regulations governing usage.
- For the enjoyment of the owners, dependents, guests, and lessees, all will be expected to exhibit good behavior, restraint and moderation at all times while on Association premises. The orderly conduct of owners', guests', or lessees' children while in the community or using any of the facilities shall be the responsibility of the owner. Owners are responsible for the actions of their dependents, guests and their lessees. The owner shall pay any and all fees, charges, or damages attributable to a dependent, guest, or lessee.
- The Association assumes no responsibility for the property of owners, dependents, guests, or lessees. Furthermore, the property of owners, dependents, guests, or lessees will not be insured against loss or damages by the Association. Owners, dependents, guests, and lessees will not be covered by insurance for loss to them for damages they might cause to the Association property and facilities.
- The Greenbriar Homeowners Association Board of Directors reserves the right to change, modify, or amend these Guidelines, Rules and Regulations as it deems, in its sole discretion, necessary to provide convenient and enjoyable use by all.
- The Greenbriar Homeowners Association management and site staff shall have the full authority to enforce the Guidelines, Rules and Regulations. Failure to cooperate and follow the rules of this community may be grounds for an action to recover sums due, for damages or injunctive relief or all three. In addition, the rights of any owner, lessee of an owner, their families, invitees or guests to use and to enjoy the common areas may be suspended by the Board of Directors for continued violation of the rules. By being mindful of the Rules and Regulations, all owners, dependents, guests, and lessees will be afforded optimum enjoyment of the Community.
- There should never be an occasion whereby a homeowner goes directly to a board member for a resolution of a dispute, reporting of a violation of the Rules or asking for a binding opinion regarding an issue requiring an ARC application. You must contact the management company and they will address the matter. Please honor this protocol. Your board members are neighbors who have volunteered their time to conduct the business of the community.

These Guidelines have been prepared to assist you in understanding your responsibilities as an owner, or guest in the Greenbriar Community at Barefoot Resort. The content of these Guidelines, Rules and Regulations has been prepared in a manner to facilitate your ease of use and reference concerning general matters.

The Association appreciates your cooperation and compliance with these Guidelines, Rules and Regulations.

Amended and Adopted by the Greenbriar Board of Directors

Dated: February 9, 2024