

INDIGO RUN COMMUNITY OWNERS' ASSOCIATION, INC.

CODE OF CONDUCT FOR ALL COMMON AREAS

Effective Date: August 1, 2025

The Indigo Run Community Owners Association, Inc. (IRCOA) is committed to fostering a safe, respectful, and aesthetically pleasing environment that enhances the quality of life for all residents, guests, visitors, contractors, vendors, and IRCOA staff. This Code of Conduct applies to all IRCOA common areas, including but not limited to the Operations Office, Administration Office, Security facilities, leisure nature trails, paved paths, parking areas, roads, gate areas, lagoons, and other shared spaces. It complements the specific Code of Conduct for Indigo Hall Event Participants and Attendees (Addendum A of the IRCOA Rules and Regulations) and aligns with the IRCOA's mission of governing with honesty, integrity, respect, and environmental stewardship.

Ground Rules for Conduct in IRCOA Common Areas

All individuals in IRCOA common areas are expected to adhere to the following standards of behavior:

- **Civility and Respect:** Treat all individuals with courtesy and respect, regardless of differing opinions or perspectives. Disagreements should be expressed diplomatically, avoiding personal attacks or confrontational behavior. Take the high road in all interactions.
- **Civil Discourse:** Engage in respectful communication, focusing on issues rather than personal attributes. Use logic, evidence, and persuasion to express viewpoints, ensuring interactions remain constructive and dignified.
- **Prohibited Behaviors:** The following actions are strictly prohibited in IRCOA common areas:
 - Use of profanity, shouting, name-calling, physical threats, or any form of aggressive behavior.
 - Smoking, including the use of cigarettes, cigars, e-cigarettes, or other tobacco products, to maintain a healthy and clean environment (unless in designated areas).
 - Littering, including discarding trash, pet waste, or other debris. All individuals are responsible for properly disposing of waste in designated receptacles.
 - Disruptive noise, such as loud music, excessive shouting, or unnecessary vehicle noise, particularly outside the hours of 7:00 AM to 10:00 PM on

weekdays or 11:00 PM on weekends and holidays, as outlined in the IRCOA Rules and Regulations.

- Vandalism, defacement, or unauthorized alteration of common area property, including trails, paths, or signage.
- **Environmental Stewardship:** Protect and preserve the natural beauty and ecological integrity of IRCOA common areas. This includes:
 - Staying on designated trails and paths to avoid damaging vegetation or wildlife habitats.
 - Refraining from feeding alligators or other wildlife, as prohibited by South Carolina law.
 - Properly disposing of pet waste and ensuring pets are leashed or under strict voice control, as required by the IRCOA Rules and Regulations.
 - Avoiding activities that could harm lagoons, such as improper fishing practices or dumping debris.
- **Safe Use of Shared Spaces:** When using leisure nature trails, paved paths, or roadways shared by dog walkers, bicyclists, and golf cart users:
 - Yield the right of way to slower users and provide audible warnings when passing, as outlined in the IRCOA Rules and Regulations.
 - Operate bicycles and golf carts at speeds not exceeding **15 miles per hour** on leisure paths and comply with South Carolina traffic laws on shared roadways.
 - Ensure pets are leashed or under strict voice control to prevent disturbances or safety hazards.
- **Compliance with IRCOA Staff and Security:** Follow directives from IRCOA staff, Security, or authorized personnel to ensure the safety and orderly use of common areas. Contractors, vendors, and IRCOA staff are held to the same standards of civility and respect as residents and guests.
- **Event-Specific Conduct:** For events held in common areas (e.g., community gatherings or recreational activities), additional conduct rules may be established on a case-by-case basis by event sponsors or the IRCOA General Manager, consistent with the principles of this Code.

Enforcement and Reporting Violations

Violations of this Code of Conduct are subject to the enforcement procedures outlined in the IRCOA Rules and Regulations (Section VIII: Procedure for Violation Notices and Appeal Process). These procedures include:

- **Violation Notices:** The General Manager will investigate alleged violations and may issue a Courtesy Letter or a Notice of Violation and Fine, depending on the severity of the offense. Hazardous, risky, or dangerous violations may result in an immediate Notice of Violation and Fine.
- **Fines:** Violations are classified under the IRCOA Fine Schedule (Section IX), with penalties ranging from \$100 to \$2,000 based on the category and frequency of the offense. Use of offensive language is a Category 1 offense; threatening language or physical harm is a Category 3 offense.
- **Appeal Process:** Individuals may appeal a Notice of Violation and Fine by submitting a written notice to the General Manager within 10 days of receipt. Hearings are conducted by the Governance Committee, with further appeal to the IRCOA Board of Directors if specific conditions are met (e.g., new evidence or cured violations). Decisions of the Board are final.

To report a violation of this Code, contact the IRCOA General Manager or Security at 843-689-9339.

Responsibilities of Event Sponsors and Users

Sponsors of events or activities in IRCOA common areas are encouraged to:

- Communicate conduct expectations to participants in advance, referencing this Code and any event-specific rules.
- Coordinate with IRCOA staff or Security to address any conduct issues promptly.

Commitment to Community

By adhering to this Code of Conduct, all individuals contribute to a respectful, safe, and environmentally conscious community that reflects the IRCOA's vision of an exceptional quality of life. We appreciate everyone's support and cooperation in maintaining the high standards of Indigo Run.
