

9/10/2025

WILLBROOK PLANTATION
ASSOCIATION, INC.
RULES AND REGULATIONS



WILLBROOK
PLANTATION
est. 1798

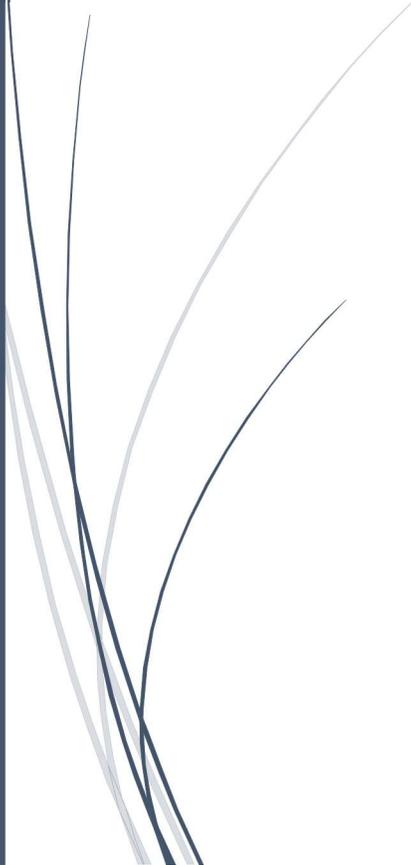


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INTRODUCTION

Planned residential living is a new experience for many of us and requires an understanding of its operation. With everyone's cooperation, all may enjoy the advantages of living within a planned residential community.

In order to create a congenial and dignified residential atmosphere, and in compliance with our Declarations filed in Georgetown County, Article II, Section 2, (c) to make and enforce Rules and Regulations, the Board of Directors has adopted Rules and Regulations for the guidance of all owners, their families and guests. These Rules are the result of our experience and the experience of other planned residential communities. These Rules and Regulations may not please everyone entirely, nor were they designed to satisfy individual personal desires. From our experience, they will meet the approval of a large majority of owners and this is the only means of achieving success in this residential setting.

Any questions, suggestions or complaints should be made to the Managing Agent, preferably in writing. If Managing Agent cannot resolve a question for you, they will refer the question to the appropriate committee or to the Board of Directors. It is asked that everyone follow this procedure so that your request may be handled in an orderly manner.

Board of Directors
Willbrook Plantation Community Association, Inc.

1. GENERAL

Each owner is responsible for the proper conduct of members of their family, their guests, and service personnel. They should be certain that they understand and observe all Rules and Regulations, and Guidelines.

2. RENTING

Leasing terms are for a minimum period of six months. Owners must ensure that their tenants comply with the Association Rules and Regulations. Any violation of these Rules and Regulations, after notice to the tenant and owner, will be the sole responsibility of the property owner.

Specifically:

- (a) Owners must notify the Managing Agent as soon as possible of the name, address, telephone number and email address of any tenant, as well as similar information if a Rental Agent is involved. This applies to any lease of any duration.
- (b) In addition to applicable Covenants and By Laws, and Declarations filed in Georgetown County, Article II, Section 2, (c) to make and enforce Rules and Regulations, Association Rules and Regulations apply to tenants as well as owners. Violations may trigger penalties levied upon the responsible property owner and possible requests to terminate leaseholds.

3. STAFF

The number of employees and/or maintenance sub-contractors permitted in our Budget is limited and each has a full work schedule. Only the Managing Agent or the President of the Association is authorized by the Board of Directors to give instructions to the maintenance staff.

4. SECURITY

Security is the responsibility of each and every one of us. Depending upon the nature of the situation, owners are requested to notify the security guard, police or the Managing Agent of any suspicious people trespassing and/or unusual activities in any area. See the EMERGENCY NUMBERS listing in the back of this document.

Access through the property owners gate (rear) by use of security access devices is restricted to property owners. Any property owner who willfully gives control of an access device to a non-owner will permanently lose rights to any access devices other than bar codes on the registered homeowners vehicles, and be solely responsible for covering all costs of damages and penalties.

5. CHILDREN

Reasonable supervision of children by a responsible adult must be exercised at all times when children are playing.

Special attention should be exercised while driving within the property to ensure the safety of children.

6. PETS

- a. No animal or livestock of any description, except the usual household pets shall be kept on any lot. No pets shall be allowed which shall produce noise or odor objectionable to a reasonable person.
- b. In no event shall dogs or cats be permitted off the owners' property unless carried or on a leash and under the direct supervision of the owner. Unsupervised pets are subject to collection by the County Animal Shelter. Reclamation of the pet will be the sole responsibility of the owner.
- c. No pets may be kept, bred or maintained for any commercial purpose.
- d. The owner shall indemnify the Association and hold it harmless against any loss or liability of any kind or character, whatsoever, arising from or growing out of having any animal in the community.
- e. Excessive barking of a pet, physical harm to a person or property, repeated violations of the leash rules noted above, action that impacts the Association's ability to procure liability insurance, or other annoyance to residents may be cause for an order by the Association to remove the pet from the property.
- f. Pet owners are responsible for cleaning up after their pet throughout the entire community.

7. VEHICULAR TRAFFIC

- a. Recreational vehicles (RVs) and trailered boats are permitted to be on an owner's property for up to 72 hours. Storage of boat trailers and utility trailers are permitted if adequately screened from street view.
- b. Motorcycles, unmuffled vehicles, motor scooters, mopeds, or buses shall not be ridden or operated on the Association property.
- c. Motorists shall at all times drive carefully, conforming with the conditions and circumstances, but in no event exceed the posted speed limit of 25m.p.h. This rule will be strictly enforced by the Association.
- d. Parking on any grass, landscape area, or other Common Property (unless paved and marked for parking) is strictly prohibited.
- e. No stripped, partially wrecked, junk motor vehicle, or part thereof shall be permitted to be parked or kept on any street or lot.
- f. All golf carts within Willbrook Plantation must be operated in accordance with relevant South Carolina state laws. For instance, as stipulated by the South Carolina Department of Motor Vehicles, a valid driver's license is required for the lawful operation of a golf cart. Only persons holding a valid driver's license may operate a golf cart in Willbrook Plantation. ALL golf carts are to be registered and have Willbrook Plantation bar codes permanently affixed to the cart. (Call Managing Agent for

details.) In order to obtain a bar code from Managing Agent for your golf cart, proof of insurance is required.

Golf carts may not be driven after dark unless equipped with highway headlights and taillights. New S.C. laws state that golf carts may not be driven past daylight hours except on private property such as Willbrook Plantation. Gas powered carts are not allowed in Willbrook — Except for carts purchased prior to the 2020 rules amendment (proof of purchase may be required). Privately owned golf carts are NOT allowed to be driven on golf course cart paths at any time.

8. APPROVAL OF CONSTRUCTION

No alteration in the exterior appearance of any building or structure shall be made without like approval by the Architectural Review Board. Please refer to ARB Guidelines and ARB Guidelines for New Construction posted on our website for further information.

9. OFFENSIVE ACTIVITIES

No harmful, disruptive or offensive activity shall be carried out on any Residential Lot or Dwelling Unit, Development Unit Parcel, Common Properties, Restricted Common Properties or any place within Willbrook Plantation. There shall not be maintained any plants or animals, or device or thing of any sort whose normal activities or existence is in any way harmful, disruptive, dangerous, unsightly, illegal, unpleasant or of a nature as may diminish or destroy the enjoyment of other property in the neighborhood by the Owners thereof.

10. OWNER'S OBLIGATION TO MAINTAIN PROPERTY

It shall be the responsibility of each Owner to prevent the development of any unclean, unsightly or unkempt conditions of buildings or grounds on their property which shall tend to substantially decrease the beauty of the neighborhood as a whole or of the specific area. All buildings, landscaping and grounds shall be maintained in a condition to preserve the values of all properties within the Property.

If an Owner shall fail to maintain their buildings, landscaping, grounds or mailboxes in a condition necessary to preserve the values of all properties, or if an Owner shall allow the development of any unclean, unsightly or unkempt condition of buildings, landscaping or grounds, such condition shall be corrected by the Owner at the Owner's sole expense upon written request by the Board.

Upon failure of the Owner to correct such conditions within thirty (30) days after written notice, the Board shall have the right to apply penalties and correct such condition. The expense of such correction shall be paid by the Owner. Such charge together with interest at the maximum rate allowed by law and all costs of collection shall be a continuing lien on the property of such Owner.

11. TEMPORARY STRUCTURES

No structure of a temporary nature shall be placed upon any Residential Lot at any time; provided, however, that this prohibition shall not apply to shelters or temporary structures used by the contractor during the construction of permanent structures, it being clearly understood that these latter temporary structures may not, at any time, be used as residences or permitted to remain on the lot after completion

of construction. The design and color of structures temporarily placed on a lot by a contractor shall be subject to reasonable aesthetic control by the Architectural Review Board.

Marquees may be erected for special occasions. For larger marquees, these may be in place for a week prior to and after such special event allowing time for construction, set up and deconstruction.

12. PARKING

No street parking will be permitted 1am to 6am unless authorized in advance, in writing by the Board of Directors of the Association or its representative.

The Resident's Club parking lot can be used for short duration (two weeks) as overflow parking by resident guests or houseguests. However, in such incidents, vehicles should be parked on the wooded side of the parking lot away from the building. The vehicles need to be registered and a visitor's permit will be required from Managing Agent; otherwise, vehicles run the risk of being towed at the owner's expense.

13. LAUNDRY

No Owner nor their family, guests or tenants shall hang laundry from any area within or outside a Dwelling Unit if such laundry is within the public view, nor hang laundry in full public view to dry, such as on balconies and terrace railings.

14. NOISE

No exterior horns, whistles, bells or other sound device except security devices used exclusively to protect the security of the property or improvements and except for the bells or chimes on chapels, shall be placed or used on any portion of the property. Owners shall not permit any noise or disturbance on their lots or within their Dwelling Units which tends to disturb play on the Willbrook Plantation golf course.

15. SERVICE YARDS

Each Owner shall provide and maintain a visually screened area to serve as an area in which garbage receptacles, fuel tanks or similar storage receptacles, electric and gas meters, air conditioning equipment, and other unsightly objects are placed or stored in order to conceal them from view from the road and adjacent properties.

16. FIRE & HAZARDS

The discharge of fireworks and/or any other type of noisemaking or explosive device is expressly prohibited on any part of Willbrook Plantation. There shall be no burning or other disposal of refuse and yard debris outdoors.

17. SIGNS & FLAGS

No "For Sale" signs are allowed in Willbrook for lots, property or personal property of a homeowner on a lot.

No flags, signs or banners shall be erected or maintained on or from any portion of the exterior of the property except those signs approved by the Board of Directors, signs required by law, or signs that are

expressly allowed by law. The United States flag, South Carolina state flag, sports team flags, and small decorative (garden) flags that do not support a person or party are exempt. Any flags not attached to a property must be flying from a properly installed flagpole.

18. TRASH

All residents are expected to share in the responsibility for maintaining clean lots throughout the area.

No trash, ashes, plant trimmings, garbage or other refuse shall be thrown or dumped on any Lot or Common Area within Willbrook Plantation. There shall be no burning or other disposal of refuse out of doors. Each Owner shall provide suitable receptacles for the temporary storage and collection of refuse, and all such receptacles shall be screened from the public view in a service yard. This protects from, wind, animals, and other disturbances.

19. FIREARMS

No firearms of any variety shall be discharged within the community.

20. FIRE PROCEDURES

If you discover a fire in your dwelling, please do the following:

- a. Immediately call the Fire Department – 911.
- b. Without further delay, leave your dwelling and be sure to close the door behind you, leaving it unlocked.

21. LAKES, & FISHING AND WILDLIFE

In order to protect the natural beauty and water quality of the lakes, no water craft propelled by an engine of any type shall be allowed in the lakes except to perform maintenance or other community related functions or unless otherwise consented to in writing by the Board of Directors of Willbrook Plantation.

Alligators are in all lakes within Willbrook Plantation. They can be dangerous and should not be approached, frightened or fed. Please keep your distance for your own safety. SC Code 50-11-750 prohibits anyone from feeding or enticing an alligator and is punishable by law.

Fishing in our lakes is allowed for homeowners and their guests ONLY.

22. SOLICITING

Door-to-Door soliciting is not permitted. If you are solicited on your property by any vendor, service or individual that you have not scheduled or requested a pass for, notify front gate security on 843-385-1008.

While the Association does not have law-enforcement authority, it may take reasonable steps to restrict access for repeat violators. The Association will work with law enforcement to follow legal “No Soliciting” trespass notice laws.

Note, if a resident does sign a contract with a door-to-door salesman, “home solicitation sales” South Carolina law gives a buyer the right to cancel the purchase until midnight of the third business day after the contract is signed.

23. SEASONAL LIGHTING & DECOR

Temporary holiday or seasonal decorative lighting and decorations may be displayed on the exterior of a Lot in celebration of generally recognized cultural, national, or religious holidays, provided the following conditions are met:

Standard Display Periods: For winter holiday lighting customarily associated with Christmas, Hanukkah, Diwali, or other December observances, decorations may be installed beginning November 1st and must be removed by January 15th.

For all other holidays, decorations may be installed no more than thirty (30) days prior to the holiday being celebrated, and must be removed no later than fourteen (14) days after the holiday.

Board Review for Nonstandard Displays: Any decorative lighting or displays not clearly tied to a commonly recognized holiday or that deviate from the timelines or character of customary seasonal decor (e.g., large-scale installations, prolonged displays, non-holiday themes) must receive prior written approval from the Board. The Board may set additional guidelines regarding display size, duration, or visual impact.

Lighting Intensity and Timing: All lighting must be modest in brightness, positioned to avoid direct illumination of neighboring homes, and, must either be turned off manually or equipped with timers that limit operation between the hours of 5:00 p.m. and 11:00 pm. Extended hours on the day of the specific holiday may be permitted.

Board Discretion and Enforcement: The Board of Directors reserves the right to require the removal or modification of any decorative lighting that, in its sole discretion, is deemed excessive, creates a nuisance, constitutes a safety hazard, or conflicts with the community’s aesthetic standards.

24. RESIDENTS CLUB POOL USE & MANAGEMENT

- The Residents Club pool hours are posted at the pool. Regular use of the pool is limited to Property Owners, and bona fide houseguests. All guests must be accompanied by the Property Owner. The pool cannot be reserved – it is not intended for private party use. Exceptions will be considered on a case-by-case basis (children’s birthday pool parties, etc.)
- Glass containers are not permitted poolside.
- Children under 13 must be accompanied by an adult.
- Indicated below are other standing rules:
NO:
 1. Nude swimming
 2. Pets inside the fence (this is South Carolina state law and no exceptions may be granted unless the animal is a task-trained service animal and the handler is actively abiding by the relevant

DHEC provisions related to service animals inside a fenced community pool, including but not limited to that the animal may not enter the water)

3. Running
 4. Skateboards or skates
 5. Loud music
 6. Solo swimming
 7. *Overlarge* beach toys (only small floats for young children) when pool is crowded.
 8. Sitting or walking on fence railing
- Pool furniture must remain on pool deck and not in pool.
 - Pool umbrellas must be secured in the down position after use.
 - NO SMOKING in the Resident’s Club or pool deck area.

25. GATE OPERATION PROCEDURE AND PENALTIES FOR VIOLATIONS

Residents are responsible for ensuring that they and their guests comply with all gate operation procedures. This would also apply to the general public and service or delivery personnel as appropriate. “Piggybacking” or following another vehicle through the gate without allowing the gate arm to fully cycle down, along with any other vehicular or bodily contact with the gate arm that would cause damage to the gate arm, is strictly prohibited.

Any individual or business that causes damage to the gate arm, gate equipment, or access system shall be liable for the **full cost of repair or replacement in addition to a \$500 violation penalty**. They may also be subject to suspension of gate access (“prox pass”) privileges. In cases of egregious damage, willful misconduct, or repeated violations beyond the above, the Board may impose additional penalties.

Violations will be determined based on gate surveillance footage, eyewitness accounts, and/or other credible evidence. Residents will be given written notice of the violation and may request an opportunity to be heard before penalties are imposed.

26. VISITOR POLICY AND “PROX PASS”

Residents are responsible for the conduct of their visitors at all times. Issuance of a visitor pass constitutes acceptance of full responsibility for the visitor’s actions while on Association property. Any damage, rule violation(s), or other infractions caused by a visitor shall be deemed the responsibility of the sponsoring resident, who will be held liable for all resulting repairs, penalties, and administrative enforcement costs.

If it is determined that a resident has provided their Prox Pass (Proximity Pass) to a non-resident who is not legally entitled to members’ rights of easement to access the property, and such individual commits a violation of these Rules and Regulations or causes damage to Association property, the sponsoring resident shall be subject to a \$250 penalty, in addition to any applicable penalties from Section 30 below. In addition, the Prox Pass may be deactivated for up to thirty (30) days.

27. CONTRACTOR & SERVICE PERSONNEL HOURS

The approved weekday, weekend and public holiday hours for contractors and service personnel are:

Monday to Friday:	7:00 am – 6:00 pm (contractors need to be finished and off site by 6:00 pm)
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Saturday: 8:00 am – 5:00 pm
Sundays and Holidays: NO work permitted

Note: work deemed emergent may be completed at any hour; however, residents should strive to complete any “loud” work during the hours noted above to avoid disturbing neighboring properties.

28. WILLBROOK GOLF COURSE

The Willbrook Golf Course is not owned by Willbrook Plantation Association and cannot be treated as Common Property. At no time is it acceptable to walk, cycle or drive a personal golf cart on Willbrook Golf Course greens, fairways or cart paths. This is trespassing on private property of the golf course.

29. VIOLATIONS / REMEDY

- a. The Managing Agent will review and decide violations of these Rules & Regulations and work directly with the violating owner, lessee or guest for corrective action, by a warning letter.
- b. If corrective action isn't taken within the notified timeframe, penalties will be levied as detailed in Section 30 below.
- c. Violations shall be determined based on credible evidence, including eyewitness reports, photographic or video documentation, or other reliable means. Written notice of the violation and an opportunity to be heard shall be provided prior to the imposition of any penalty or suspension.
- d. Any disagreement over the violations will be reported to the Board of Directors for subsequent judgment by the Board of Directors.

30. PENALTIES

Article IV, Section 4(i) of the Declaration states that the Association has the right “to adopt and publish Rules and Regulations governing the use of Common Properties and Restricted Common Properties and the conduct of Members, their lessees or guests, and to establish penalties for the infraction of such rules and regulations.”

Pursuant to this language in the Declarations, except where a specific penalty is otherwise provided in these Rules and Regulations, violations of these Rules and Regulations shall be subject to the following enforcement schedule:

- First Violation: Written warning; 30 days to resolve; \$50 per day after notice period.
- Second Violation (within twelve [12] months): \$100 per day penalty after 30 day notice period.
- Subsequent Violations (within twelve [12] months): \$200 per day after the 30 day notice period.
- Violations that involve damage to Common Properties or Restricted Common Properties will also include the cost for repair or replacement, and all administrative costs associated with managing the repair or replacement.

The Board reserves the right to impose higher penalties for violations of a severe, dangerous, or willful nature, as permitted by the governing documents and South Carolina law.

31. RULE CHANGES

The Directors of the Association reserve the right to change or revoke existing Rules and Regulations from time to time as, in their opinion, shall be necessary or desirable for the safety and protection of the residential property and its occupants, and to promote cleanliness and good order of the property and to assure the comfort and convenience of members.

EMERGENCY TELEPHONE NUMBERS

Fire Department, Police, Ambulance:	911	
Georgetown Sheriff Non-Emergency Number:	843-546-5101	
Ambulance:		
Georgetown	911	
Myrtle Beach	911	
Rescue Squad	911	
Hospitals:		
Georgetown	843-527-1341	
Waccamaw Hospital	843-652-1000	
Myrtle Beach-Grand Strand	843-449-4411	
Willbrook Gate Security	843-237-2664	7:00 am – 10:00 pm
Litchfield by the Sea Gate	843-237-2451	24 Hours
Animal Control	843-527-6263	
Managing Agent:		
Waccamaw Management Company	843-237-9551	