

It has been awhile since our last newsletter and for that we apologize. However, some of the promises we made at the annual meeting last spring took much longer than expected to accomplish.

We finally have in place a new pest control company, a new trash company, a new recycle center and a new contract with Hargray. More on that later.

Our new central recycle center is located on the south side of our property not far from the second Cordillo entrance. It's set back from the parking lot and is well marked as Recycling. Please see the attached list of items that are acceptable to place in the enclosure. We use a different company for recycling than our trash company, therefore the pick-up schedule is different. Currently recycle pick up is once a week on Wednesday. As the season hits, we'll see if we need additional pick up days.

It took several months to get on board with our new trash company. Coordinating removal of one company's containers to make room for the new company's containers took a lot longer than we anticipated. In addition, we finally had the parking lot power washed.

Currently underway is grading behind the 6200 buildings to address water intrusion that was brought to our attention at the last annual meeting. Once that project is complete with drainage and native plants, it will be an improvement for the units impacted.

Among other things, we continue to address wood rot property wide, and have made preemptive strikes on vulnerable rooflines on many Ocean Breeze units.

We also have new fencing around the pool between Delta and Ocean Breeze.

We are very excited to have signed a five-year contract with Hargray that will provide cable TV and high speed internet for only \$40 a month plus taxes. In case you missed our email, we have attached a copy of with this newsletter.

If you're wondering about our big lagoon project, we have submitted the plans to the authorities and are awaiting their green light. If we get approval during peak season, it's likely we'll hold off until autumn to get started.

Our wish list for future projects continues to include charging stations for electric vehicles, solar energy, and security lot to alleviate illegal dumping and cars using our parking lot as a speedway between Lemoyne and Cordillo.

The Board welcomes your ideas on ways we can improve our community. A great time to voice your input is at the...

ANNUAL MEETING

Saturday, June 20, 2020 at 10am
More details to come...

NEW SITE MANAGER

We are delighted to introduce Savannah Hartzog, our new site manager. Savannah joined us in March and is doing a great job.

WELCOME NEW NEIGHBORS

46	Ronald & Jane Mitchell
57	Shelley Brouillette
74	Kenneth & Debra Schroeder
5302	Kevin & Megan Cioni
5602	Michael Cadle
6101	Bhandu Chandar Perugu
7007	William & Amy Yaniero
7016	Steven Kass

TRASH PICK-UP

Trash pick-up between April and September
Monday, Thursday and Saturday

From October through March, days of service are
Monday, Wednesday and Friday

RECYCLE PICK-UP
Wednesday

REMINDER

With so many deliveries from online retailers, please break down boxes before putting them in the recycle bins. Also, construction materials, plumbing fixtures, appliances, furniture, beach gear, landscape debris, etc., are NOT permitted in or around any dumpsters or enclosures. If you see someone doing this, please don't confront them; instead, try to get a unit and/or license plate number. Without gates, some unscrupulous contractors use our dumpsters.

RENOVATION

We've been having a bit of an issue with some owners not abiding by regime rules, so we've attached a reminder about renovation and construction. No one is allowed to alter the exterior of any building or the grounds around it. That's common property. You own what is inside your walls. You may renovate the inside, as long as you do not affect any other unit.

ADVERTISING

Speaking of renting your villas. . .

With the summer season coming it's a good time to remind you that per our By-Laws, no more than 2 adults per bedroom. Translated, that means a two-bedroom unit can house no more than four adults, a three bedroom may have no more than six adults. Violating this is against our By-Laws and can result in fines to the owner, even if they are unaware of the number of people staying their unit.

On that note, we are monitoring how rental units are advertised. *Please make sure your advertising complies with the TT/OB covenants.*

Watch advertising as pet friendly, because the pets are not always friendly. Of course that is written tongue in cheek, however dogs act differently when they are not on their home turf. Dogs are territorial and can be aggressive in a new environment. I cannot tell you how many times I've heard renters say, "I don't know what's wrong, he doesn't act like this at home."

Your renters are your responsibility. Your renters' pets are also your responsibility.

On that note, we have a two pet per unit limit. If your renter brings more, you will be fined.

Dogs that bark incessantly will incur noise violation fines for the owner of the unit. Dogs are not to be left alone outside, including on decks or screened porches.

PETS

Repetitive from above, but it needs to be said again and again...

- **We have a limit of two pets per unit**
- **Dogs must be on a leash at all times.**
This is a Town of Hilton Head Island rule, so it's also a TTOB rule.
- **You must pick-up after your pet.**
For your convenience, we have several pet stations on the property for disposal. Believe it or not, dogs (often owned by short-term renters) urinate/defecate on our sidewalks. It is disgusting and the pet owner must wash it off.

Also, did you know pet owners MUST carry liability insurance for pets?

PARKING

We allow two parking stickers per unit. One bedroom or three bedrooms, it doesn't matter. Our By-Laws limit parking stickers to two per unit. Even with that, if every owner were here with two cars, we do not have enough spaces. This is why we take parking seriously.

With summer coming, and all that it implies, our limited number of parking spaces will present challenges.

PARKING CONTINUED...

Overnight guests must have a visible (hang on rear view mirror) paper parking pass from IMC. Forgers will be fined. Vehicles will be towed.

No unlicensed or inoperable vehicles are permitted. Vehicles in violation will be towed at the owner's expense.

NO OPEN FLAMES

Just a reminder, no open flames are permitted anywhere on our property, this includes, but is not limited to, grills, tiki torches, fire pits, etc. You may have an ELECTRIC grill.

GOLF CARTS

Golf carts are not allowed on our property. You may not have one. Your guests may not bring one. In addition, if someone in a golf cart is picking you up (or your guest), the driver must meet you at one of the entrances.

BIKES

Bikes are to be locked in appropriate areas. There are plenty of bike racks on the property. Bikes are not allowed to impede sidewalks, are not allowed on the boardwalk or on any plants or shrubbery. Inoperable bikes will be discarded and unlocked bikes will probably be stolen. If you rent your villa, you may want to alert your guests to the fact that bicycle theft is a common crime on HHI.

COMMUNITY GUIDELINES

Please read the Community Guidelines as these documents do get modified on occasion.

Visit: <https://www.imchhi.com/ocean-breeze-treetops>

PAINT COLORS

Spring is coming! It is a good time to remind everyone of our paint colors, which are on file at the Hilton Head Glidden at 13 New Orleans Road. 843-785-4106.

1-103 Ocean Breeze are on file as "Ocean Breeze"
3900-7018 Treetops is on file as "Treetops"
7100-8000 Treetops is on file as "Delta"

While we're at it, please be reminded that, according to our By-Laws, no alterations can be made to the exterior of the building, nor can anything be affixed to the exterior. Everyone's taste is different. You think your 'Welcome-to-the-Beach' sign is adorable, but your neighbor may disagree. Put your sign inside your villa, or purchase a "Welcome-to-the-Beach' doormat instead.

SCREEN DOORS

The Board approved Andersen 3000 Series as the only screen door that can be installed. The door color must be (or painted to match) your approved door jam. No etched glass.

POOLS

The pools will be open for the season beginning April 1st. After such a long, cold winter, it'll be a pleasure to be able to use the pools again! Although the decks are open year 'round, the water chemical balance is not maintained during the winter.

E-CHECK REGIME PAYMENTS

IMC offers recurring e-check for safe regime payments. To create an account, visit www.IMCHHI.com. Click the "Recurring or One-Time E-Check Payments" link provided and then click "Create an Account." You'll receive an email verification to which you must respond within 24 hours. Even if you pay the old fashioned way, you can create an account to view your record using your account number as your username and the provided password, which was sent with your coupons. If the password provided does not work, please call IMC for help.

UPDATE YOUR HO-6 TODAY!

Hurricane Season will come again. As we now know, hurricane damage is no joke. Our Master Deed and By-Laws **requires every** owner to carry an HO-6 policy. With all of the wonderful remodeling going on, you have to protect your upgrades. If you rent your unit, it's wise to advise your renters to carry their own renter's policy to cover their belongings. If you or your lender needs an insurance certificate, please request one from the following agencies directly.

For Property/Wind and Liabilities, contact Susan Cosh at McGriff Insurance Services 843-815-0522 or scosh@mcgriffinsurance.com

For Flood, contact Kelly at Coastal Plains Insurance 843-706-3006 or certificate@cpilowcountry.com

EXTERIOR PEST CONTROL SCHEDULE

A full pest control schedule can be found on the website: <https://www.imchhi.com/ocean-breeze-treetops>

STUCCO BUILDINGS HVAC RULE

We have been having problems with owners who run plumbing on the exterior of their units. If you want to change your HVAC to a split system, you **must** submit your plans with dimensions and exterior placement for approval by the Board before beginning any work.

WATER HEATERS & PLUMBING

Damage from a water heater is owner responsibility. The damage is usually catastrophic and **DOES NOT fall under the regime's insurance.** PLEASE check your water heater regularly, **replace any unit more than 10 years old**, and **turn off the water in your villa when you are gone** for an extended period.

DRYER VENTS

Maintenance of dryer vents is an owner responsibility. A lint filled dryer vent is a **fire hazard!** For your safety and that of your neighbors, please clean your dryer vents regularly. If you cannot do it yourself, one of these companies may be able to help you: MicroClean Technology 843-689-9191; Rainbow International 843-682-4924; Ugly Duct Cleaning 843-816-0537.

SPEAKING OF OWNER RESPONSIBILITY

Please keep up with items that are your responsibility to maintain and replace. The following items exclusively serving your villa, regardless if they are interior or exterior, are the owner's responsibility to maintain and/or replace

1. Doors, including the frames, casings, hinges, handles and other fixtures that are part of the door.
2. Windows, glass, screens, frames, wells and casings.
3. All electrical and plumbing mechanisms that service your villa.
4. Any damage to common property or adjacent villas caused by action or inaction in your villa.
5. Ocean Breeze stairs and deck basic maintenance (painting and tightening of treads/pickets) Treetops: basic maintenance (painting, wood rot repair, and tightening of pickets) to backside deck and handrails and front side knee walls.
6. Check your circuit breakers, as faulty breakers can be a fire hazard.

Please report any common element maintenance issues to Savannah Hartzog at Savannah@IMCHHI.com or 843-785-4775 ext. 137

KEYS OR CODES

IMC must have a key or the code to your villa for pest control, as well as access if a leak or other problem is coming from your unit.

NOISE

Summer is coming and with it comes short-term rentals. TTOB prohibits loud noise between 9pm and 8am. Excessive noise at any time is unacceptable. *IMC is not responsible, so call the police.* Ask for a police report. A police call out can cost the owner a \$500 fine.

POLICE

Call 911 for Police Emergencies. If you see anyone damaging the property, call the Sheriff. If you have an unruly, loud neighbor, call the Sheriff's non-emergency line 843-524-2777. Ask the Sheriff for a written report and notify IMC of the date, type of incident, and the name of the responding officer. It is imperative to contact IMC any time the police have been called to the property.

NEWSLETTERS

To receive the community newsletter by email, please contact Lyndsey at Lyndsey@IMCHHI.com. Please put "TTOB Newsletter" and your Villa # in the subject line.

IMC

For **Regime** emergencies, dial IMC at 843-785-4775 and follow the instructions in the afterhours message. **IMC cannot deal with police matters.**

Thank you.