

# HORIZON EAST

## RULES & REGULATIONS



1. **PARKING:** All vehicles must display an official Horizon East Owner or Guest tag showing Unit number. All others will be towed at owners' expense. **NO BOATS, TRAILERS, CAMPERS OR GOLF CARTS ARE ALLOWED. ONLY ONE (1) CAR PER UNIT BETWEEN MAY AND LABOR DAY.**

2. **NOISE:** Loud, boisterous, and unruly behavior is strictly prohibited. **REPEATED OFFENSES MAY RESULT IN YOUR IMMEDIATE EVICTION PURSUANT TO THE SOUTH CAROLINA INNKEEPERS ACT.** Playing in the elevators, stairwells, hallways, lobby is prohibited. Television & radio devices must be low volume after midnight.

3. **GARBAGE:** Individuals are responsible for taking all trash bags, boxes, glass, loose items, etc., to the dumpster located in the parking lot. Trash chutes are no longer operational. **Only household refuse can be placed in the dumpster.** No furniture, materials removed when making repairs or replacements, nor any construction debris is allowed. A sliding gate for entry is located on the right side of the dumpster fence.

4. **BALCONY/ PORCHES:** Please refrain from placing towels, clothing, signs, etc. on the railing. Do not throw objects off of the balcony. **Feeding of Sea Gulls is permitted ONLY from the beach.** Umbrellas are prohibited.

5. **BBQ GRILLS:** **Grilling on balconies is strictly prohibited!** Grilling is only permitted in the area located at the northern end of the ground level deck.

6. **FIREWORKS:** **The discharge of fireworks from any part of the premises is strictly prohibited!**

7. **PETS:** **Only Deeded Owners are allowed to have pets on the premises.** Pet owners are responsible for cleaning up Pet excrement, placing it in a plastic bag, and disposing of same in the dumpster. Pets must be on a leash or carried at all times while on the property. Pets are strictly prohibited from deck. **DO NOT FEED WILD CATS. FINES WILL APPLY.**

8. **LOCK-OUT:** The lobby and exterior doors will remain locked. Only the beach front door will remain unlocked during the day. You may enter the building through building exterior doors using the condominium key-fob or access card. Please remember to take your key-fob with you.

9. **DECK-FURNITURE:** The deck furniture is to remain on the deck at all times. Please do not remove it to the beach.

10. **LUGGAGE AND GROCERY CARTS:** These are to be used for clothing and groceries only and **not for carrying beach chairs, bags, towels, etc., to and from the beach.** Storing items in carts overnight is strictly prohibited. Carts are to be returned to the stairway for use by others when not in use for the foregoing purposes. **NOT FOR CONTRACTOR USE.**

11. **CORRIDORS:** No items are to be left on the front corridor. This is by order of the State Fire Marshall.

12. Pool hours are 9:00 a.m. to 10:00 p.m. No glass allowed on pool deck or around the pool.

13. No signage to be posted on property without HOA approval.

14. Lounge room is for owners only (owner must be present.)

15. **NON-OWNERS -** During a named storm when there is an evacuation ordered by government authorities "NON-OWNERS" need to vacate the building do to liability and security reasons.

**A fine of \$25.00 per day for each violation up to three days if not corrected will be imposed on the unit owner. This will be increased to \$50.00 per day if not corrected up to fifteen days. After fifteen days the fine is increased to \$100 per day until corrected. Renters may also be subject to eviction from the property. Owners are responsible for renter's actions. Problems inside your unit call your rental agent. In case of emergency call Surfside Realty at 843-238-4900, or after hours at 843-626-4078. EMERGENCY PHONE IS LOCATED IN THE LOBBY DIAL 9-1-1** Revised 11/1/16

PARKING IS LIMITED TO ONE SPACE PER UNIT. THIS IS STRONGLY ENFORCED FROM MAY 8<sup>TH</sup> UNTIL LABOR DAY TO PROVIDE EACH OWNER THEIR PARKING SPACE. TOWING IS ENFORCED DURING THIS SEASON.

PETS: DOGS ARE PERMITTED FOR OWNER ONLY. NO SIZE LIMIT. HORIZON EAST RULES STATE DOGS AND MINATURE HORSES ONLY.. CATS ARE NOT MENTIONED. THE DOGS AND MINATURE HORSES ARE IN COMPLIANCE WITH SOUTH CAROLINA STATE LAW.

THE CODE FOR THE GATE GOING TO AND FROM THE BEACH HAS BEEN IN PLACE FOR MANY YEARS AND WILL BE CHANGED TO 8011.

STORAGE: EACH OWNER IS PROVIDED WITH A STORAGE LOCKER, THE SIZE APPROXIMATELY 4 X 3 X 5, IN THE STORAGE ROOM ON THE GROUND FLOOR. AT THE NORTH END OF THE BUILDING. ALSO THE STORAGE ROOM, BESIDE THE ELEVATOR, ON EACH FLOOR IS SHARED WITH THE OWNERS OF THAT FLOOR.

THE GAZEBO IS LOCATED ON THE NORTH END OF THE BUILDING AND USED FOR ENTERTAINMENT.

THE GRILLS, LOCATED ON THE NORTH END OF THE BUILDING, MAY BE USED BY OWNERS, RENTERS AND GUESTS FOR THEIR DINING ENJOYMENT.

THE OWNERS LOUNGE IS LOCATED IN THE LOBBY AND THE HVAC FOR THE LOBBY AND LOUNGE IS CONTROLLED BY THE HOA.

THE TWO SMALL OFFICES, LOCATED IN THE LOBBY AREA ARE USED BY GARY, WHO DOES A GOOD JOB AT HORIZON EAST.

THE POOL AND DECK ARE TO BE ENJOYED BY OWNERS, GUESTS AND RENTERS THE RULES ARE POSTED IN THE POOL AREA. AN OUTDOOR SHOWER IS PROVIDED FOR YOUR ENJOYMENT

FOR YOUR INFORMATION A PROJECTED HOA BUDGET IS ATTACHED.

A CURRENT LIST OF OWNERS IS ATTACHED.

LANE PEST CONTROL SERVICES HORIZON EAST ON A REGULAR BASIS.

CABLE AND INTERNET SERVICES ARE PROVIDED.

THE ANNUAL MEETING IS HELD IN OCTOBER EACH YEAR AND A SEMI ANNUAL MEETING IS HELD IN APRIL.

# **REMINDER**

**OWNERS SHOULD ONLY USE VINYL OR  
CAST ALUMINUM CHAIRS AND  
FURNITURE ON THE BALCONY. STEEL,  
EVEN POWDER COATED, AND CAST IRON  
WILL RUST AND STAIN THE BALCONY.  
STAINS CAUSED BY USING STEEL OR  
IRON FURNITURE ARE NOT THE  
RESPONSIBILITY OF THE HOA.**

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# NOTICE

## HORIZON EAST OWNERS & GUESTS

Due to parking meters installed in the Town of Surfside, there may be unauthorized vehicles parking in the Horizon East parking lot to avoid having to pay to park.

Please make sure you have the proper identification

(A decal if you are an owner and a hanging tag if you are a guest or renter)

**DISPLAYED ON YOUR VEHICLE**

Call Surfside Realty at (843) 238-4900 if you misplace your decal or hanging tag. Please be prepared to verify your identification.

Vehicles without identification **WILL BE TOWED**

If you see a vehicle on property that you know should not be parked at Horizon East, please call

**Sonny's Towing**  
**(843) 650-2348**

**(Your location is 1108 N. Waccamaw)**