

## **Preface**

Litchfield-By-The-Sea is a very special community that offers homeowners, renters, visitors and guests a lifestyle built around beach activities, tennis, golf and other nearby attractions. It has become one of America's finest all-season ocean resorts; attracting visitors from all over the United States, Canada and Europe. To maintain our image and appeal to people of all ages, some common-sense rules are in order for the benefit of all who live and visit this distinctive community.

Specifically, these rules and regulations are necessary and desirable for the safety and protection of all occupants and to maintain the property in good order to assure the comfort and convenience of everyone who enjoys it.

We ask that you abide by these rules and regulations in order to do your part in helping our property owner's association maintain the attractiveness and desirability of Litchfield-By-The-Sea. If we support each other in this effort, Litchfield-By-The-Sea will continue to be a source of great enjoyment for us all.

## Rules and Regulations

Rules and Regulations governing all common facilities at Litchfield-By-The-Sea and River Club are made by the Litchfield-By-The-Sea Board of Directors and must be adhered to by all property owners, their guests and renters. We suggest posting these rules in your unit in an easy to observe location.

### 1. GENERAL

Each owner is responsible for the proper conduct of family members, guests, renters and service personnel. Owner(s) should be certain that they understand and observe all Rules and Regulations and those renters are advised of, and given a copy of the Rules and Regulations.

### 2. 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.

### 3. SECURITY

Security is the responsibility of each and every one of us. Depending upon the nature of the situation owners are requested to notify either the security guard, police or Managing Agent of any suspicious people trespassing and/or unusual activities.

See the EMERGENCY TELEPHONE NUMBERS listing in the back of this booklet. The main Guard House number is (843) 237-2451.

### 4. FACILITIES

The facilities of the Litchfield-By-The-Sea Community Association are for the exclusive use of the Association members, lessees, resident house guests and guests. The use of the facilities for any commercial purpose or financial gain by an Association member, lessee, guest or resident houseguest is expressly prohibited. Litchfield-By-The-Sea amenities include the pool located at the River Club, the Beach House and surrounding deck and public dune cross over walk ways. Please remember that some sub associations have their own pools which are strictly for the use of guests or owners affiliated with that sub association. Tennis courts, fishing docks, and Osprey Lake are additional facilities as are roads and parking lots designated on the official map.

### 5. CHILDREN

Supervision of children by a responsible adult must be exercised at all times when children are playing on the grounds, swimming in the pool or at the beach or using restrooms.

Special attention should be exercised while driving within the community to ensure the safety of all children. Litchfield-By-The-Sea speed limit is 25 mph unless otherwise marked as a lower limit.

## 6. PETS

- (a) No pets shall be permitted in the Association's pool area or tennis courts.
- (b) In no event shall renters or guests be permitted to have pets on Association property or in any individual unit.
- (c) No pets shall be permitted on any public portion of Litchfield-By-The-Sea unless carried or on a leash. Unleashed pets are subject to collection by the County Animal Shelter. Reclamation of the pet is the sole responsibility of the Owner.
- (d) Georgetown County Ordinance # 2007-06 requires that all dogs must be leashed on Georgetown County Beaches between 9:00 am and 7:00 pm year around.
- (e) Excessive barking of a pet 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 pets. That includes on the public beach as well as Litchfield-By-The-Sea private or common property.

## 7. OWNERS' OBLIGATION TO MAINTAIN PROPERTY

- (a) It shall be the responsibility of each owner and/or individual to prevent the development of any unclean, unsightly or unkempt conditions with respect to buildings or landscaping on owner's property.
- (b) No noxious or offensive activity shall be conducted on any of the properties within the Community Association, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the other owners.
- (c) No structure of a temporary character shall be placed upon any property within the Community Association at any time. This prohibition shall not apply to temporary structures used by a contractor during construction.
- (d) No deck furnishing or interior furnishing or materials, including but not limited to, window coverings and deck furniture, shall be placed or displayed in a manner which can be seen from the exterior of any building except in accordance with these and/or an individual Association's Rules and Regulations.
- (e) No objects may be left standing under any building within the properties, which can be seen, from the exterior of any building except in accordance with these and/or an individual Association's Rules and Regulations.
- (f) No objects are to be hung or draped over any balcony or deck, including but not limited to, towels, sheets or articles of clothing.
- (g) No signs, advertising or other displays may be placed on the Common Elements or within or on a dwelling, which can be seen from the exterior of the dwelling.

## 8. BEACH HOUSE DECK / SHOWERS

- (a) Bicycles, skateboards, rollerblades are not permitted on the beach house deck.
- (b) The showers on the beach house deck are for rinsing off only – **no bathing, soap or shampoo.**
- (c) No smoking on beach house deck.

## 9. TRASH

All residents are expected to share in the responsibility of maintaining clean grounds throughout the recreational areas. All trash, garbage, etc. shall be carefully placed in the receptacles provided.

## 10. BARCODE POLICY

Each Litchfield-By-the Sea owner will be issued personal barcodes free of charge, provided all assessments have been paid. Additional barcodes may be issued to immediate family members, **specifically limited** to sons, daughters, son-in-laws and daughter-in-laws. Family member barcodes will cost \$20/each. A total of no more than eight (8) barcodes can be issued to one residence. Residents must submit a vehicle registration and proof of LBTS ownership for each property owner barcode. Requests for family member barcodes must be accompanied by the vehicle registration form. If the vehicle is sold and/or traded, the barcode must be removed from the vehicle and returned to LBTS before a new barcode can be issued. There is a \$25.00 fee for replacement of a barcode without the old one.

Litchfield-By-The-Sea property owner barcodes are the property of LBTS. The Association reserves the right to deny issuance of a barcode or to remove a barcode if it is not used in accordance with the rules and regulations of LBTS. All barcodes are issued to one specific vehicle. Transferring barcodes to another vehicle or requesting barcodes for non-eligible persons will result in a fine and temporary deactivation of the barcode. The first offense will incur a fine of \$100.00 and deactivation of barcode for thirty (30) days. Subsequent infractions will result in a one (1) year deactivation and \$500.00 fine. Barcode activity will be continually monitored to maintain accurate data.

Litchfield-By-The-Sea property owners have the ability to create a scanned pass for their guests to have access to their property (gated communities with this capability) and for access to the beach or the LBTS pool at River Club.

The scanned pass, created by the resident only, can be issued for one day but no more than 30 days and this pass can limit access to the resident's property or the beach and River Club pool at the owner's discretion when they create the pass.

Please note, the URL [www.lbtsguard.com](http://www.lbtsguard.com) is for use by LBTS residents ONLY and is not be to be shared with others!

A scanned pass is not intended to give a guest “unlimited” access to the Beach or Pool at River Club. This privilege is reserved for LBTS residents and those that qualify for a bar code under the current rules and regulations.

Abuse of the scanned passes could result in changes to this policy and further restrictions of the length of time or who is authorized to get one.

## 11. VEHICULAR TRAFFIC

- (a) Exceeding the posted speed limit is strictly prohibited throughout the property.
- (b) Georgetown County Sheriff’s Office has jurisdiction over the roads in Litchfield-By-Sea and River Club (only the roads owned by LBTS, not streets owned by the sub-associations). The main purpose of this is to control speeding and unlawful use of golf carts and other modes of transportation covered by the Law at the request of the Association. They will not patrol the roads unless requested, but they will, however, enforce all laws when observed by the officers when on the premises at the request of LBTS.
- (c) No motorcycles, motor scooters (of any size), skateboards, mopeds, motor homes, campers or buses, Segway’s or motorized skateboards shall be permitted on Association property.
- (d) For safety measures, only persons meeting the requirements of a licensed driver may operate golf carts on the Litchfield-By-The-Sea Community Association roads. All golf carts are to be registered and have Litchfield-By-The-Sea stickers affixed to the left front of the cart. Golf carts may not be driven after dark unless equipped with highway headlights and taillights and may not be driven between midnight and dawn.
- (e) While it is outside our control, we strongly recommend that golf carts not be used on public roads outside of Litchfield-By-The-Sea. Local traffic conditions make the use of golf carts unsafe.
- (f) Golf carts driven within Litchfield-By-The-Sea must remain on roadways. Do not drive on bike paths. **Gas powered ATV-type vehicles are NOT permitted on the property.** (With the exception of commercial landscaping vehicles.)

## 12. PARKING

- (a) As a security measure, keep your automobile doors locked and valuables placed out of sight. Quite naturally, common courtesy demands that we respect the property of others and, for this reason, care should be exercised in opening car doors so as not to cause any damage to adjoining vehicles.
- (b) Do not block cars that are not in your party.
- (c) Parking on grass or landscaped areas, in front of driveways or in loading zones or fire equipment access areas is strictly prohibited. Parking in the circle by the Litchfield by the Sea Beach House is short term, drop off ONLY. All vehicles must be moved within ten minutes of stopping or will be subject to ticket and towing.

- (d) During certain holiday weekends, overflow parking areas will be opened and vehicles will be allowed to enter and use these areas.
- (e) At all times, a bar code must be affixed to the vehicle or a valid guest pass is on the dash board.
- (f) Some sub associations have additional parking restrictions and it is up to each owner or guest to learn what is required in your community.

### 13. FIREWORKS

Litchfield-By-The-Sea properties are designated “firework free zones”; therefore, the discharging of fireworks is strictly prohibited.

### 14. FEEDING WILDLIFE

It should be impressed upon everyone that feeding the alligators can be hazardous to life and limb, and that this activity is prohibited and violates South Carolina Law. Children, especially, should be cautioned as to the dangers of feeding alligators and other wildlife.

The feeding of feral cats, sea gulls and other wildlife is prohibited on Litchfield-By-The-Sea property.

### 15. DUNES

Do not walk, play, sit, or lay beach gear on the dunes; use walkways to go to and from the beach.

The launching of jet skis, or other watercraft is not permitted over the dunes or the cross-overs.

There are five beach crossovers inside Litchfield by the Sea. Three are located near the Beach House. One is located between Bridgewater and Sandpiper and the final one is located by Shipyard Village. Signage is in place at all locations to guide you.

It is against State Law to damage or destroy the dunes or the sea oats and grasses, which grow on the dunes. Heavy fines are levied on all persons who do not observe this law (i.e. a minimum of \$ 200.00 constitutes the State fine.)

### 16. LITCHFIELD-BY-THE-SEA COMMUNITY SWIMMING POOL AT RIVER CLUB

- (a) Swimming is permitted between the hours of 9:00 am and 10:00 pm.
- (b) Solo swimming is not permitted.
- (c) A shower must be taken before using the pool.
- (d) Conventional bathing attire must be worn. Children in diapers are not permitted in the pool as required by state regulations unless the child is wearing a “swim diaper.”

- (e) The Board believes that the playing of radios in the pool areas can be annoying to others present. Therefore, the Board discourages the use of radios. If people insist on bringing radios to the pool area, the volume must be kept as low as possible.
- (f) Bottles, glasses or glass objects will NOT be permitted at any time in the vicinity of the swimming pool. Broken glass can cause serious injury, and if glass falls into the swimming pool, the result will be the closing of the pool for several days to a week so that it can be drained and vacuumed. For everyone's comfort and safety, it is requested that management be notified at once should glass objects ever be seen around any of the pool areas.
- (g) Unreasonable noise or running cannot be permitted at any time. This conduct is dangerous and is annoying to other residents.
- (h) No pets are allowed in the pool area.
- (i) No smoking in the pool area.
- (j) Hanging or playing on the safety rope is prohibited.
- (k) The pool house building is to be maintained in a neat and clean manner.
- (l) Pool furniture should be properly cared for. Under no circumstances should the pool furniture be removed from the immediate area, or placed in the pool.
- (m) Non-resident guests may use the pool with the owner's permission. The owner will be responsible for their guest's conduct and obeying the rules.
- (n) Children are the responsibility of their parents. Swim at your own risk. No lifeguards are on duty.

## 17. TENNIS COURTS

- (a) Tennis courts will be open between the hours of 7:00 am and 11:00 pm (where lighted).
- (b) The general principles of tennis etiquette, including proper attire, will prevail at all times. Proper attire does, among other items, include shirts.
- (c) Tennis shoes and shirts are required.
- (d) A tennis court reservation system is available and should be adhered to by all players to fairly allocate tennis court time. Courts must be vacated after 1-½ hours of play if anyone is waiting their turn.
- (e) Two courts have been designated for pickle ball.
- (f) Proper attention should be given to the use of the tennis court lighting system. Players must manually operate the light switch for night playing and the last players must turn off the lights when leaving. The lighting system cannot be operated between 11:00 pm and 7:00 am.
- (g) Trash receptacles are available; please use them.
- (h) No activities other than tennis will be permitted on the tennis courts (e.g. no bike riding, skateboarding, roller skating, etc.)
- (i) Non-resident guests must have approval of an owner to use the tennis courts. Owners are responsible for the appropriate conduct of their guests on the tennis courts.

- (j) The use of the tennis courts, deck, beach house, pool, etc. or any other facility for any commercial purpose or financial gain by any Association Member, lessee, guest or resident houseguest is strictly prohibited.

18. VEHICLE STORAGE FACILITY

In accordance with the Covenants of the Litchfield-By-The-Sea Community Association, Article II, Section 15, this states: “No trailers, boats, campers, vans or vehicles of any type which are not automobiles shall be parked or stored on the Property except in areas specifically designated for that purpose.”

There are no storage facilities available within Litchfield-By-The-Sea except for specific regimes, which may allow boat storage. Please make arrangements to store your personal property at another location. A list of boat storage facilities is available at the LBTS Main Security gate. Owners will be fined \$100.00 per day for each day the boat/trailer is left on Litchfield-By-The-Sea property. Owners are responsible for the actions of their guest and renters. Unpaid assessments are subject to penalty, interest and liens.

19. BIKE AND WALKING TRAILS

No golf carts or motorized vehicles are allowed on the bike and walking trails. Please use care when crossing the roadways.

Walkers and joggers at River Club go against the traffic flow and bicyclists are to go with the traffic flow.

20. ROLLERBLADING, SKATEBOARDING AND SKATES

No rollerblading, skateboarding or skating is allowed on community roadways and the Beach House Deck. These include, but are not limited to, Retreat Beach Circle and South Dunes Drive in Litchfield-By-The-Sea and all roads at the River Club.

21. DRONES

Defined as: an unmanned aircraft or ship guided by remote control or on board computers. The use of drones is strictly prohibited on or from any Litchfield-By-The-Sea Common Area without the written consent of the Litchfield-By-The-Sea Board of Directors. This prohibition shall include the controlling, launching, or landing of a drone from or on Litchfield by the Sea common areas.

22. BEACH CLUB RESERVATION AGREEMENT

The Beach Club facility is available to Litchfield-By-The-Sea Community Association members only for parties and special occasions. The north and west decks only are to be



used for rented functions (those immediately adjacent to the clubhouse). The remaining deck areas are for the use of Litchfield-by-the-Sea members. When there are no functions in the Beach House, all deck areas are open for the members to enjoy.

Please contact Waccamaw Management concerning rentals and complete list of Rules and Regulations.

23. FISHING DOCK/CRABBING DOCK

The fishing and crabbing docks are for the enjoyment of all members and guests. Clean up your trash and bait when leaving the dock areas. Cleaning of fish is not permitted at the fishing dock or in any public area. Recycling tubes for fishing lines are mounted at the fishing dock and crab dock.

24. CARE AND USE OF THE BEACH

- (a) The beach is public property belonging to the state and controlled by Georgetown County. No lifeguards are provided. Be alert to tidal conditions and do not let children wander from your sight.
- (b) All State and County Laws are to be observed.
- (c) Please observe common courtesies. Do not leave umbrellas, other shade providers or beach gear overnight. County Ordinance requires that items left on the beach become the property of Georgetown County and will be removed. Please do your part in keeping the beach clean.
- (d) Glass containers are prohibited on all Georgetown County beaches.
- (e) Note: Beach is “fireworks free zone”.

25. PROTECTING TURTLES

Loggerhead hatchlings may be disoriented by artificial lights. When loggerhead hatchlings emerge from the shell, they are attracted to the blue and green wavelengths of light which are naturally reflected off the ocean through celestial light. They use this natural light cue to navigate from the nest towards the ocean. If an artificial light source on the beach is brighter than the natural ocean horizon, the hatchlings will head towards this artificial source. The causes of these disorientations include streetlights, gas station lights, city sky glow, exterior lights on commercial establishments and beach front homes. People on or near the beach carrying flashlights or lanterns and bonfires can also disorient loggerhead hatchlings. **Please take care to turn off any lights that may disorient the turtles.**

26. REMEDY FOR VIOLATIONS

Violations of these Rules & Regulations are to be reported to the Managing Agent, who will call the matter to the attention of the violating owner, lessee or guest for corrective

action. Any disagreement over violations will be reported to the Board of Directors for subsequent judgment by the Litchfield-By-The-Sea Board of Directors.

Unit occupants violating the Rules and Regulations can result in a fine of \$25.00 per day for each second and subsequent day of violations. Owners are responsible for any and all fines levied against their unit.

27. RULE CHANGE

The Directors of the Association reserve the right to change or revoke existing Rules and Regulations and to make such additional Rules and Regulations from time to time as they believe are necessary or desirable.

EMERGENCY TELEPHONE NUMBERS

Fire Department	911
Police	
Georgetown County Sheriff	(843) 546-5102
Sheriff's Dispatcher	(843) 527-6763
After hours	911
Highway Patrol	911
Ambulance	
Pawleys Island/Litchfield	911
Myrtle Beach	911
Hospitals	
Georgetown	(843) 527-1341
Myrtle Beach – Grand Strand	(843) 449-4411
Waccamaw Community	(843) 652-1000
LBTS Main Gate Security	(843) 237-2451
River Club Security	(843) 237-7721
Willbrook Security	(843) 237-2664
The Reserve Security	(843) 235-8703
Managing Agent	
Waccamaw Management, LLC, AAMC	(843) 237-9551

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