

Fripp Island Property Owner's Association

Rules and Regulations

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Ticket Plea Negotiation

1. Leave fine the same
2. Reduce by 50%
3. Reduce by \$50.00
4. Void

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A. INTRODUCTION

Pursuant to the General Declaration of Covenants and Restrictions, the Association has the authority to develop reasonable Rules and Regulations, including Architectural Guidelines and Private Property Maintenance Standards, and to enforce such Rules and Regulations, the Declaration, and Bylaws. The Rules and Regulations shall apply to all property owners, residents, occupants, visitors, guests, and tenants. These Covenants and Restrictions are accepted by property owners upon purchase of the property and are an obligation of property ownership and/or residency.

The General Declaration of Covenants and Restrictions that governs Fripp Island takes precedence over any conflicting language that may appear in the Rules and Regulations, Private Property Maintenance Standards, or Architectural Guidelines.

It is important to note that while Fripp Island is a private community, owners and guests remain responsible to adhere to all existing federal, state, local laws, regulations, and ordinances. This includes all environmental and wildlife regulatory matters.

B. DEFINITIONS

The following words and terms, when used within these Rules and Regulations, shall have the following meaning:

Abandoned means any automobile, golf carts, electric assist bicycles, or trailers that is left unattended on Association property, roadway, or common area for more than forty-eight hours.

Abusive Conduct is defined as, but not limited to, abusive language, insults, threats, unwanted advances (physical or otherwise), or assault or battery.

Association means the Fripp Island Property Owners Association.

Automobile means a motorized gas or electric vehicle that must be registered by the department of motor vehicles, insured, and can be driven on all public and private roads.

Commercial Vehicle means motorized gas or electric vehicle that must be registered by the department of motor vehicles, insured, and can be driven on all public and private roads and or equipment that are engaged in commercial activity.

Common Area means all property owned or leased by the FIPOA, including easements, parks, roads, bridges, sidewalks/bike paths, exercise trails, beach access areas, and the property on each side of the roads.

Sidewalks/Bike Paths means the paved paths throughout the community used for the enjoyment of all property owners, residents, occupants, visitors, guests, and tenants.

Delinquent Acts means those acts which violate the laws of the United States, or the statutes of the state or the rules and regulations of the Fripp Island Property Owner's Association.

Minor means any person under the age of eighteen (18) years residing with a parent as defined herein.

Extended Parking means any vehicle or golf cart parked on FIPOA common areas longer than 10 hours.

FIPOA Member means any individual listed as the legal property owner of record with the FIPOA.

Firearm is defined as a barreled weapon of any description from which any shot, bullet or other missile can be discharged. It includes any prohibited weapon whether a lethal weapon or not.

Golf Cart is a four-wheeled motor vehicle that is propelled by battery power or a gas engine that does not travel at a speed of 25 mph.

Habitual means three or more times in 12 consecutive months.

Inoperable Vehicle means any vehicle that cannot be moved by its own power.

Leased means a type of automobile or golf cart financing that allows you to “rent” an automobile or a golf cart from a business for a certain length of time.

Parent means mother, father, legal guardian, and any other person having the care or custody of a minor or any person acting in the parent's stead who has custody or control of the child.

Pedestrian means any person afoot and shall include, without limitation, people standing walking, jogging, running or otherwise on foot.

Political means anything relating to the government or the public affairs of a country, state, county, or municipality.

Recreational Vehicle means any vehicle designed to be used as temporary living quarters for recreational, camping, travel, or seasonal use that either has its own motor power or is mounted on or towed by another vehicle. Recreational vehicles include camping trailers, fifth-wheel trailers, travel trailers, lightweight trailers, Class A motor homes, Class B motor homes, and Class C motor homes. Recreational vehicles also shall include boats, boat trailers, jet skis, and all-terrain vehicles.

Resident means any individual with lawful authority to reside within a dwelling on Fripp Island.

Security Officer means a person who provides security services by performing any security function as defined in Title 40, Chapter 18 of South Carolina law. In Section 40-18-110, authority, and arrest powers of a licensed armed security officer, who is hired or employed to provide security services on specific property is granted the authority and arrest power given to sheriff's deputies.

Service Animal is defined as a dog that has been individually trained to do work or perform tasks for an individual with a disability. The task(s) performed by the dog must be directly related to the person's disability.

Vicious Dogs means any dog evidencing an abnormal inclination to attack people or animals without provocation.

Walkers means a person who travels on foot or a mobility device for those who need support.

Running means a human movement, jogging, or sprinting for exercise, sport, or recreation.

Roller Skating means the act of traveling across hard surfaces using footwear equipped with small wheels with no motor assist.

Skateboarding means the physical act of balancing, pushing, and gliding on a short wooden deck mounted on small wheels or a scooter with no motor assist.

Pedal bicycle riding means the act of propelling and steering a human-powered two to four-wheeled device using pedals with no motor assist.

Approved handicap assisted device means medically recognized and FDA-cleared assistive devices that do not exceed 5mph. They are three- and four-wheel electric devices used for both indoor and outdoor use.

Motor devices means any device that is not human-powered, an automobile, a golf cart, or an approved handicap device. This could be either gas or battery powered.

C. GENERAL CONDUCT

Certain rules are established to ensure that all residents, members, and their guests enjoy their experience at Fripp Island. As such, it is imperative that everyone takes personal responsibility for those actions that impact on the community.

- 1) The Rules and Regulations shall apply to all property owners, residents, occupants, visitors, guests, and tenants. Property owners and residents are responsible for their own conduct and the conduct of their family members, tenants, and guests.
- 2) Criminal acts pursuant to all Federal, State local laws and ordinances will not be tolerated, and violators will be prosecuted to the extent of the law.
- 3) Member residents Resort Club members guests, employees, and vendors will be held legally and financially responsible for any damage intentional or otherwise, to Association property.
- 4) The General Manager is responsible for the performance and conduct of Association employees. To promote harmony in the workplace and protect employees and volunteers, abusive conduct toward an Association employee, committee member board member or other volunteer in the conduct of Association business is prohibited. Any complaints about an Association employee shall be made to the General Manager.

D. ACCESS CONTROL

Fripp Island is a private, gated community, and entry by the public is prohibited. People seeking entry must be identified at the gatehouse to determine their purpose. The Association reserves the right to limit access to any per person when it considers it to be in the best interest of the community.

1. Automobiles entering the community must display the appropriate decal, pass, or possess other approved access authority to be permitted on the island. Drivers of vehicles without a valid decal or pass must stop and be processed at the security gatehouse for access to enter the island.
2. Residents and FIPOA members must preauthorize all visitors via phone, internet, or mobile app or provide a list of visitors by name to the Fripp Island Security. If a visitor has not been preauthorized and the resident or member cannot be reached, access may be delayed or denied.
3. Residents and FIPOA members must preauthorize individuals and companies conducting business on Fripp Island. However, anyone conducting business on the island must have a daily pass or annual decal. Some exceptions apply and are at the sole discretion of the Association, e.g., emergency services, government vehicles, public utilities, or medical health professionals.

4. Any contractor, subcontractor, service provider, vendor, or individual seeking access to Fripp Island to provide a service for a resident or commercial operation will be required to purchase a daily pass or annual commercial decal. Commercial pass holders may access the island Monday through Saturday from 7:30 am – 7:00 pm excluding holidays, unless otherwise approved in advance by the Fripp Island Property Owners General Manager or Assistant General Manager. **Trash services permitted access to the island no earlier than 6:30 am.** Additionally, Deliveries/Pick-Up/Service Providers for any Fripp Island Commercial Facilities may be allowed on island prior to the 6:30 am designated time provided that the service or work being performed can be done so in a quiet manner. Should any provider breach the above Rules, the fine will be \$500.00.

E. TRAFFIC ENFORCEMENT

Drivers of all vehicles, including golf carts and bicycles when driven upon a roadway, must comply with the Rules of the Road for the state of South Carolina, which may be found in the South Carolina Code of Laws, Title 56 - Motor Vehicles, Chapter 5, Uniform Act Regulating Traffic on Highways and the Rules and Regulations of the Association. Additionally, The Association has the following specific traffic enforcement rules.

Section I: Traffic Enforcement

A. Exceeding the Speed Limit Citation Amount

01 – 10 Miles Over the Limit	\$25.00
11 – 15 Miles Over the Limit	\$50.00
16 – 20 Miles Over the Limit	\$100.00
21 – 25 Miles Over the Limit	\$150.00
26+ Miles Over the Limit	\$200.00

B. Disregard a Stop Sign or other traffic control device. \$100.00

C. Improper Passing or overtaking in a designated no-passing zone. \$50.00

D. Failure to Signal the turn or movement left or right of a motor vehicle on the roadway. \$50.00

- E. Careless Operation or Failure to Exercise Due Care of a Motor Vehicle is prohibited. \$200.00
- F. Operating a Motor Vehicle without a valid License. \$100.00
- G. Operating an Unregistered or Unlicensed Motor Vehicle. \$200.00
- H. Operating a Motor Vehicle Without Property, Personal Injury, and Property Damage Liability Insurance. \$200.00
- I. Operating a Moped, Scooter, or similar motorized vehicle without a Helmet, under the age of 18. \$50.00
- J. Unregistered Golf Carts, Mopeds, or similar motorized vehicles are prohibited. \$200.00
- K. Unauthorized Possession or Use of a Motor Vehicle without owner's consent. \$100.00
- L. Walkers, Bikers, Skaters, and any Non-Motorized Vehicle not utilizing the bike path when available. \$25.00
- M. Only the following authorized activities are permitted on Fripp Island sidewalks/bike paths: walking, running, roller skating, skateboarding, pedal bicycle riding (no motor assist), and/or approved handicap-assisted devices. Fine amount \$50.00
- N. No Tarp on Load of a Motor Vehicle hauling debris or other items. \$100.00
- O. All-Terrain Vehicles, Mules, Gators, and other off-road vehicles are not allowed on Association property, except for Commercial Public Safety use, with permission from Security. \$100.00
- P. Motor Vehicles must yield the Right of Way to Pedestrians, Bicycles, Golf Carts, and other conveyances accessing the roadway from a community or golf cart path that intersects the roadway. \$200.00
- Q. All vehicles entering the island must stop at the security gatehouse, failure to stop or bypass access control is prohibited. \$300.00
- R. Improper Display of the Association's Decal or Pass: The Association's decal must be displayed in the lower left-hand corner of the driver's side windshield and adhered to the windshield with the adhesive side of the decal unless otherwise approved by Security. The pass must be displayed on top of the dashboard, in the left-hand corner of the driver's side of the dashboard. The decal and the pass shall be displayed in a manner that is clearly visible through the windshield. \$50.00

S. Motor devices – You must have a valid driver's license to operate any motor device on Fripp Island roadways. \$50.00

T. It is prohibited to operate a "squatted" or "Carolina lean" automobile on Fripp Island roadways. An automobile is considered illegal if the front suspension is raised higher than the back. Said automobiles will not be permitted on Fripp Island. See attached digital photograph for reference. \$200.00



F. PARKING

Control of parking is essential to maintain the aesthetic of the community, public safety, and to ensure emergency vehicle access. The Association has the following specific parking enforcement rules.

Section II: PARKING

A. Parking in a designated No Parking area is prohibited. \$50.00

B. Improper Parking on the Association Right of Way: Vehicles parking on the Association's Right of Way (ROW) must have all wheels off the roadway, parked parallel to the adjacent roadway, must not block access to mailboxes, driveways, community paths, fire hydrants, traffic control devices, or regulatory signage. \$50.00

C. Stopping, Standing or Parking in a designated Fire Lane is prohibited. \$100.00

D. Parking in a Handicap Parking Space without Proper Handicapped designated License Plate or Tag is prohibited. \$100.00

E. Parking in an Unsafe Manner that obstructs traffic control devices, the vision of others, or in any way creates an unsafe situation, is prohibited. \$200.00

F. Overnight parking on Association property without the permission of Security, between the hours of 3:30 am and 5:30 am is prohibited. \$100.00

G. Vehicles parked in an unlawful manner, on Association property, are subject to tow, at the owner's expense and charged an administrative processing fee. \$200.00

H. Vehicles abandoned on Association property are subject to tow at the owner's expense and charged an administrative processing fee. \$200.00

G. GOLF CARTS

Streets within Fripp Island have multi-modal (pedestrian, bicycle, and golf cart) paths that intersect with the roadway. When driven upon a roadway, golf carts shall comply with the Rules of the Road for the state of South Carolina, which may be found in the South Carolina Code of Laws, Title 56 - Motor Vehicles, Chapter 5, Uniform Act Regulating Traffic on Highways and the Rules and Regulations of the Association. Additionally, the Association has the following specific traffic enforcement rules regarding golf carts.

Section III: GOLF CARTS

FIPOA Golf Cart Inspection Fee for Golf Cart(s) Not Owned/Leased by FIPOA Members

1. Rental Golf Cart(s): Gas and Electric - \$50.00 2024, \$100.00 2025
2. Guest Golf Cart(s): \$100.00
3. Owner/leased Golf Cart(s): No Charge

A property owner who leases a golf cart for their personal use may register a golf cart with a property owner decal. The property owner must bring in the following golf cart and documents to Fripp Island Security Office; lease agreement, completed golf cart inspection form and proof of golf cart insurance. Said golf cart must successfully pass an inspection by security to receive an approved decal.

A. Unregistered Golf Cart: All privately owned golf carts are required to be registered with the Association's Security Department. \$200.00

B. Unregistered golf carts parked on the Association's common property are subject to tow at the owner's expense and will be charged an administration fee. \$100.00

C. Golf cart owners must have and maintain liability insurance on all golf carts operating on Association property or roadways. \$100.00

D. Any person operating a golf cart must have a copy of their driver's license in a digital format or paper document. \$100.00

E. Golf cart capacity limits must be observed, and all passengers must be seated. Standing or hanging on to the cart while in motion is prohibited. \$100.00

F. Operating a Golf Cart without Proper Equipment, to include operational headlights, taillights, brake lights, and a rear-view mirror. \$100.00

G. It is the parent, guardian, or adult caretaker's responsibility to ensure that all children are safely secured while traveling in a golf cart. Further, it is a violation of Fripp Island rules for a child to be transported on the lap of the golf cart operator. \$200.00

H. Automobile, golf carts, motor devices, or trailers that are disabled, abandoned, unlawfully parked, or parked in an unsafe manner on Association property, are subject to tow at the owner's expense and charged an administrative fee. \$200.00

H. PUBLIC SAFETY

The Association strives to create a safe and welcoming environment for residents and visitors alike. The public safety mission is to serve, protect, prevent, and deter crime and social disorder, while working in concert with the community to solve problems and address quality of life challenges. The South Carolina Code of Laws. Title 16 defines the criminal code that all residents and visitors are subject to. Additionally, the Association has the Jo/Lowing specific rules regulating public safety.

Section IV: PUBLIC SAFETY

A. Unlawful Discharge of a Firearm: It shall be unlawful, for any person, to unlawfully discharge any type of firearm on Fripp Island, which is a designated Wildlife Sanctuary under South Carolina Law. \$1000.00

B. Open Carry of a Firearm Prohibited: Open Carry of a Firearm on Association property is prohibited. \$500.00

C. Unlawful Discharge of a Firearm - Non-Gun Powder or other Weapon: It shall be unlawful for any person to unlawfully discharge any pellet or BB gun, airsoft or paintball firearm, slingshot, bow and arrow, crossbow, or any similar device on Association property. \$500.00

D. Unlawful Discharge of Fireworks: It shall be unlawful to discharge or cause any type of fireworks to be ignited or discharged. \$100.00

E. Disorderly Conduct: It shall be unlawful for any person to create or assist in creating a breach of the peace, or to engage in any conduct that alarms or disturbs another person.

1. Any person who shall act in a violent or tumultuous manner toward another, whereby any person is placed in fear of safety or wellbeing.

2. Any person who shall act in a violent or tumultuous manner toward another, whereby property of any person is placed in danger of being destroyed or damaged.

3. Any person who shall cause, provoke, or engage in any fight, brawl, or riotous conduct to endanger the life, limb, health or property of another.

4. Any person who shall create or cause any disturbance as annoyance to the comfort or repose of any person.

5. Any person who, from a public view, urinates, defecates, or displays body parts in a lewd manner.

6. Abusive conduct towards security or FIPOA employees. \$1000.00

F. Curfew: It shall be unlawful for a minor, under the age of 18, to be on the roadway or any other common area, between the hours of 12:00 AM and 5:00 AM unless accompanied by their parent or guardian. \$50.00

G. Curfew - Golf Cart: It shall be unlawful to operate any golf cart by people under 18 years of age between 12:00 AM and 5:00 AM on any roadway or common area. \$50.00

H. Excessive Noise: It shall be unlawful to willfully disturb any person(s) with excessive noise, through the use of any devices or other means which are audible from one hundred (100) feet from its source. \$100.00

I. Trespassing: It shall be unlawful for any person to enter private property without written or verbal permission unless deemed commercial and open for business. \$100.00

J. Criminal Damage to Property: It shall be unlawful for anyone to damage the property of others or the Association without the owner's consent. \$1000.00

K. Unlawful Possession or Consumption of Alcohol by a Minor: It shall be unlawful for any person under the age of 21 to purchase, possess, or consume an alcoholic beverage or knowingly provide false information to obtain alcohol. \$200.00

L. Littering: It shall be a violation for any person to willfully dump, throw, drop, deposit, discard or otherwise dispose of litter or other solid waste from solid waste from a vehicle or otherwise; upon public or private property. \$200.00

M. Dumping: Dumping any type of debris, natural or otherwise on Association or other private property, without permission, is prohibited. \$200.00

N. Open Burning or Recreational Fires: Recreational fires and the open burning of leaves, trash, underbrush, or similar materials on Association or common property are prohibited. \$100.00

O. Solicitation: It is unlawful for any person to distribute, spread or scatter handbills, posters, advertisements, menus, booklets, or other papers upon community paths, streets, or into or upon any public or private premises or on or into any vehicles. \$100.00

P. Except as otherwise provided below, no person owning or operating a passenger aircraft or helicopter shall land on or take-off from any single-family residential lot located on Fripp Island or Fripp Island Property Owners Association Common Areas. The following are exceptions to the above restrictions: (1) A declared emergency condition by the aircraft in question; (2) An emergency condition, where human life or property is in clear or eminent danger; (3) Medical transport to a hospital that facilitates landing of aircraft in emergency situations. Nothing contained herein shall preclude the landing of aircraft or helicopters operated by or under the control of any duly authorized police, military, Coast Guard, fire, or law enforcement agency. In the event of a violation of Section IV (P) related to take-off and landing of personal helicopters or other aircraft the minimum penalty for violation of Section IV (P) is \$1000.00. Penalties for successive violations shall increase to \$2,000.00 for a second violation, \$5,000.00 for a third violation and \$10,000.00 for any further violations.

I. PARENTAL RESPONSIBILITY ACT

South Carolina has enacted a statute known as a "parental responsibility law: '1 These are civil laws that can be used to hold a parent or legal guardian financially accountable for certain injuries or damage to their minor children cause South Carolina's civil liability Law is covered under Section 63-5-60 of the South Carolina Children's Code. Under Sec. 63-5-60, a parent can be held liable for damages incurred because of their son or daughter's misconduct. That is if the minor is under the age of eighteen and living with the parents and the minor maliciously or willfully caused personal injury to someone, or damaged, destroyed, or stole someone else's property.

Section V: PARENTAL ACCOUNTABILITY ACT

Parental Accountability: A parent can be held liable for damages incurred because of their son or daughter's misconduct. That is if the minor is under the age of eighteen and living with the

parents and the minor maliciously or willfully caused personal injury to someone, or damaged, destroyed, or stole someone else's property.

- A. Where a parent fails to exercise reasonable control over a Minor, where the Minor commits the act while unsupervised by a parent or guardian, or where the Minor commits the act while also violating curfew without lawful authority, it shall be presumed that such failure to exercise reasonable control has a causal relationship to the Delinquent Act.
- B. Parental Accountability: It shall be a violation of the Fripp Island POA Rules and Regulations for a parent who fails to exercise due control over their respective Minor(s), where the Minor commits a delinquent act, which does not include traffic violations. \$250.00
- C. Civil Liability: Pursuant to Section 63-5-60 of the South Carolina Children's Code, a parent can be held liable for damages incurred because of their son or daughter's misconduct, up to \$5,000 per incident.

J. ANIMAL CONTROL AND WILDLIFE PROTECTION

The Association's goal is to create an environment that allows our diverse wildlife population to safely coexist with our residents, visitors, and support personnel. Fripp Island is a designated Wildlife Sanctuary under the South Carolina Code of Laws, Title 50 - Fish, Game, and Watercraft Chapter 11 - Protection of Game, Section 50-11-880, whereas Wildlife Sanctuaries declared in certain areas; makes it unlawful to discharge a firearm or attempt to take or kill wildlife. Further, all State of South Carolina and Federal laws applying to the preservation and protection of wildlife are applicable on Fripp Island.

Violation of any local, state, or federal wildlife protection laws will be reported to the appropriate authority for enforcement, animal species such as sea turtles, alligators, and raptors but not limited to that inhabit Fripp Island. Additionally, the Association has the following specific rules regulating animal control and the protection of wildlife.

Section VI: ANIMAL CONTROL AND WILDLIFE PROTECTION

- A. Dog(s) running at Large or Unleashed: A dog is deemed to be running at large if off the premises of the owner or keeper and not under the physical control of the owner or keeper by means of a leash or other similar restraining device. \$50.00

- B. Failure to Properly Dispose of Dog Waste: Domestic pet owners or their designee who is responsible for their pet(s), are required to appropriately clean up their domestic pet's waste and dispose of it in the appropriate container. \$50.00
- C. Possession of a Vicious Dog is Prohibited: Possession of any dog evidencing an abnormal inclination to attack persons or animals without provocation is prohibited. \$500.00
- D. Taunting, Tormenting, Striking, Harassing, or Harming in any way Domestic Pets or Wildlife is prohibited: It is prohibited to willfully or maliciously harass, taunt, or harm domestic pets or wildlife. \$1000.00
- E. Interference with the Use of a Guide Dog or other Service Animal is Prohibited: It is unlawful for any person or the person's dog, who has received notice that his/her behavior is interfering with the use of a guide dog or other service animal by obstructing, intimidating, or jeopardizing the safety of the guide dog or service animal or its user. \$250.00
- F. Approaching, Enticing, Feeding, Disturbing, Harassing, or in any way Harming Alligators is Prohibited: No person shall approach, entice, disturb, harass or in any way harm alligators. \$1000.00
- G. Feeding deer or other wildlife on Association property or common area is prohibited. \$100.00

K. FIPOA COMMON AREA

Any property owner and/or contractor who wishes to park equipment and/or place materials (mulch, pine straw, yard waste etc.) or make any improvements on or to FIPOA Common Area must have such actions pre-approved in writing by the FIPOA General Manager.

- A. Failure to receive prior approval for such use or impact to FIPOA Common Area will result in a fine of \$200.00 and removal of any equipment, materials or improvements parked, placed, or made in FIPOA Common Area's at the property owner's expense.

NOTE: In the event of a major weather storm event, FIPOA will notify the community, after the storm has passed, when property owners will be allowed to place storm debris in the road right of way in front of their respective private residences and FIPOA will remove it. A schedule of storm debris pick-up service will be emailed and posted on the website after the storm event.

L. NO TRUCK ROUTES

- **Definitions.**

The term "nonregulated vehicles" (light trucks) means personal pickups and passenger vans, including church and school buses. Nonregulated vehicles may operate anywhere within the Fripp Island Property Owners Association (FIPOA) maintained properties.

The term "regulated vehicles" (medium and heavy trucks) means any vehicle, other than the nonregulated vehicles described for the transportation of material, including dump trucks, tractor trailers, semitrailers, delivery trucks, delivery/construction trailers, and heavy-duty work equipment.

The No through truck route means certain streets as designated by appropriate signage by the Fripp Island POA General Manager or his designee for no through truck traffic.

- **Observance of truck routes required exceptions.**

All trucks in the regulated vehicle classification within Fripp Island Property Association shall not be operated over and along the no through truck routes established pursuant to this Fripp Island Rule and Regulation unless otherwise provided herein.

The following routes shall be designated as *No through truck routes*: **Sea Horse Road, Sea Dragon Lane, Pompano Road, Swordfish Road, Remora Circle, Skipjack Road, and Porpoise Circle**. Future additions or modifications to the no-through truck routes may be established by Fripp Island Property Owners Association Board of Directors.

This article shall not prohibit:

- Operation of regulated vehicles that are making pickups, deliveries or which have other specific business such as being enroute to repairs provided that the driver can show proof of said business through documents such as bills of lading or services verified by a property owner via phone or in person by security staff.
- Authorized emergency vehicles or other vehicles operated by units of local government; or
- Detoured trucks, on an officially established detour, if such trucks could lawfully be operated upon the street for which the detour is established.

Fine amount for violations- \$250.00

M. ENFORCEMENT AND NOTICE OF FINES

Pursuant to the Covenants, in the event of a violation of the Declaration (of Covenants), Bylaws, or Rules and Regulations, the Association, by its Board of Directors, shall have the power to take any of the following actions separately or simultaneously:

- A. Suspend all rights to use the Common Property.
- B. Suspend all voting rights of a violating Owner.
- C. Increase an Owner's annual assessment to cover any outstanding fines or fees.
- D. Impose reasonable fines, which shall constitute a lien on the violating Owner's lot.
- E. Owners are responsible for the fines imposed upon any occupant, guest, renter, or invitee.
- F. Bring an action for damages, permanent injunction, temporary injunction, and/or specific performance to compel the Violator to cease and/or correct the violation and
- G. Records in the Beaufort County land records a notice of violation identifying any uncured violation of the Legal Documents regarding a property.

N. APPEALS PROCESS

An individual who has been issued a citation or summons has the right to have their case reviewed by the Appeals Committee. The individual requesting an appeal must notify the General Manager in writing within ten (10) calendar days of the issuance of the citation and pay the fine to post as bond pending the outcome of the appeal. The Appeals Committee must acknowledge receipt of the request for an appeal and notify the appellant that the Appeals Committee has scheduled the appeal for review. Once the Appeals Committee has reviewed the case and rendered a decision it will notify the appellant of the outcome in writing.