



PALMETTO DUNES

PROPERTY OWNERS ASSOCIATION

A RESIDENTIAL RESORT COMMUNITY

SHORT-TERM RENTAL POLICIES , PROCEDURES AND GUIDELINES (P P G ' s)

Effective April 1, 2021

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Section 1 Purpose & General Information

1.1 Purpose of Policy

In 2019, a Short-Term Rental Ad Hoc Committee was formed at the direction of the Palmetto Dunes Property Owners Association (PDPOA) Board of Directors based upon a growing number of short-term rental properties within Palmetto Dunes. The Committee consisted of owners who rent their properties on a short-term basis, owners who do not rent, and several board members.

Palmetto Dunes Properties Rented on a Short-Term Basis by Year
(Excluding Leamington and Shelter Cove)

Property Category	2018	2019
Single Family Residential Home	33%	40%
Villa/Multi-Family Residential Home	63%	66%
All Properties (Homes and Villas)	50%	54%

Given the growing positive appeal and visitorship to our Residential Resort Community, the purpose of the Ad Hoc Committee was to review the impact short-term rentals may be having upon Palmetto Dunes and recommend any policy/process enhancements to balance the economic needs of owners who rent with a quality of life expected by owners who do not – ensuring the behaviors of one group do not adversely impact the other. The objective is to help maintain the overall character and desirability of Palmetto Dunes for all who live, visit and vacation in the community.

During this process, the ad hoc committee met with numerous stakeholders throughout the year who provided feedback on best practices for short-term rentals in Palmetto Dunes. Beginning in 2020, the PDPOA Board of Directors approved numerous motions regarding short-term rentals. As a result, said Policies, Procedures and Guidelines (PPG’s) have been established for Palmetto Dunes to include motions and policies approved by the PDPOA Board of Directors.

The objective of this document is to gather all short-term related policies into a single, owner-friendly document. The policies, covenants, resort rules and regulations take precedence and are located at www.pdpoa.org.

1.2 General Information

For purposes of this policy, Palmetto Dunes consists of all areas from the intersection of Queens Folly Road at William Hilton Parkway (Hwy. 278) and continuing throughout the Queens Folly Corridor. It includes all residential communities and commercial entities within the Queens Folly Corridor, Mariners and Inverness sections of Palmetto Dunes.

1.3 Residential Communities

For a listing of all residential communities within Palmetto Dunes, please see Appendix A.

1.4 Applicability

The Palmetto Dunes Short-Term Rental PPG's are applicable to single family residential homes and multi-family residential villa complexes located within Palmetto Dunes per Appendix A.

1.5 Definitions

Boarding or Rooming House

A single-family home, townhouse, or condominium apartment used for the renting of a room, or rooms, or detached guest house or accessory building, for a rental term of less than 90 days, where any rental tenant does not receive exclusive possession of the entire property during the rental term.

The use of any residential property within Palmetto Dunes as a Boarding or Rooming House is not permitted.

Guest/Visitor Pass

For the purposes of this policy, the term guest pass and visitor pass are considered one and the same and may be used interchangeably.

Short-Term Rental

For the purposes of this policy, a short-term rental is defined as the renting of any property of less than 90 continuous days for monetary or other consideration. In addition, any rental which constitutes a "vacation rental" under SC Code §27-50-210, et seq. is a Short-Term Rental for the purposes of this policy.

Short-Term Rental Pass

For purposes of this policy, short-term rental passes are those documents that permit vehicle entry for properties defined as short-term rentals. Guest/Visitor passes are not valid for short-term rentals.

Short-Term Unit

A villa or single-family home that is rented on a short-term basis.

Owner

The individual or organization that is identified on the property deed.

Renter/Guest

The individual or group of individuals who rents a villa or single-family home.

Paddleboard

A buoyant board of whatever configuration and construction, used recreationally by individuals who stand to ride on such boards and propel the board through use of a long paddle while balancing themselves in an upright position on the board, kneeling on the board, or otherwise mounted astride the board. Paddleboards are prohibited in the PDPOA lagoon and lake system.

Section 2

Residential Account & Rental Registration

2.1 Property Owner Residential PIN Account

All property owners are required to establish a property owner residential PIN account with the PDPOA Security Pass Office prior to receiving owner, guest/visitor or rental passes. This can be accomplished by presenting a copy of any legal document showing conveyance of the property, such as a property deed, to the PDPOA Security Pass Office.

The information contained in the property owner residential account shall include the property owner name(s), primary/secondary address, telephone number(s) and motor vehicle information. It is also recommended that the property owner(s) provide an email address which shall only be used for official correspondence related to security and pass office activities. The property owner may also elect to provide additional information, such as information regarding pets, secondary contacts, photographs of owners, or other special instructions for use by the security and pass office personnel.

The accuracy of property owner information can be critical in the event of an emergency. As such, property owners should always keep their records up-to-date and check them at least annually for accuracy.

2.2 Short-Term Rental Registration

The Short-Term Rental Registration is a free on-line confidential registry for owners who rent their property on the short-term rental market in Palmetto Dunes. All owners who rent their property on a short-term basis must register.

Why we need this registry

While PDPOA and Security Pass Office maintain owner information, this data may not represent the contact information that should be used when addressing rental situations, nor does it possess the contact information of your specific property management company representative. The purpose of this confidential registry is to provide the PDPOA with enough information to expeditiously contact the property owner, rental management company, or both regarding any incident whenever Security or Compliance is summoned to a property, regardless of the resolution. It is also the validating process for situations where owners allow other persons or companies to manage their property on their behalf.

What information we need from you

At a minimum, you will be required to provide the property address, owner name, owner email address, owner telephone number, and if applicable, the rental management company, rental management telephone number and rental management e-mail address.

Responsiveness and helping guests

Security visits a property under a wide array of circumstances to help address noise, parking, emergencies (such as fires, injuries, etc.) and related topics, and Security will continue to address these situations without the need for owner or rental management company involvement. In the vast majority of cases, Security is able to resolve issues without the need for owner or rental management company assistance.

With the growing number of rentals, there are more situations whereby Security is unable to help guests, with examples including but not limited to guest lock-outs, missing guests passes, repeated and excessive rule violations, etc. In these situations, we need the assistance of the rental management company or property owner to help resolve matters for your guests in a timely manner.

In those limited situations when a property owner and/or rental management company is contacted by PDPOA through the use of the short-term rental registry and PDPOA is unable to immediately reach the property owner and/or rental management company, the property owner and/or rental management company must return the telephone call to PDPOA within one (1) hour and provide as rapid of a response as possible within that hour.

After three (3) separate instances of non-responses within the required one (1) hour period, the property owner or rental management company shall be required to speak with a representative of the PDPOA. If the PDPOA is not satisfied with the ability or willingness of the property owner to conform to the one (1) hour policy, the issuance of guest and rental passes to that property may be suspended.

Owner courtesy notifications

Should Security or Compliance be summoned to a property, the registry information will be used, as a proactive courtesy, to notify the property owner and rental management company regardless of the findings and outcome. These notifications are for informational purposes only, and no owner action will be required.

When to register

Every property used for short-term rentals must be fully registered within 30 days of said online registry being available and must be registered prior to the first rental. If you have been renting your property prior to January 1, 2021, please refer to Section 2.3. To register your property as a short-term rental, please visit <http://pdpoa.org/str-registration>.

2.3 Existing Short-Term Rental Properties

Property owners who currently offer their property for rent on the short-term rental market shall be required to register their property with PDPOA within 30 days of PDPOA making available the on-line short-term rental registry. Said on-line short-term registry shall be offered at *no cost* to the property owner. To register your property as a short-term rental, please visit <http://pdpoa.org/str-registration>.

2.4 New Short-Term Rental Properties

Property owners who are planning to offer their property for rent on the short-term rental market shall be required to register their property with PDPOA before PDPOA will issue short-term rental passes for the property. To register your property as a short-term rental, please visit <http://pdpoa.org/str-registration>.

2.5 Updating Records

Once registered, property owners are required to update their on-line registry within five (5) days upon the change of any information.

2.6 Expiration

Property owner short-term rental registrations are valid for one calendar year. As such, all registrations expire on December 31 of each year and must be renewed annually. Thirty days before expiration, the PDPOA will issue an email reminder enabling the owner to review all information, make any revisions, and confirm any changes thus enabling online registration renewal.

2.7 Transfer of Registrations

Short-term rental registrations are only valid for the property owner who registered the property. Short-term rental registrations are not transferrable among owners.

2.8 Penalties

Failure to register a property used for short-term rentals shall result in the non-issuance of guest/visitor and rental passes for said property. Additionally, any other actions that may be applicable based on existing regulations or newly enacted/modified regulations may be enforced.

2.9 Documentation and Disputes

Registry or non-response violations will result in the PDPOA providing a written communication to the property owner and rental management company detailing the incident. Should disputes emerge or the issuance of guest passes be suspended, the property owner may request a review by the Hearing Board.

Section 3 Transportation Fee

3.1 Purpose

As established in 2012, all short-term rental properties within Palmetto Dunes, Leamington and Shelter Cove are required to pay an annual transportation fee to the PDPOA. Said fee is used to fund a seasonal courtesy transportation service that is available in Palmetto Dunes, Leamington and Shelter Cove.

3.2 Fees

Transportation fees are established and managed by the PDPOA and are based on projected costs to safely and effectively operate and manage a courtesy transportation shuttle service in Palmetto Dunes, Leamington and Shelter Cove. Fees shall be reviewed annually and are subject to change. Any such changes shall be announced as soon as practical and with as much notice as reasonably possible. Current fees are available by visiting www.pdpoa.org.

Fees are due once per year, per property. As such, transportation fees are transferable when ownership of a property changes.

3.3 Payment

Once a property owner has registered as a short-term rental property, the PDPOA shall invoice the owner. Invoices may be mailed, emailed, or both. Failure to make payment by the due date shall result in non-issuance of guest/visitor passes for said property, as well as, any other actions that may be applicable based on existing regulations or newly enacted/modified regulations.

3.4 Payment Methods

Payments can be made by check, cash, money order, cashier's check or credit card. Fees may apply for payments with credit cards. Please contact the PDPOA Accounting Department at 843-785-1109 for more information on the types of credit cards accepted and any applicable fees. Checks should be made payable to Palmetto Dunes POA and can be mailed to the following address:

Palmetto Dunes POA
16 Queens Folly Road
Hilton Head Island, SC 29928

Section 4

Short-Term Rental Passes

4.1 Purpose

When renting a short-term rental property in Palmetto Dunes, a short-term rental pass is required for each vehicle used by the short-term tenant on the roads of Palmetto Dunes or parked at the rental property. Short-term rental passes cannot be used for any other purpose, such as, but not limited to, rental management company entry, commercial work or domestic cleaning. Failure to comply with these rules may result in a citation/fine. For your convenience, some resort rules are posted on the back of each pass.

4.2 Pass Fees

Rental passes are subject to a fee established by the PDPOA Board of Directors. Current fees are available by visiting www.pdpoa.org.

Should fees change, the PDPOA will make announcement as soon as practical and with as much advance notice as reasonably possible.

4.3 Requesting Passes

4.3.1 Property Owner (Self-Rental)

In order for property owners to request short-term rental passes, they must be in good standing with the PDPOA and have completed the short-term rental registration process. Once this has been confirmed and approved, the PDPOA Security Pass Office shall enable the property owners residential PIN account for entering short-term rental passes. Instructions for entering passes can found at www.pdpoa.org or by calling the PDPOA Security Pass Office at 843-785-1125.

4.3.2 Rental Management Company/Broker

In order for rental management companies/brokers to request short-term rental passes, the property owner must be in good standing with the PDPOA and have completed the short-term rental registration process. During the registration process, the property owner must also designate the rental management company/broker as an authorized representative of the property owner and grant them permission to enter short-term rental passes.

Additionally, the designated rental management company/broker must be in good standing with the PDPOA. Once this has been confirmed and approved, the PDPOA Security Pass Office shall enable the property owners account for entering short-term rental passes. Instructions for entering passes can be found at www.pdpoa.org or by calling the PDPOA Security Pass Office at 843-785-1125.

4.4 Purchasing and Distributing Passes

4.4.1 Property Owner (Self-Rental)

Property owners who rent their property without the assistance of a rental management company/broker can elect from the following two options:

Option 1: Purchase passes in advance for their rental guests.

Option 2: Require rental guest to purchase their passes upon arrival.

If a property owner purchases their passes in advance for their rental guests, the property owner may elect to have their rental guest pick-up their pass from the PDPOA Security Pass Office on the day of their arrival. Or, the property owner may elect to pick-up the pass themselves and provide personal delivery to their short-term rental guests.

Should the property owner elect to have their guest's pick-up passes at the PDPOA Security Pass Office on the day of their arrival, it is recommended that the property owner send their short-term rental guests an electronic voucher to expedite the check-in process.

4.4.2 Rental Management Company/Broker

Property owners who rent their property with the assistance of a rental management company/broker shall be invoiced through the rental management company/broker monthly for all short-term rental passes entered by the rental management company/broker.

For purposes of invoicing, the rental management company/broker shall be charged for each rental pass based on the date that it was submitted to the PDPOA (not the date of arrival or stay).

Payment must be made to the PDPOA based on the terms specified in the invoice. Failure to make timely payment may result in non-issuance of rental passes for all properties managed by the rental management company/broker in Palmetto Dunes, Leamington and Shelter Cove. Failure to make timely payment may also result in non-issuance of guest/visitor passes for the rental management company/broker.

All rental management companies/brokers are required to pick-up their short-term rental guest passes in advance and issue them to their guests.

4.5 Refunds

Refunds shall be considered on a case-by-case basis. Please contact the PDPOA Security Pass Office should you have a request for a refund.

4.6 Pass Limits

4.6.1 Single-Family Residences

Parking assessments shall be conducted by the Palmetto Dunes POA staff to determine the appropriate number of available parking spaces at each single-family residence. Based on the parking assessment, pass limits will be set and no single-family residence may receive more than six (6) passes at any one time. This number can be reduced if requested by the owner.

4.6.2 Multi-Family Residential Complexes

Unless specifically requested by the responsible managing directors of each multi-family residential complex, parking assessments shall not be conducted at these locations by the Palmetto Dunes POA staff. If a maximum per unit parking limit has been established by a multi-family residential complex, the maximum number of outstanding passes for any unit within the complex will be as requested by the complex.

4.7 Displaying Passes

Short-term rental passes shall be prominently displayed or presented when approaching gate houses.

When driving, short-term rental passes may, but are not required, to be displayed.

When parked, short-term rental passes shall be prominently displayed on the vehicle's drivers side dashboard so that all information on the pass is legible from outside of the vehicle.

Failure to comply with these rules may result in a citation/fine.

4.8 Requesting Additional Passes

Occasionally, short-term rental guests may need additional passes to accommodate their visit. In some cases, these passes are needed for additional vehicles that were not planned during the rental booking. In other cases, these passes may be needed for persons who are visiting the short-term renter.

In all cases, additional renter related passes must be requested and approved through the property owner or rental management company.

Once approved, the property owner or rental management company must submit the pass request to the PDPOA Security Pass Office. A pass will be issued if the number of outstanding passes for that property has not already exceeded the limit defined in Section 4.6.

Section 5 Rules

This summary of rules applies to all who live, visit or vacation in Palmetto Dunes. The complete set of policies, covenants, resort rules and regulations take precedence and are located at www.pdpoa.org.

5.1 South Carolina Law

The PDPOA Security Department maintains law enforcement authority as prescribed by the South Carolina Law Enforcement Division. Security Officers possess the same authority of a Beaufort County Deputy Sheriff to enforce certain South Carolina Criminal & Traffic Law within Palmetto Dunes.

5.1.1 Traffic Violations

While Palmetto Dunes is a private community, the PDPOA participates in the SC Uniform Act Regulating Traffic and enforces SC Traffic Law on their roadways. As such, any violations of moving law may result in a SC Uniform Traffic Citation. Private citations shall not be issued for moving laws.

Speed limits within Palmetto Dunes vary and are no greater than 25 mph. All speed limits are clearly posted, some of which may be lower than 25 mph.

5.2 Private Rules & Covenants

Listed below is a selection of important resort regulations, policies and covenants associated with short-term rentals. For your convenience, some of these have been restated (or partially restated) from the Palmetto Dunes Resort Regulations and/or Palmetto Dunes Covenants. Please refer to these documents for a complete list of regulations, policies and covenants.

For a full listing of all resort regulations and covenants, please visit www.pdpoa.org. Please note that it is the responsibility of all owners, guests/visitors, renters and commercial vendors to understand and comply with all rules, regulations, covenants and laws while within Palmetto Dunes.

5.2.1 Rental Passes

Passes must be prominently displayed when approaching a gate house and when parked.

Rental passes are valid for entry into Palmetto Dunes and are intended for travel to and from the rental property listed on the pass, and for travel within Palmetto Dunes to the resort amenities or other activities such as the beach, tennis, golf, and/or food and beverage establishments.

Rental passes may be used to travel to other single-family residential properties

within Palmetto Dunes when:

- The renter is invited to said property;
- The vehicle does not exceed the maximum parking capacity at said property as set by the PDPOA.

Rental passes may not be used to travel to other multi-family residential properties within Palmetto Dunes unless picking up or dropping off persons who are residing in these areas. If visiting a person in a multi-family residential property, guests must receive a visitor pass for these areas.

Rental passes are not valid for parking at the Marriott or Omni Resorts.

Rental passes are not valid for entry into Leamington or other private communities.

Rental passes are not valid for commercial work.

Rental passes are not valid for rental management company use or domestic cleaning.

Failure to comply with these rules may result in a citation, towing of the vehicle, or both.

5.2.2 Display of Certain Signage

To help educate guests, keep them safe, limit potential interactions with Security and Compliance, and foster a positive experience, all short-term rental properties shall be required to prominently display a PDPOA designed sign inside their rental property for the purpose of reinforcing certain rules and policies. Said sign shall be provided at no cost to the owner. The required signage can be downloaded [here](#) and an attractive transparent/Lucite stand can be obtained at no charge at the PDPOA office.

Failure to comply with this rule shall result with the property owner being required to speak with PDPOA. If the PDPOA is not satisfied with the ability or willingness of the property owner to display the required signs, the issuance of guest and rental passes to that property may be suspended.

5.2.3 Distribution of Certain Online Video

To help educate and create a positive experience for guests, all short-term rental owners or their rental management companies are requested to distribute a PDPOA-created online video that shares a summary of PDPOA's most important rules. The video is located at www.WelcomeToPalmettoDunes.com and will be displayed on all Palmetto Dunes provided property signs.

5.2.4 Boarding or Rooming House Operation Prohibited

The operation of a Boarding or Rooming House is prohibited in Palmetto Dunes. For short-term rentals, the entire property must be rented to the same person or entity, granting such tenant exclusive occupancy of the property for the term of rental. Owners may not rent a room, a portion of the property, or a guesthouse or accessory building on the property, while remaining in occupancy of another portion of the property.

5.2.5 Parking

All vehicles must adhere with all “No Parking” signs and other restricted parking signs as they are posted within Palmetto Dunes.

Parking must be made on areas specifically designed and approved for motor vehicle parking. Such approved areas include paved, cement or other driveway surfaces and garages. Parking on lawns, landscaping or pine straw is not permitted.

The PDPOA may engage a towing company to remove vehicles parked in violation of such signs or existing parking policies. In addition to a fine assessed by the PDPOA, the owners of any vehicles towed shall be required to pay the cost of towing and storage before their vehicles may be recovered.

5.2.6 Bicycles

Bicycle riders are required to abide by all state and local traffic regulations and must obey all posted signs regarding the use of the roadways, pathways, trails, and other common property. Bicycle riders are not permitted to ride in prohibited areas, including but not limited to, golf cart paths unless expressly permitted to do so. Among other South Carolina laws, bicyclists are required to:

- Ride on the bike path where one is available
- Drive or ride on the right side of the path
- Use headlights at night
- Ride with at least one hand on the handlebar
- Stop or yield as indicated by bicycle or road signs and/or stencils

Please be aware that vehicles have the right of way.

5.2.7 Motorcycles, Golf Carts and other vehicles

Motorcycles are not permitted in the Resort.

Golf carts are not permitted on the roadways and streets in the Resort, except those being used by approved employees.

Low speed vehicles are not permitted in the Resort.

RV's and campers are not permitted for outside parking at residences.

Boats and trailers are not permitted for outside parking at residences.

Violations of said rule are punishable as described in the Palmetto Dunes Resort Regulations and the PDPOA Private Citation System Violations & Fines. For more information on these, please visit www.pdpoa.org.

5.2.8 Noise

Excessively noisy behavior is prohibited. As a courtesy to others, please make every attempt to keep pool-related noise to a minimum at all times.

Quiet hours are 10pm-7am, daily.

Violations of said rule are punishable as described in the Palmetto Dunes Resort Regulations and the PDPOA Private Citation System Violations & Fines. For more information on these, please visit www.pdpoa.org.

5.2.9 Sound Devices

Exterior speakers, horns, whistles, bells or other exterior sound devices are prohibited.

Violations of said rule are punishable as described in the Palmetto Dunes Resort Regulations and the PDPOA Private Citation System Violations & Fines. For more information on these, please visit www.pdpoa.org.

5.2.10 Towels

Towels and laundry are not permitted to be hung in public view.

Violations of said rule are punishable as described in the Palmetto Dunes Resort Regulations and the PDPOA Private Citation System Violations & Fines. For more information on these, please visit www.pdpoa.org.

5.2.11 Wildlife

Feeding or harassing of wildlife within or upon the lagoon and lake system or any other common property of PDPOA is prohibited. For your protection and that of the wildlife, please use caution near all bodies of water in Palmetto Dunes.

Violations of this may be punishable by SC State Law and/or the Palmetto Dunes Resort Regulations.

5.2.12 Pets

If permitted by the property owner, no more than two household pets are permitted per residence.

When outdoors, all pets must be maintained on a leash and owners must pick up and properly dispose of any pet waste.

Violations of this may be punishable by SC State Law and/or the Palmetto Dunes Resort Regulations.

5.2.13 Fireworks

Fireworks of any kind are prohibited.

Violations of said rule are punishable as described in the Palmetto Dunes Resort Regulations and the PDPOA Private Citation System Violations & Fines. For more information on these, please visit www.pdpoa.org.

5.2.14 Trash

Residential refuse and recycling containers shall not be placed at the curb and must remain in the service yards at all times. Refuse removal service providers will remove and dispose of refuse and recycling material on a scheduled basis.

Violations of said rule are punishable as described in the Palmetto Dunes Resort Regulations and the PDPOA Private Citation System Violations & Fines. For more information on these, please visit www.pdpoa.org.

5.2.15 Drones

The use and operation of any unmanned or remotely piloted aerial vehicle or aircraft, to include those commonly referred to as “drones”, is prohibited on or above any of the common property, without the prior written consent of the PDPOA, which will only be considered upon the request of a licensed commercial drone operator for limited commercial purposes.

The use or operation of such drone on or over the property of another Member, without the prior approval of that Member, will be considered by the PDPOA as an offensive activity under Section 3.12 of the Covenants.

Violations of said rule are punishable as described in the Palmetto Dunes Resort Regulations and the PDPOA Private Citation System Violations & Fines. For more information on these, please visit www.pdpoa.org.

5.2.16 Special Events

The use of property for an outdoor event of 50 or more people not hosted by the property owner will require the host of the event to:

- Preregister the event with the PDPOA using the form “Registration of Special Events” as promulgated by the PDPOA from time to time; and
- Enter into an Event Agreement with the PDPOA formalizing the terms and conditions under which the event will be conducted.

Violations of said rule are punishable as described in the Palmetto Dunes Resort Regulations and the PDPOA Private Citation System Violations & Fines. For more information on these, please visit www.pdpoa.org.

5.2.17 Lagoon & Lakes

Swimming and the use of paddleboards is prohibited in the PDPOA lagoon and lake system.

With the exception of the PDPOA vessels, or those approved by the PDPOA for special projects, gas powered boats are not permitted in the PDPOA waterways. The entire lagoon and lake system is a no wake zone.

Fishing is permitted from the locations described in the PDPOA Lagoon Policies, Procedures and Guidelines. A fishing license is required from the South Carolina Department of Natural Resources and “catch and release” must be practiced.

Discharging or releasing substances into the PDPOA Lagoon and Lake System which might in any way impair its operation or water quality or endanger the health and welfare of the aquatic life therein is prohibited.

Violations of said rule are punishable as described in the Palmetto Dunes Resort Regulations and the PDPOA Private Citation System Violations & Fines. For more information on these, please visit www.pdpoa.org.

5.2.18 Sea Turtle Protection

The Town of Hilton Head Island currently requires that lights on structures visible from the beach be turned off after 10 p.m. from May 1 to October 31. Any windows facing the beach must also be covered with draperies or shades.

Appendix A

Palmetto Dunes Residential Communities

Listed below are the names of each residential community within Palmetto Dunes. Additionally, listed below each residential community are individual residential regimes that are located within these communities.

Queens Folly Corridor (Front Gate)

1. Queens Grant
2. St. Andrews Common
3. Village at Palmetto Dunes

Mariners (North Gate)

1. Beach Villas
2. Hickory Cove Villas
3. Mariners (single family residences)
4. The Moorings Villas
5. Ocean Cove Club
6. Water Oak Villas

Inverness (South Gate)

1. Captain's Cove
2. Captain's Walk
3. Centre Court
4. Fazio Villas
5. Inverness (single family residences)
6. Inverness Village
7. Turnberry Village
8. Villamare