

# Wilmington Plantation Condominiums:

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## Rules & Regulations

Our Board's operating goals are to enhance and preserve the quality of life and sense of Community through effective and efficient management of the Association and common areas. We do this through enforcement of Rules and Covenants to preserve property values on behalf of all Owners. In addition, we support initiatives and capital improvements that benefit the greater good of the Community as a whole.

Enclosed is a list of rules and regulations compiled by the members of the Rules and Regulations Committee: David Waggoner, Ann Howell, Tim Kean, Linda Barr, Jackie Triebel, and Jon Duke:  
June 2011

Revised by the Committee: July 2014 Revised by the Committee: Patty Stewart, Linda Barr, Marcia McBride, and Approved by Current Board Members: January 2020

Wilmington Plantation Owners' Association Board of Directors:

Dennis Barr

Knut Kringlen

Ann Howell

Clifford Meads

Bill Curry

## **I. INTRODUCTION**

A. The Rules and Regulations, effective January 1<sup>st</sup>, 2020, are maintained by the Board of Directors with two goals in mind:

1. To provide a safe, peaceful, and professional environment for owners and occupants.
2. To increase the value of each owner's investment.

B. The Rules and Regulations are enforced by the WPOA Board and Property Management. Owners and tenants will be required to sign and return the attached proof of receipt acknowledging receipt of and understanding of the Rules and Regulations before moving into the Plantation and whenever revisions are made thereafter.

C. Any revisions of the Rules and Regulations shall be mailed to every owner and shall become effective immediately. Owners and/or Property Managers shall provide copies to their tenants, who must return proof of receipt to the Property Management.

D. Many of the Rules and Regulations are adapted from the Declaration. If there is a conflict between the Rules and Regulations and the Declaration, the Declaration controls.

E. Any owner or tenant who objects to a warning or fine may mail or deliver a written notice to the Board or property manager for WPOA within ten (10) days of the date it was issued.

F. Fines levied in accordance to these Rules and Regulations shall be payable within 30 days. Fines which are unpaid – whether assessed to unit owners, guests, or lessees – shall become part of the account payable of the unit owner. Checks should be made out to WPOA and mailed or delivered to the Property Manager for WPOA: Jean Walker Realty, 505 Sandhill Road, Savannah, GA 31410.

## **II. AMENITIES**

A. THE SUNSET GRILL & THE SAVANNAH ROOM – The Sunset Grill and The Savannah Room are closed. This includes the Riverfront Bulkhead area under the upper deck of the Sunset Grill. The upper deck of the building has been deemed too damaged to be under. It will be blocked off with “No Trespassing” signs. They are not permitted to be used or entered without permission from the Board.

First offense: Written notice

Subsequent offense: \$100.00 fine per person

B. POOL – The pool is open from sunrise until 10:00pm every day to owners, occupants, and guests as defined below. No excessive noise, foul language, running, or disrespectful behavior shall be tolerated. Residents are responsible for the actions of their guests at all times.

1. NO person under the age of 16 shall be allowed at the pool unless accompanied by parent or grandparent or other responsible adult.

2. Infants and toddlers must wear swim diapers. Children 3 years and younger must wear flotation devices when in and around the pool.

3. No dogs are allowed within the fenced pool area.

Exception: Service dogs are allowed in the pool area if their certification papers are on file with the Property Manager.

4. Glass bottles or any glass objects are not permitted within the pool area. This includes beer bottles, wine bottles, drink glasses, etc. Cookouts must include only paper goods and/or plastic containers and condiment jars.

5. Bikes, skateboards, rollerblades, and scooters are not allowed in the pool enclosure. These items and golf carts must be left in the parking spaces behind the Wilmington Plantation Office or in front of the Sunset Grill so that the pool entrance gates and sidewalks are not obstructed.

6. Users of the pool must remove their own trash and all swim toys upon departure from the pool. Moved furniture needs to be returned to where it belongs.

7. No smoking within the fenced area of the pool. This includes cigarettes, cigars, pipes, and e-cigs/vaping.

First offense: Written warning

Subsequent offense: \$100 fine

***The pool is a family-friendly location. Please be respectful of other residents.***

## DEFINITION OF ALLOWED GUESTS AT THE POOL

1. Adult children and grandchildren of homeowners are allowed to use the pool without the homeowners being present at the pool.
2. Family and friends of owners staying overnight in the owners' unit may use the pool without the homeowner accompanying them. Guests are limited to the number of family and/or friends actually staying in the unit.
3. For day guests from the local area not staying overnight in the owners' or renters' unit, the limit is four (4) guests permitted only, per unit, and the unit owner or tenant must accompany the guests at the pool at all times.

\*Parties are not included in the above definition of guests. Parties require prior notice of the event and approval from the Board.

First offense: Written warning

Subsequent offense: \$100.00 fine

REPEATED VIOLATIONS OF POOL RULES WILL RESULT IN LOSS OF POOL PRIVILEGES

C. LOBBY GAME ROOM (Pool Table and Card Tables) – The game room is open 7 days a week from 10:00am to 10:00pm to owners, occupants, and their guests. Guests using the game room (children, grandchildren, and friends) must be accompanied by the owner or tenant. No excessive noise or disrespectful behavior shall be permitted or tolerated. No one under the age of 16 will be admitted unless accompanied by an adult. Individuals will be responsible for replacing equipment they destroy. Individuals who use the room must leave the room in order upon leaving, including taking their trash with them.

First offense: Written warning

Subsequent offense: \$100.00 fine

### **III. GENERAL RULES**

A. PENTHOUSE – The penthouse is closed. Floors 9, 10, 11, and 12 (the penthouse) are not open to the public and are not permitted to be entered or used by the public, including homeowners and tenants.

First offense: Written warning

Subsequent offense: \$100.00 fine

B. AUTOMOBILE CARE – No automobile repair, oil changes, tire changes, etc. is permitted anywhere on the property, including in Townhouse Garages.

First offense: Written warning

Subsequent offense: \$100.00 fine

CAR WASHING: Car washing is allowed on the back side of the building in the designated area at the rear of the covered garage. Car washes may not be performed on any area of the riverfront side of the building, including in front of Townhouse garages.

Residents must supply their own products, including biodegradable (river friendly) cleaners, rags, sponges, towels, etc.

Residents must clean up the area after use (sponges, paper towels, rags, etc.)

Turn Off Water

Roll Up Hose Neatly

Only residents who live in Wilmington Plantation Condominiums may wash their vehicles. No non-residents (family and/or friends) may use this privilege.

There are vehicles parked very near this area of the garage. Use great caution near these vehicles.

\*Note: Any indication of this privilege being abused by not following these guidelines may result in this privilege being discontinued for all.

Don't Be the Spoiler for Everyone

C. BICYCLES AND TOYS – Owners and occupants must keep all bicycles, skateboards, toys, sports equipment, fishing gear, etc. inside a unit, in the bike rack in the garage, or inside a basement storage unit when not in use. They may not be left in common areas where they are unsightly and can be a hazard to others. These areas include sidewalks, rear exit portico walkway, and front door entrance area.

Battery powered children's vehicles are permitted with adult supervision.

Skateboards, rollerblades, bicycles, and scooters are not allowed on the steps, sidewalks, or in the pool area. Their use is restricted to the paved parking and

road areas. At no time are they to be used in the interior common areas, specifically the lobby area and hotel hallways.

Motorized scooters, ATV's, and go-carts are not permitted anywhere on the property.

Golf carts are permitted if the driver is over 16 years old and all parking and safety regulations are observed.

First offense: Written warning

Subsequent offense: \$100.00 fine

D. GROCERY AND UTILITY CARTS – Grocery and utility carts are provided for the convenience and use by all residents. After use, they are to be returned immediately to the cart-storage room at the rear entrance of the building and placed against the wall on the right. They should not be held in individual condos for private use or left in common areas.

E. GARAGES – Townhouse owners and occupants shall keep garage doors down except when present. No parking is permitted in front of Garage doors of Townhomes.

First offense: Written warning

Subsequent offense: \$25 per day of noncompliance

F. GRILLS – Owners and occupants shall not store or use open-flame devices, including Tiki Torches, in or around the units, terraces, patios, decks, balconies, or townhouse porches. Gas grills are allowed only on the end unit terraces of the main building (units 500, 504, 600, 603, 700, 702, 800, 801) and on the tiled decks of the townhouses (T1 – T7). The Board of Directors will prosecute violators of this rule to the fullest extent of the law.

First offense: Written Warning

Subsequent offense: \$500 fine, criminal prosecution and reimbursement of insurance deductible

G. NOISE – Owners and occupants shall not disturb other owners and occupants with loud televisions, stereos, parties, excessive noise, or disrespectful behavior.

First offense: Written warning

Subsequent offense: \$100 fine

H. PARKING – No vehicle shall be left upon any portion of the property except in a marked parking space. Parking spaces in the garage are assigned to owners by number and may not be used by visitors. Violators may be towed. All other parking spots on the property are unnumbered and available on a "first come, first serve" basis.

Disabled or stored vehicles, commercial vehicles, boats, watercraft trailers, and other recreational vehicles are prohibited from being parked on the property. Emergency and commercial vehicles are permitted to park temporarily to service units.

Weekend guests can park RV's and boats northwest of the covered garage, near but not blocking the dumpster. RV's and boats of guests cannot be parked on the river side of the main building. Parking is limited to four days on the complex (to accommodate long holiday weekends only). Special circumstances may be considered by the Board of Directors upon request.

First offense: Written warning

Second offense: \$100 fine per day of non-compliance and vehicle may be towed at owner's expense

I. PORTICO AND ENTRANCE LOADING AND UNLOADING – The covered portico at the north side of the building and circular driveway at the south side of the building are temporary loading and unloading areas only. Cars may only remain 30 minutes or less in these areas. No delivery vehicles or contractor work trucks may be parked in these areas. Inform all guests and contractors of this rule and have the cars moved if parked there.

All moving in/out activities and deliveries are to be made to the portico rear entrance with ramp at the back of the building.

First offense: Written warning

Subsequent offense: \$100 fine

J. PETS: TYPE, NUMBER – No animals other than dogs, cats, aquarium fish, and birds are permitted anywhere on the property. No more than a total of two (2) dogs or cats per unit. No owner may keep, breed or maintain any pet for commercial purposes. No animal determined to be dangerous in the Board's sole and absolute discretion may be brought onto or kept on the property at any time. The Board may, without notice, have removed by the appropriate animal control authority any animal that presents an immediate danger to the health, safety, or property of any resident.

First offense: Written warning, compliance is required within 10 days

Subsequent offense: \$500 fine

K. PETS: CONTROL – Owners, occupants, and guests are responsible for the behavior of their pets. No animal is permitted outdoors unattended, including on balconies or patios. They must be kept on a leash at all times when on common property, firmly held by the person with the dog. For sanitary purposes, any feces left upon the common property by an animal must be removed by the person responsible for the animal.

First offense: Written warning

Subsequent offense: \$100 fine

Feral cats must not be fed or encouraged. Any resident found feeding the cats could be fined up to \$1,000 if found guilty by the Chatham County Health Department as well as a \$500 fine by the association.

First offense: Written warning

Subsequent offense: \$500 fine

L. PROPERTY DAMAGE – Any owner/occupant who is responsible for intentional or negligent damage on or to the property, or whose occupant, guest, or family member is responsible for any intentional or negligent damage, shall be responsible for all repair and related costs plus:

First offense: Written warning

Subsequent offense: \$500 fine

M. SPEEDING – The speed limit throughout Wilmington Plantation is fifteen (15) miles per hour. Drivers must yield to pedestrians at all times. Hint: 15mph is barely over an idle in most vehicles.

First offense: Written warning

Subsequent offense: \$100 fine

N. TRASH – Residents shall regularly remove rubbish, trash, and garbage from units in sealed bags and place it in the trash dumpster at the rear of the property. Trash, garbage, or unwanted items may not be kept, stored, or placed on any balcony, patio, or lawn area. These items may not be put in hallways, stairwells, or the basement at any time.

Furniture, appliances, other large or metal items, and construction/remodeling debris shall not be placed on the property or in the trash dumpster. Cardboard boxes must be broken down flat before placing in the dumpster to allow space for other items. No items, including bags of garbage, furniture, rugs, or boxes, may be left on the ground around or on top of the trash dumpster.

First offense: Written warning

Subsequent offense: \$100 fine

*\*The landfill, recycling center on Wilmington Island is adjacent to St. Peter's Church on Concord Road, just minutes from the Plantation.*

O. EGRESS CONTROL – Hallways, stairwells, and stairs are important means of egress during emergencies. All are common areas and must be clear of owners' and renters' personal goods and trash at all times (This includes furniture, potted plants, bicycles, shoes, garbage, etc.). This is both an aesthetic and safety issue.

First offense: Written warning that resident must remove items

Subsequent offense: \$250 fine

P. MOVING IN AND MOVING OUT RESTRICTIONS – Persons moving into or out of a unit must do so between the hours of 9:00am to 5:00pm, Monday through Saturday only. Moving on Saturday may be prohibited when a wedding or other special event is scheduled. Moving is to be done only through the rear portico entrance which has a ramp. No deliveries of furniture or goods are to be made at the front entrance of the building. Before moving, the Property Manager must be called and informed of the day and time of the move. A moving in/out fee of \$350 is assessed. This fee will be assessed at both the move-in and the move-out.

\*Checks should be made out to “Wilmington Plantation Owners Association” and delivered to the Property Manager for WPOA, Kim Williamson, in her office by the pool, at least 24 hours before the scheduled move. (912-898-4134)

Q. GOODS AND POSSESSIONS IN COMMON AREAS – Common areas including hallways, lawns, and walkways, are not to be used for storage of unit owners’ or renters’ goods.

First offense: Written warning

Subsequent offense: \$100 fine

R. BALCONIES – No clothes lines or draping over railings of clothes, bathing suits, beach towels, etc. is allowed on balconies, terraces, or decks. No fishing gear (poles, buckets, etc.) are to be stored on open balconies.

First offense: Written warning

Subsequent offense: \$100 fine

S. BASEMENT STORAGE AREA – No resident’s possessions or goods may be stored in the basement except in the designated chain-link fence storage areas that are assigned to each unit. Bikes must be kept in the fenced area or the bike rack in the covered garage. The following items are prohibited in the storage areas: any quantity of flammables, large amounts of combustibles, pressurized gases (including propane), food, garbage, and any hazardous substance. No items are to be placed in the walkways. No furniture or items may be placed in any of the various basement rooms or in front of the elevators.

First offense: Written warning that owner immediately remove items

Subsequent offense: \$250 fine and items removed and bill sent to owner

#### **IV. ARCHITECTURAL CONTROLS**

A. ALTERATION OF UNITS – No owner, occupant, or other person may make any changes, alterations, or construction, in or on any unit (other than repainting or redecoration of the interior surface of a unit) without first obtaining the written approval of the Board of Directors. No owner shall do anything that would change the exterior appearance of the unit or any other portion of the condominium without first obtaining the written approval of the Board of Directors.

First offense: Written warning, compliance is required within 10 days

Subsequent offense: \$250 fine plus \$50 per day of noncompliance  
Reimbursement to Association of repair costs

B. PATIOS, TERRACES, BALCONIES, AND DECKS – There shall be no planting other than potted plants. Permanent structures/features cannot be built without Board approval. Excessive foliage that will contribute over time to blockage of the terrace and deck storm water drains and cause trash to fall to decks and terraces below is prohibited. Unit owners are responsible for clearing the drains on the terraces and decks associated with their unit.

First offense: Written warning, compliance is required within 10 days

Subsequent offense: \$100 per day of noncompliance

C. SATELLITE DISHES – No direct broadcast satellite antenna or multi-channel, multi-point distribution service antenna may be placed, allowed, or maintained in or around the units, patios, decks, balconies, porches, or upon any surface thereon.

First offense: Written warning, compliance is required within 10 days

Subsequent offense: \$25 per day of noncompliance

D. SIGNS – Except as may be required by legal proceedings, no signs, advertising posters, or billboards of any kind shall be erected, placed, or permitted to remain on the condominium without the prior written consent of the Board of Directors.

First offense: Written warning, compliance is required within 10 days

Subsequent offense: \$25 per day of noncompliance

E. WINDOWS – Windows may not be covered other than by white blinds or by white-backed window treatments. No flags, posters, decorations, or broken blinds are permitted.

First offense: Written warning, compliance is required within 10 days

Subsequent offense: \$25 per day of noncompliance