



*Leeward Landing*

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*Welcome to Leeward Landing...*

We are pleased to have you as a neighbor. Leeward Landing is a great place to live. Just like any neighborhood, it takes hard work and a tremendous amount of cooperation among residents and homeowners to maintain pleasant living conditions. This is common whenever you have so many people with different interests and lifestyles living together.

To enhance this relationship, the Board of Directors and various committees of homeowners are pleased to be able to provide this booklet to you to assist in answering any questions you might have. It is the intent of the association to keep rules to a minimum and to develop them with the good of every homeowner in mind. No list of guidelines or rules can be all inclusive and it is recognized that any behavior that negatively impacts the harmony of life or investments made by homeowners cannot be accepted.

It is the responsibility of every homeowner and resident to know and follow these guidelines and to cooperate in corrective action. From time to time, modifications may be made and distributed. Please keep this booklet handy so that updates can be readily added. If you have any questions feel free to contact a board member.

...once again, Welcome to the Neighborhood.

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# Homeowners Association of Leeward Landing

## General Rules

The following rules and regulations are to be observed so that each resident may enjoy the most pleasant and safest living conditions and to protect our investments at Leeward Landing. The Board of Directors will handle violations of these rules as necessary.

### I. Streets

- A. Posted speed limits must be observed.
- B. Cars entering from the gate have the right-of-way at the Clubhouse. Cars turning left into the clubhouse parking lot from Leeward Road must yield. Please enter this area using extra caution.
- C. For their safety, children must not play in streets. Bike riding is left to parents' discretion but bicycle rules will apply.
- D. No personal property is to be left on common property (parking lots, lawns, breezeways, & walkways).
- E. Minibikes, mopeds, three wheelers, go-carts or any other unlicensed motorized recreational vehicles are prohibited on common grounds (parking lots and lawns). Golf carts operated by adult residents are excepted.
- F. Parking or driving on grass anywhere within the confines of Leeward Landing is prohibited except for maintenance and emergency purposes. Golf carts operated by adult residents are excepted.

### II. Parking Areas (See Master Deed, Section VIII, par. B., pages 13-14.)

- A. Parking is to be uniform. No angle parking and do not block the walkways into the building. Please advise your guests.
- B. When parking, please use an area that will not infringe on your neighbor's right to park at least one vehicle adjacent to his unit.
- C. Condominium residents are requested to use no more than two parking spaces in front of their building. Overflow parking areas located in front of

Townhouse Buildings 8 & 10 are designated for additional resident parking and visitor parking.

- D. Only a passenger automobile, van, or pickup truck with a current license tag may be parked within the confines of Leeward Landing.
- E. Boats, trailers, trucks, motorcycles, recreational vehicles or non-automobiles may be parked only in a parking area designated by the Association for such purpose. This parking area is presently located behind the stables.
- F. No vehicle maintenance, washing, and/or repair will be permitted in the parking areas, but is permitted in the vehicle storage area.

### III. Entrance Ways, Breezeways, and Stairs

The Master Deed (Section VI, par. B., page 5) states: "No business shall be allowed upon the condominium property, nor any use or practice which is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the property shall be kept in a clean and sanitary condition, with no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist. All residences shall utilize the trash compactors installed in the units and the collection dumpsters located behind the club house."

- A. Littering is prohibited. This includes cigarette butts, etc.
- B. Bicycles, skateboards, toys, grills, materials or other personal properties are not allowed in these areas for safety and appearance reasons. Any items placed in these areas must be approved by the Board and the adjoining neighbors. This does not include seasonal decorations.
- C. Shipping and receiving from any residence for business purposes is prohibited.
- D. Noise is amplified by breezeways and stairs, so please be considerate of your neighbors. Children, in particular, should be cautioned.
- E. Doormats outside doors shall be those constructed for that purpose (no carpet scraps) and maintained in good repair and cleanliness.
- F. Loud noises such as music, loud parties, barking dogs, etc. which are annoying to other residents are prohibited.

#### IV. Amenities

- A. The amenities are for the use of the residents of Leeward Landing, not for both the unit owner and the lessee (in case of leased units).
- B. Each resident is responsible for his/her guest's observance of rules and proper use of property.
- C. See existing rules that have been formulated for the club house, tennis courts, pool, and boat dock.

#### V. Pets

- A. As a general guideline, the limit is one animal per unit not to exceed 25 lbs. Special circumstances should be submitted to the Board of Directors for approval.
- B. Dogs must not bark excessively.
- C. Pets shall not be allowed to roam loose and must be under restraint at all times outside the owner's unit. Pets are not allowed in flower beds or tied to trees.
- D. Owner is responsible for the immediate removal of pet waste.

#### VI. Exterior of Residence

- A. No residence owner shall paint or otherwise decorate or change the appearance of any portion of the exterior of the residence except as provided in the Master Deed or the Bylaws of the Association. All planned changes (roofs, solariums, etc.) must be approved by the Board of Directors.
- B. "For Sale" or "For Lease" signs are prohibited inside and outside units.

#### VII. Grounds and common Areas

- A. It is the responsibility of each resident to prevent littering. Please pick up and properly dispose of trash, bottles, cups, cans, etc. in dumpsters or trash compactors.
- B. All large items (especially Christmas trees!) must be taken to the county landfill rather than to the dumpsters.

- C. Break down boxes before putting them into the dumpsters.
- D. Do not leave or allow your children to leave garbage outside dumpsters. If a dumpster is full, use another dumpster.
- E. The discharging of firearms of any type, including air rifles and BB guns, is strictly prohibited.
- F. Fireworks are prohibited.

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## Leeward Landing Club House Rules

1. The club house is for the exclusive use of Residents and their invited guests.
2. The club house is to be used for the residents' recreation facility, for residents' private social affairs and a residents' meeting place.
3. Since all exercise equipment is owned by homeowners, the exercise room is for the exclusive use of adult residents only.
4. The club house is available for use by any resident. See any board member for a loaner key.
5. A resident reserving the club assumes the responsibilities of "host" or "hostess" sponsoring a private social affair. The "host" will be present throughout the activity and is responsible for the conduct of guests and for protection of club property.
6. A resident may not serve as an intermediary to reserve or rent the club for any other person or organization.
7. The club may not be used for business activities or for private profit making enterprises.
8. Fees for private use of the club by residents:

Less than 2 hours .....	\$10.00
2-6 hours .....	\$25.00
More than 6 hours.....	\$40.00

9. Reservation Procedures:

Submit a completed Reservation Form along with a check or cash for the appropriate fee and cleaning/damage deposits at least two weeks in advance. If it becomes necessary to cancel, notify the chairman as soon as possible, at least one week in advance or the fee will be forfeited. Contact any board member for forms.

The area to be used for private parties will be designated at time of reservation. Reservation of club house does not include any other amenities.

Individual making the reservation is responsible for cleaning the facilities. The club must be left in an clean and orderly condition:

- Lights, fans, etc. turned off.
- Blinds Closed.



- Doors Locked.
- Thermostats reset at original setting.

The cleaning must be done by noon the next day.

A cleaning deposit of \$50.00 plus a damage deposit of \$50.00 will be required in advance along with your reservation form. This deposit will be returned after the club house has been inspected and approved by a club house committee member.

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Club House Reservation Form

SUBJECT: Request for Club House Reservation

TO: Chairman, Leeward Landing Club House Committee

1. I request a reservation for the Club House as follows:

Date: \_\_\_\_\_, 199\_\_.

Time: From \_\_\_\_\_ to \_\_\_\_\_.

2. My reservation fee, in the amount checked below, is enclosed.

\$10.00 (plus deposits)..... Less than 2 hours.

\$25.00 (plus deposits)..... 2 to 6 hours.

\$40.00 (plus deposits)..... More than 6 hours.

3. I will be responsible for cleaning the Club House after it is used. \_\_\_\_\_ (Initial)

4. I am a resident/owner. \_\_\_\_\_ (Initial) \_\_\_\_\_ (Unit No.)

5. The activity will include approximately \_\_\_\_\_ persons, and it will be:

A private social affair.

A meeting of \_\_\_\_\_

Other (Describe) \_\_\_\_\_

6. I will serve as the host/hostess of the above activity and I will be present at the Club House throughout the affair.

7. I have read, do understand, and will comply with the Club House Rules and Regulations.

8. In the event I wish to cancel this reservation, I will notify the Club House Chairman immediately; but, in no case later than one week in advance of the requested dates.

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_ UNIT NO. \_\_\_\_\_

## Leeward Landing Pool Rules

### South Carolina State Regulations

1. No lifeguard on duty. Swim at your own risk. No solo swimming.
2. No boisterous or rough play in the pool area.
3. Absolutely no running.
4. No glass containers in the pool area.
5. Each swimmer or wader must shower before entering water. The shower is located in the cabana.
6. No one with a communicable disease; skin, eye, ear, or nasal problem; or an open sore will be allowed in the pool.
7. No spitting, spouting of water, or nose blowing in the pool is allowed.
8. No food allowed in the pool. Food and drinks are permitted in the cabana area.

### Additional Rules

1. All guests must be accompanied by a resident.
2. No non-swimmers in deep water. No diving allowed.
3. Large flotation devices are permitted in the pool only when there are no other swimmers. Only items attached to a swimmer are permitted otherwise.
4. No holding onto ropes and floats separating deep water.
5. No one allowed in pool during cleaning and vacuuming of pool.
6. No jumping into water near swimmers.
7. Diapers, heavy "cutoffs" and heavy sweatshirts are not permitted in the pool. T-shirts are permitted.
8. Absolutely no pets allowed in the pool area.
9. Please use rest rooms as needed. Keep them clean as though they were your own bathrooms at home. Parents please toilet children frequently.

10. Please use trash receptacles for all refuse.

11. Do not leave any personal items in the pool area.

Children who have not attained the age of 13 must be accompanied by a parent or responsible adult, age 18 or older, at all times.

Responsible adult means an adult accepting responsibility for a child directly from the child's parent.

Parents please make sure that your children understand and observe these rules.

A combination lock is being used on the pool gate. The code for the lock will be distributed at the beginning of each summer. Please lock the gate when you leave.

Each unit is allowed a maximum of 6 people in the pool at one time.

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## Leeward Landing Tennis Court Rules

1. Regulation tennis shoes must be worn on the courts.
2. No glass bottles allowed in the court area. Dispose of all trash properly.
3. Children who are not playing tennis are not permitted on the courts.
4. No animals allowed on the courts.
5. When there are players waiting, limit play to 1½ hours. Courts should be surrendered immediately at the expiration time.
6. All guests must be accompanied by a resident.
7. Any special event must be approved in advance by the Board of Directors.

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## Leeward Landing Boat Dock Rules

The following rules are based upon consideration to protect the dock owners legally and/or to conform to requirements of the Corps of Engineers or of our insurance carriers.

1. Signs will be affixed to each dock gangway and water approach to read:

**PRIVATE BOAT DOCKS  
DOCK OWNERS & GUEST USE ONLY  
NO SWIMMING ALLOWED**

2. Storage chests or lockers cannot house both fuel and a battery at the same time (Corps ruling). Storage chests must be approved by the boat dock committee.
3. Overhead storage or any other alterations must be approved by the boat dock committee.
4. Boat dock rental is prohibited (Corps and Insurance requirements).
5. No loaning of boat docks to Leeward Landing Non-residents.
6. Commercial use of boat docks prohibited (Corps and Insurance requirements).
7. Rental residents using landlord's boat dock must be approved, in writing, by the boat dock committee. This will prevent misunderstandings on fees.
8. No ropes hanging from dock or floating in water.

These rules are published as a service to the boat dock owners.



## HOMEOWNER'S ASSOCIATION OF LEEWARD LANDING

### Board Meeting Minutes October 10, 2005

The Board Meeting was held at the Clubhouse and called to order at 6:30 p.m. The meeting adjourned at 7:55 p.m.

Present: Bill Alexander 225-8812      Jeff Radnor 226-9470      Bill Richards 222-4059  
          Marie Jensen 261-3725      Sandra Chipman 964-0795      Gordon Hudson 261-7626  
Absent: Dale Robertson 226-0143

Please be considerate when contacting Board Members. They are concerned community volunteers.

### OFFICIAL REPORTS:

#### Treasurer's Report:

- The Treasurer's Report dated October 10, 2005 was approved as submitted.

#### Secretary's Report:

- The September 19, 2005 Board Meeting minutes was accepted as submitted.

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### Old Business

- A discussion of the water problems at the Leeward Building was lead by Bill Alexander.

### New Business:

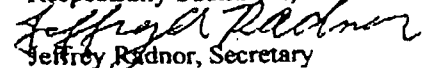
- All vehicles parked in Leeward Landing that do not have a current license plate could be towed at the owner's expense. If you have such a vehicle parked on the Leeward Landing Property, please remove the vehicle immediately..
- Jeff Radnor made a motion to accept the proposed 2006 budget and Gordon Hudson seconded the motion. The motion was unanimously approved.
- The board is requesting that all people using the trash bins to place their trash in the bins and close the doors. Garbage left outside attracts animals and rodents.
- The board is requesting that all owners send Marie Jensen their e-mail addresses. The e-mail addresses are needed to increase the speed of correspondence. Marie's e-mail address is mariej@charter.net
- A big thank you is extended to Bill Richards for organizing the painting crew to paint the clubhouse. The painting crew consisted of Bernie Kosanke, Manfred Witt, and Jeff Radnor.. A special thank you is extended to the crew for their hard work. The outside of the clubhouse looks great.
- Jake Bailey continues to keep our roads clean of litter. We appreciate his trash collection work on a daily basis. Thank you Jake for your continued efforts.
- The board of directors accepted the donation of folding tables from Robert Romano for use in the clubhouse. Thank you Mr. Romano for your kind donation.
- Joey Buchanan deserves a special thank you for picking up and discarding the dishwasher left at the trash bins.

### Reminder

- **The board wishes to remind all homeowners that the annual meeting will be held on November 11, 2005 at 7:00 pm in the clubhouse of Leeward Landing. In order to vote at the annual meeting, all regime fees have to be paid through the month of November 2005.**

Next Regular Board Meeting  
Monday, November 21, 2005  
6:30 p.m.

Respectfully Submitted,

  
Jeffrey Radnor, Secretary