

**OCEAN VIEW VILLAS HOMEOWNER ASSOCIATION
RULES FOR HOMEOWNERS AND RENTAL GUESTS
(Updated 1/1/23)**

REQUIRED BY NORTH MYRTLE BEACH LAW AND FIRECODE REGULATIONS

(Note: Any resulting fines will be charged back to the homeowner)

1. Smoking/Vaping is only permitted at the designated grilling areas. There is no smoking/vaping permitted on balconies, building steps/landings/hallways or pool deck. (Per North Myrtle Beach ordinance 12-82)
2. No obstructions can be stored or left in the hallway or especially under the stairwells. This includes chairs, bicycles, beach gear/toys, kayaks, paddle/surf boards, etc. These items cannot be left in the common areas or on the grass as it kills the grass in hot weather. Kayaks, paddle boards, surf boards can be stored by the bike rack located between the 2 buildings.
3. No grilling on balconies, in or around buildings, or the front deck. Grilling is only allowed at designated areas where permanent grills are located. Permanent grills are for owners and guests use.
4. The maximum number of people sleeping in any one unit when rented is six people.
5. Pets are to be leashed at all times. Pet owners are required to pick up all pet waste. Pets are not allowed in the pool area. **Ocean View Villas does not allow non-homeowners to bring pets.**
6. No fireworks permitted. (Per North Myrtle Beach ordinance 11-8)

PARKING AND ACCESS: (Note: Any resulting damage will be charged back to the homeowner)

1. No motorcycles, mopeds, motorbikes, trailers, golf carts, jet skis or boats are allowed in the parking lot by renters at any time. Owners are not allowed to park these vehicles in our lot from May 1st thru September 10th.
2. For Safety reasons, a beach gate pass is to be used at all times to gain access to the condos/pool area from the beach. Do not climb over, push on or lift anyone over pool access gates.
3. Renters and owners are asked to limit the number of cars in the parking lot. We have 51 spaces and 48 units. This is most important in the Summer season. 1 car per unit is requested.
4. Do not climb on the rocks or over the seawall. Do not climb over the balcony railings.
5. Campers of any type are not allowed at any time in our parking lot by owners or tenants.

GENERAL:

1. No obstructions can be stored or left in the hallway or especially under the stairwells. This includes chairs, bicycles, beach gear/toys, kayaks, paddle/surf boards, etc. These items cannot be left in the common areas or on the grass as it kills the grass in hot weather. Kayaks, paddle boards, surf boards can be stored by the bike rack that is located between the 2 buildings.
2. Always clean sand from feet/shoes/beach equipment before entering the building or the pool area.
3. Our pool is for owners, guests and rental tenants only. Pool hours are 8 am until 11 pm. An adult must accompany children under the age of 13 at all times. Abide by pool rules as posted in and around the pool area.
4. No running, loud noises or unruly behavior in the halls or common areas.
5. No signage is to be displayed from inside or outside units.
6. Garbage is to be placed in tied plastic bags and put in the dumpster at the street. Recycling containers are also at the street. Any broken or damaged items should be taken to the dumpster at the street and not left in the hall or common areas.