This is a summary of the Indigo Creek rules and regulations for all properties within Indigo Creek. Please also refer to the Declaration of Covenants, Conditions and Restrictions adopted in 2017 and the Architectural Review Committee (ARC) Guidelines for additional detail and items of question not included in these rules and regulations. These rules have been developed to keep our community desirable and maintain property values. Non-compliance with any of these Rules and Regulations, the Covenants or ARC guidelines may be cause for fines and/or legal action. Owners are responsible for adherence to these rules by any occupants of their property (see Article XI, section 3 of the Covenants). Where applicable, the following rules include a reference to the corresponding section of Article XII of the Covenants where additional detail may be provided. These rules and regulations have been adopted as permitted in Article IX, section 3 and Article XII, section 28 of the Covenants.

SIGNS (section 1)
  a. No signs are permitted except as approved by the Board.
  b. No advertising and/or political signage is permitted in any form.
  c. One on-site sign, no larger than 24 inches wide and 36 inches tall identifying the primary contractor constructing or remodeling a home, is permitted until the job is completed.
  d. Realty signs shall be no larger than 24 inches wide and 36 inches tall and must be beige background with dark blue lettering.

PARKING/VEHICLES (section 2)
  a. On-street overnight parking is prohibited.
  b. Parking on lawns and common areas is prohibited.
  c. Vehicles shall be parked only in garages or in driveways serving the individual residences.
  d. External storage of boats, recreational vehicles (golf carts are considered recreational vehicles) and trailers are prohibited within Indigo Creek. All such vehicles must be stored in owners’ garages or off-site.
  e. Commercial and recreational vehicle parking:
     - Vehciles with any kind of signage or lettering indicating business name or other advertising may not be parked in driveways overnight.
     - Motor homes, campers/camper trailers, boats and boat trailers may be parked overnight in preparation for travel or recreation no more than once per month.
  f. Assembly or disassembly of motor vehicles or other mechanical devices are not permitted on any part of the properties.

(NOTE: Overflow parking for guests is permitted at the pool parking area until 7:00 AM the next morning with notification to the ICCSA management company.)

ANIMALS AND PETS (section 4)
  a. Pet owners shall physically restrain all pets at all times.
     (Note: Invisible fence and other such restraints are permitted, however, that does not satisfy the owner's responsibility to physically restrain the pet on a hand-held leash at all times.)
  b. Pets outside of the owner’s property shall be controlled on a leash of less than 10 feet in length.
  c. Pet owners shall not allow their pet to enter the property of another resident.
  d. Pet owners shall clean up after their pets immediately, including on the owner's property.
  e. Dog runs or animal pens are not permitted within Indigo Creek community.
  f. Dogs, cats and other common household pets are permitted but are limited to 2 per household.
  g. Pets that pose a danger to other residents or are determined to be a nuisance to the community shall be removed at the request of the Board and reported to County animal control authorities.
  h. Raising or breeding animals, birds, or reptiles is not permitted within the Indigo Creek community.

NUISANCE (section 5)
Any activity that disturbs the peace, quiet, safety or serenity of the neighborhood is not permitted. Contractors are permitted to work from 7:00 AM to 7:00 PM Monday through Saturday. Contractor work is not permitted on Sunday and the following holidays: New Year’s Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving and Christmas. As a courtesy to neighbors, homeowners should refrain from edging and mowing until 10:00 AM on Sundays.

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MAINTENANCE/UNSIGHTLY OR UNKEMPT CONDITIONS (section 6)

a. Homeowners are responsible to maintain the exterior of their home and its grounds. This includes the removal of mold and other like conditions from all exterior areas of the property, to include the driveway, patio & paved walks.
b. Homeowners are responsible for prompt removal of yard debris, including leaves and storm clean-up, from their property.
c. Homeowners shall prevent the development of any unclean, unhealthy, unsightly or unkempt conditions.
d. House trim and shutters, doors and other exterior surfaces should be inspected annually for fading and peeling of paint.
e. Indigo Creek is a “Firewise Community”. We discourage the use of pine-straw mulch or any other flammable material within 30 feet of any structure.

ANTENNAS and SATTELITE DISHES (section 7)

Exterior antennas and satellite dishes are not permitted without the consent of the ARC.

SPORTING EQUIPMENT, CLOTHESLINES, GARBAGE CANS, etc. (section 8)

Placement of any of these or similar items must be approved by the ARC and they may not be visible from the street.

GUNS AND LAUNCHING DEVICES (section 9)

The discharge of any firearm, to include BB guns, pellet guns or any other similar projective launching device weapon within Indigo Creek is prohibited.

POOLS, JACUZZIS and SPAS (section 10)

Outdoor above-ground swimming pools are not permitted. In-ground pools must conform to the ARC guidelines, building setback requirements, and require the ARC approval prior to installation. Installation of a jacuzzi or spa also requires shrubbery or other screening and requires the ARC approval.

IRRIGATION (section 11)

Irrigation may only be installed with the ARC approval. No wells or drawing water from ponds are permitted.

TENTS AND OTHER STRUCTURES (section 12)

a. Outbuildings and external structures such as sheds and enclosed storage areas are prohibited.
b. Tents, trailers, and campers may not be placed on or temporarily stored on any property. (Also see “PARKING” in this document). The temporary use (no more than one week) of a tent for a special occasion, i.e. large family gathering, is permitted with the ARC approval.

DRAINAGE (section 13)

All ponds and streams, catch basins, and other drainage areas are part of the Indigo Creek storm water drainage system and must be properly maintained to minimize the risk of local flooding. All properties within Indigo Creek are subject to drainage easements for the purpose of clearing major obstructions without liability to the association. Do not consume, cook, or wash, with drainage water.

a. Homeowners are responsible for ensuring that drainage areas within or bordering their property remain clear of all obstructions and remain free running. This includes the responsibility to remove vegetation or debris from those drainage areas. Additionally, homeowners shall not place, allow contractors or others to place any yard debris including grass clippings, leaves or other obstructions in or near:
   - street gutters, curbs and catch basins
   - golf course property
   - drain swales bordering their property;
   - - lakes and ponds.
b. Landscaping, shrubs, or any kind of structure that interferes in any way with drainage is not permitted and will be removed at the direction of the board.
TREE REMOVAL (section 14)
No tree may be removed or planted without prior approval by the ARC.

EXTERNAL HEATING AND AIR CONDITIONING UNITS
No additional air conditioning unit may be installed unless approved by the ARC. They must be of the "split system" type. Window units are not permitted.

LIGHTING (section 18)
All exterior lighting must be approved by the ARC. Colored lights are not permitted except as integrated with a seasonal display. Seasonal display may only be displayed beginning one week prior to the event and must be removed within one week after the event. Per the Covenants, Christmas lights may be displayed between Thanksgiving and January 10th.

ARTIFICIAL VEGETATION, SCULPTURES AND SIMILAR ITEMS (section 19)
No artificial vegetation is permitted. Sculptures, statuary, bird baths, flags and any other decorative items must be integrated with the general landscaping of the property. No more than four (4) of such items may be placed on a property unless approved by the ARC. No objects which, in the opinion of the Covenants Enforcement Committee may be offensive in nature, shall be permitted.

LAKES AND WATER BODIES (section 20)
   a. Swimming and boating are prohibited in all bodies of water within Indigo Creek and the golf course.
   b. Fishing by residents and their guests is permitted. [Note: The lakes and ponds in Indigo Creek are treated with chemicals for various reasons. Do not consume any wildlife or water taken from these bodies of water as it is non-potable & should be considered hazardous to your health.]
   c. Homeowners shall not withdraw water from any lake or pond for the purpose of irrigation.
   d. Docks or piers are not permitted on any body of water.
   e. Bulkheads and seawalls must be approved by the ARC.

FENCES (sections 4 and section 22)
Fences and walls are not permitted, except in very limited situations. Pet runs, animal pens and fencing are not permitted. ARC approval is required before installing any fence, privacy screening or wall. ARC compliant deck railings are permitted. (Refer to the ARC guidelines and contact the ARC Committee for further information).

ON SITE FUEL STORAGE and ALTERNATIVE POWER SOURCES
   a. Above-ground propane tank installation is not permitted. Installation of underground propane tanks must be approved by the ARC.
   b. Solar and wind-generated power systems may not be installed without prior approval of the ARC.

OCCUPANCY (section 26 - also see Article I, section 18 of the Covenants)
Each property is intended for independent ownership for use and occupancy as a residence by a single household and not occupied by more than one family, including direct relatives. The statutory definition of "direct relatives" means spouses, parents, grandparents, uncles, aunts, children, siblings, nieces, or nephews whether by blood, adoption, or marriage. Short term rentals (less than six (6) months are not permitted. No unit may be leased as a dormitory of any nature.

OUTDOOR BURNING (section 8)
No outdoor burning is permitted.

FIREWORKS
The discharge of fireworks within any of Indigo Creek community is prohibited.
GARAGE DOORS
Garage doors should remain closed except when in use. The garage door is an opening to theft and home invasion, and should be closed as a security and safety precaution.

GARAGE SALES/ESTATE SALES
The community schedules community-wide garage sales periodically, generally the spring and fall. All residents are invited to participate.

   a. Individual garage or tag sales are not permitted.
   b. Estate and moving sales may be permitted with Board or Property Manager approval. Approval may be acquired via a phone call to the property manager a minimum of 10 days prior to the sale date.
   c. Traffic control is the responsibility of the homeowner. Parking must be only on one side of the street to allow room for residents and emergency vehicles to pass.

GARBAGE AND TRASH

   a. Garbage and trash for pickup shall be placed in containers with a lid.
   b. The homeowner is responsible to ensure that the containers do not end up in the road, and are removed promptly and stored properly after pickup.
   c. Containers must not be stored in sight from any street or neighbor’s property.
   d. Storm debris removal is the responsibility of the homeowner.
   e. Garbage can screening is permitted in rare cases and must be approved by the ARC.

HOUSE NUMBERS
To aid emergency personnel, each home shall display its house number so that it is clearly visible from the street. It is highly recommended that homeowners affix nametags and house numbers to their mailbox and that the numbers be at least 3” high.

MAILBOXES
Mailboxes shall be uniform in shape and color. Wooden mailbox posts must be kept in proper repair and painted with paint provided at no charge from our Management Company.

SOLICITATION
Door to door solicitation for commercial, religious, political or any other purpose is not permitted within Indigo Creek. This includes the placing of literature in the newspaper section of mailboxes. Placement of fliers for community sponsored activities by Indigo Creek committee members is permitted.

TRAFFIC REGULATIONS

   a. Traffic control signs are installed for the safety of our residents and will be enforced in accordance with South Carolina law.
   b. All roadway users including bicycles, golf carts, and pedestrians shall comply with applicable South Carolina and Horry County laws and regulations.

   (NOTE: By resolution of the Board of Directors, the Indigo Creek roads are governed by all South Carolina motor vehicle laws.)

ENFORCEMENT
The Indigo Creek Board of Directors is responsible for enforcement of these rules and regulations through its Covenants Enforcement Committee or the appropriate law enforcement agency as they deem fit. Upon notification of a violation, the homeowner shall rectify or remove the improper condition. Penalties for violations may include fines and/or liens as detailed in the following.
ENFORCEMENT PROCESS

The process for hearings and sanctions is detailed in the By-Laws of Indigo Creek ICCSA Article III, Section 23. The following is a summary.

INITIAL VIOLATION

- A written demand to cease and desist from the alleged violation is mailed/delivered to the homeowner/occupant specifying the alleged violation, action required to abate the violation, and time period (10 days in most cases) to abate the violation without further sanction.
- Should the violation continue, a notice of a hearing to be held by the Covenants Committee will be sent including the nature of the violation, the time and place of the hearing (which will be held no less than ten days from the notice), and the proposed sanction (i.e. fine).
- The hearing will be in "executive session" meaning it is limited to the Covenants Committee and homeowner.
- Upon review of any evidence provided by the homeowner, the Covenants Committee will determine what, if any, sanctions will be imposed.

REPEAT VIOLATION

For repeat occurrences by the same homeowner of the same violation within a 12 month period, only the hearing process shall be repeated.

RIGHT TO APPEAL

The homeowner has the right to file an appeal to the Board of Directors the sanction(s) imposed by the Covenants Committee within 30 days after the hearing date or in the case of a repeat violation, the date of the written decision from the Covenants Committee. A written notice of appeal must be received by the Board President or Board Secretary.
- Upon review of any evidence provided by the homeowner, the Board of Directors will determine the outcome of the homeowner’s appeal.
- Should the homeowner lose his/her appeal, the fine will continue as of the date it was originally imposed by the Covenants Committee.
- Should the homeowner win his/her appeal, any paid fines will be returned to him/her.

SANCTIONS/FINES

Sanctions may include denying use of common facilities and/or fines. Fines will be based on the schedule detailed below. The type of violation will be determined by the Covenants Enforcement Committee.

MINOR VIOLATIONS - Any violation of a rule or regulation not involving a specific covenant.

- Up to $50.00 initial fine commencing upon decision of the Covenants Enforcement Committee.
- Up to $50.00 fine every 30 days thereafter until the violation is resolved. If the violation is deemed to take more time to resolve, the Board or Covenants Committee may waive this fine.

MAJOR VIOLATIONS - Any violation related to a specific covenant or ARC Guidelines.

- Up to $100.00 initial fine commencing upon decision of the Covenants Enforcement Committee.
- Up to $100.00 every 7 days thereafter until the violation is resolved. If the violation is deemed to take more time to resolve, the Board or Covenants Committee may waive this fine.
POOL RULES
The South Carolina Department of Health and Environmental Control [DHEC] controls all pools in the state, including the one in Indigo Creek. DHEC conducts surprise inspections and has the authority to close the pool until the problem is corrected. Please read the following information and make sure that your family members and guests are aware of these rules.

1. The pool is for the exclusive use of residents and their house guests. Homeowners are responsible for the conduct of their guests.
2. Use of the pool facilities at any time is at the swimmer's own risk. No attendant or lifeguard is provided.
3. Pool hours are from 7:00 AM to 10:00 PM.
4. The last person to leave the pool, at any time, must turn off the bathhouse lights and close the bathhouse doors. The gate must be securely closed.
5. Children under 13 years of age are not permitted to use the pool facilities unless accompanied by an adult of 18 years or older. A child wearing a diaper must use Huggies Little Swimmers brand or equivalent. Parents are responsible to provide approved diapers.
6. Glass of any kind including containers, bottles and sharp objects are not permitted in the pool area.
7. Dogs and other pets are not permitted in the pool area.
8. Pool furniture shall not be removed from the pool deck.
9. All persons using the pool area and washrooms are responsible to keep the areas clean by properly disposing of towels, cans, paper plates, trash, etc. No pool attendant is provided.
10. No diving, jumping, running, pushing, flipping, dunking or hazardous activity will be permitted in the pool or pool area. (NOTE: No diving is a state-wide DHEC regulation that must be adhered to because our pool is only 4-1/2 feet deep in the very middle.)
11. No floats or rafts can be used when the pool is crowded. Maximum capacity of the pool is 191 persons.
12. Closed sign. During pool maintenance, repairs or code violations, the closed sign will be posted. The pool must not be used until the sign is removed by authorized personnel. The pool will not be closed for any other reason without Board approval.
13. Emergency. A phone is provided in the pool area for emergency use only.
14. No one under the influence of alcohol or drugs is permitted in the pool.
15. Spitting or blowing nose in the pool is prohibited.
16. No person with a communicable disease is permitted in the pool.
17. No person with skin, eye, ear or nasal infections; open wounds; or wearing Band-Aids/bandages is permitted in the pool.
18. All persons shall take a shower before entering the pool.
19. The entire pool area is designated a SMOKE FREE environment (this includes "vaping").
20. Group Use. The screened room within the pool area facility may be used as a site to entertain a group of people. Prior written approval of the Pool Chairperson or their designee is required in all instances. The following groups are considered appropriate to use this privilege (with approval):
   1. A recognized, organized Indigo Creek community group, which may include permanent non-resident members (e.g. Indigo Creek Men's Golf Club).
   2. An informal Indigo Creek community group of residents and house guests (e.g. Winged Foot Court pool party).
   3. A recognized Indigo Creek community organization that includes members, house guests of residents and non-residents; who have paid a non-resident participation fee (e.g. member-guest golf tournament).
   4. Water aerobics and other water instruction classes for Indigo Creek residents.