



## Riverwalk Townhomes at Arrowhead

### Rental Policy

1. Annual leases only. (12 months)
2. No short term rentals, VRBO, weekly, daily, etc are permitted.
3. Owners are responsible for all actions of their renters, guests and or occupants.
4. No pets. Renters are not permitted to have any type of pets.
5. A copy of the rental agreement must be submitted the HOA Management.
6. Rental agreement must contain contact information for the renter.
7. If any lease agreement is terminated prior to the 12 month term there will be a \$200 violation assessed to the owner of the unit. Violation fines will double with each early termination of leases.
8. The Board of Directors may take legal action against the owner of the unit if violations occur from the owner's renter.
9. The Board of Directors has the right to ask the owner to remove the tenant due to violations, behavior, etc. If the owners fails to take action due to the renter. The Board of Directors may assess the owner a fine of \$200 and or take legal action against said owner.

Riverwalk Townhomes

Board of Directors

**SEMPER FI**



**PROPERTY MANAGEMENT**



## **Riverwalk Townhomes at Arrowhead**

### **Pets Policy**

1. **ONLY** owners may have pets.
2. Guests/Renters/Tenants are **NOT** permitted to have pets on the property.
3. All pets must be on a leash at all times and may not be tied up outside.
4. Pet droppings must be cleaned up immediately.
5. All unauthorized pets must be removed from the property and are subject to the Violations, Warnings & Fines Policy.

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**PROPERTY MANAGEMENT**

## **Riverwalk Townhomes at Arrowhead**

### **Parking Policy**

- 1. Vehicles parked in common areas must display a “Riverwalk Townhomes Street Parking Pass” to be displayed by hanging from the rear view mirror or placed on the dash board on the driver’s side. Address must be filled in.**
- 2. Parking in common areas is a first come first serve basis.**
- 3. Street parking is not for long term parking.**
- 4. Valid tags and insurance must be current to avoid removal.**
- 5. Master Deed Section 5, para 5.3 Parking, additional rules and regulations must be obeyed.**
- 6. All vehicles in violations are subject to towing at the owners expense**

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**PROPERTY MANAGEMENT**

## **Riverwalk Townhomes at Arrowhead**

### **Trash Policy**

1. A dumpster is provided by the HOA.
2. Bagged, household trash only. NO construction materials, full boxes, furniture, etc.
3. Violators subject to an instant \$75 violation fine.

Also, if items are removed by maintenance techs, said unit will be charged a minimum of \$75 labor cost and may be charged more depending on items to be removed and taken to the Horry County Waste Site.

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**PROPERTY MANAGEMENT**


## **Riverwalk Townhomes at Arrowhead**

### **Violations, Warning & Fines**

- 1. First violation will have a written warning sent to the owner via USPS or email.**
- 2. Second violation will be a \$75 violation fine assessed to the owners account.**
- 3. Third violation will be a \$125 violation fine assessed to the owners account. Also, HOA privileges may be suspended...IE..parking passes, voting, etc.**
- 4. Fourth violation will be a \$150 violation fine assessed to the owners account. The matter we then be forwarded to the HOA Attorney for legal actions against said owner. The owner will be responsible for all costs and fees for the Attorney and legal actions.**

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