



BULL POINT PLANTATION

Property Owners Association Rules & Regulations

Revised January 2025

Bull Point Plantation Property Owners Association, Inc.

RULES AND REGULATIONS

TABLE OF CONTENTS

Definitions.....	3
Mailing Addresses.....	3
Responsibilities of Members.....	4
Loss or Destruction of Property.....	4
Guest Privileges.....	4
Access Control.....	5
Entry.....	5
Regulating/Denying Guest Access.....	5
Contractors.....	5
Real Estate Agents Rules & Regulations.....	6
Solicitation.....	6
Decals and Passes	
Member Decals – Motor Vehicles.....	6
Member Decals – Boats and Trailers.....	7
Commercial Decals.....	7
Gate Fees.....	7
Guest Passes.....	8
Speed Limit.....	8
Parking of Vehicles.....	9
Golf Cart Policies.....	9
Security Services.....	10
Vacation/Unoccupied House Policy.....	10
Animal Control.....	10
Mailboxes and Mailbox Maintenance.....	11
Outdoor Holiday Decorations.....	11
Displaying of Flags.....	12
Play Equipment.....	12
Property Upkeep & Appearance.....	13
Fireworks.....	13
Architectural Review Board.....	14

Bull Point Plantation Property Owners Association, Inc.

Renter Policy.....	14
General Facilities Policy.....	15
Clubhouse – Informal Day-to-Day Use.....	16
Main Room/Screened Porch/Kitchen/Library/Conference Room.....	16
Exercise /Weight Room (Fitness Center).....	16
Locker Rooms/Sauna.....	17
Tennis & Pickleball Courts.....	17
Swimming Pool.....	18
Magnolia Island/River Cabin.....	19
Community Docks/Boat Ramps.....	20
Common Areas/Lakes/Ponds/Bird Sanctuary.....	20

Bull Point Plantation Property Owners Association, Inc.

RULES AND REGULATIONS

These rules and regulations have been adopted by the Bull Point Plantation Property Owners' Association Inc., Board of Directors, (the "Board") to promote the best possible residential and social experiences for the Members and their guests. Violations of any rule or regulation, or conduct not in the best interests of the Bull Point Plantation Property Owners' Association Inc. will subject the person in violation to disciplinary actions in accordance with the Covenants and By-Laws of the Bull Point Plantation Property Owners' Associations Inc., hereafter referred to as the POA.

The Board may amend these rules and regulations, if appropriate, from time to time and will notify the Members of any changes.

It is for the benefit of all Members that the Board has adopted these Rules and Regulations.

DEFINITIONS

FACILITY or FACILITIES: Includes, but are not limited to, the Clubhouse, tennis & pickleball courts, swimming pool, the River Cabin, Magnolia Island, Lake Bellinger, Lake Izard and its islands, Lake Pocatigo, community docks, boatyard, and Common Property.

COMMON PROPERTY: Includes, but is not limited to, streets, setbacks, bike paths, gatehouse, Maintenance area, boat and RV storage area, garbage & recyclable area, lakes and ponds, park areas and bird sanctuaries.

MEMBER: A Bull Point Plantation property owner. For POA voting and sponsorship of private functions, there is one "Member" and one POA vote per lot owned.

POA: Bull Point Plantation Property Owners Association Inc.

ARC: Architectural Review Committee

POA DOCUMENTS: Include, but are not limited to, these Rules & Regulations, the Declaration of Covenants, Conditions and Restrictions for Bull Point Plantation (the "CCR's or "Declaration"), the Bylaws of Bull Point Property Owners Association, Inc., the Articles of Incorporation Bull Point Homeowners Association, Inc. (now "Bull Point Plantation Property Owners Association, Inc."), ARC Guidelines etc.

MANAGEMENT COMPANY: That company hired by the Board to manage POA operations and business, including, but not limited to, management services, financial management, elections and governance, collections and enforcement, vendor management, and maintenance.

MAILING ADDRESSES

Each property owner is responsible for filing in writing with the POA the mailing address, email address and address changes to which all POA notices and invoices are to be emailed or mailed. A Member shall be deemed to have received correspondence five days after it has been sent.

RESPONSIBILITIES OF MEMBERS

- A. The membership privileges of a Member may be suspended, restricted and/or limited by the Board. Situations under which this may occur include, but are not limited to the following examples:
 - 1. Submits false information to POA. – That is material to and interferences substantially in the POA's operation.
 - 2. Exhibits behavior, deportment, or appearance not in compliance with POA Documents or applicable law.
 - 3. Fails to pay in a timely manner any amount owed to the POA.
 - 4. Fails to abide by the Rules and Regulations as set forth for the use of the Facilities.
 - 5. Treats other Members and/or employees in a disrespectful or abusive manner or has a guest who acts in a similarly unacceptable manner.
 - 6. Rents or leases his home to renters, or their guests, who violate POA Documents.
- B. A Member whose privileges have been suspended is not entitled to the use of any Facility.
- C. A Member whose privileges have been suspended is not entitled to any refund of any Member contribution, Member dues, or any other fees.
- D. During the suspension or restriction period, dues and other charges shall continue to accrue and shall be paid in full prior to reinstatement as a Member in good standing.
- E. Members, and other residents of Bull Point, may not use the property owner list for any type of solicitation, nor may they give the list to any commercial third party for their use.
- F. Members who violate the POA Documents may be subject to fines as determined by the Board

LOSS OR DESTRUCTION OF PROPERTY

- A. Each Member and each guest assume sole responsibility for his or her property. The POA is not responsible for any loss or damage to any private property used or stored on or in the Facilities.
- B. Any personal property that may have been left in or on the Facilities for six or more months without payment of storage fees, if applicable, may be disposed of by the POA, with or without notice. The proceeds, if any, will belong to the POA. If applicable, the POA shall comply with Beaufort County ordinances in the towing and/or removal of such personal property.
- C. No person shall remove from any Facility any property or furniture belonging to the POA without the written authorization from the Board or a Management Company authorized representative.

GUEST PRIVILEGES

- A. It is the intention of the POA to accommodate Member's guests without inconvenience to the Members. To that end, the POA must approve and may restrict the number of guests to 10 who accompany a Member on a given day or for a given event.

Bull Point Plantation Property Owners Association, Inc.

- B. Guest privileges may be denied, withdrawn, or revoked at any time for reasons considered sufficient at the discretion of the Board.
- C. The Board may establish rules restricting the number of times an individual day guest may use the Bull Point facilities.

ACCESS CONTROL

ENTRY

- A. The only authorized entrance to Bull Point for Member and guest use is the main gate.
- B. The only authorized entrance to Bull Point for construction and commercial vehicles is the main gate, unless otherwise designated by the Board or an authorized Management Company representative.
- C. No guest, visitor or service provider will be admitted without prior approval of a Member. The Member should call the number listed on the POA website, bullpointpoa.org, under "Contact Information, or provide security a list with notification of a guest's name and dates for which the visitor's pass is requested. If a guest or visitor comes to Bull Point via watercraft, the Member must notify security as if they entered via the main gate. Failure to do so may result in such visitors being treated as trespassers.
- D. Guests must have their visitor's pass displayed inside of their vehicle, in clear view for security personnel, at all times while in the community.
- E. Guests, while in the community, will be required to observe proper standards of personal conduct and observe all Bull Point POA Documents.
- F. Members and their dependents are responsible for the guests, visitors or service providers they authorize to enter the community.

REGULATING / DENYING GUEST ACCESS

In the event of an infraction of any POA Document, and at the discretion of the Board or an authorized Management Company representative, access to the community may be denied or access may be regulated by requiring the host of such guest to accompany their guest at all times within the community gates and to state, in writing, that they accept responsibility for any actions which violate POA Documents. Any such guest, not accompanied by their host, will be considered to be trespassing.

CONTRACTORS

- A. Contractors are normally permitted entry to work between the hours of 7AM and 6PM Monday through Friday, and between the hours of 9AM and 6PM on Saturday. No work by contractors is allowed inside or outside on any Sunday, on Thanksgiving Day, Christmas Day, New Years Day, Memorial Day July 4th, or Labor Day without approval by the Board or authorized Management Company representative.

Bull Point Plantation Property Owners Association, Inc.

- B. Members shall be responsible for the conduct of their contractors while on Bull Point property.
- C. Construction workers are prohibited from using any Facilities or Bull Point amenities. Hunting and fishing by contractors on the property are also prohibited.
- D. All contractors and their subcontractors must abide by the 20 M.P.H. speed limits.

Real Estate Agents Rules & Regulations

- A. Real estate agents and their clients must stop at the front gate and provide a copy of their license and receive a guest pass. The guest pass must be prominently displayed on the dashboard.
- B. Real estate agents and their clients are normally permitted entry between the hours of 7 AM and 6 PM, Monday through Friday, between the hours of 9 AM and 6 PM on Saturday. No access is permitted inside or outside of the property on Sundays, and on the following Holidays: Thanksgiving Day, Christmas Day, New Years Day, Memorial Day, July 4th, or Labor Day without approval by the Board or authorized Management Company representative.
- C. Real estate agents shall meet their clients at the gate and accompany them at all times. The clients are not allowed to travel, inspect, or view any property, common area, or amenity without an escort from an agent at all times.
- D. Real estate agents and their clients are prohibited from using any of Facilities or Bull Point amenities, including hunting, fishing, access to the boat ramp, docks, or common areas.
- E. No real estate business meetings will be conducted on any of the common areas, amenities, or facilities without the approval by the Board or authorized Management Company representative.
- F. All real estate agents and their clients must comply with the 20 MPH speed limit.
- G. Real estate agents are prohibited from scheduling or conducting Open Houses without a written approval from the Board of Directors.
- H. Real estate agents and their clients must park at the Clubhouse and use the walking path to view Magnolia Island. There is no available street parking.
- I. Any leaflet, pamphlet, or brochure kiosks and/or stands are prohibited. For sale signs require written Board of Directors approval.
- J. In the event of an infraction of any POA Document, and at the discretion of the Board or an authorized Management Company representative, access to the community may be denied. Any client that is not accompanied by a real estate agent will be considered trespassing.

SOLICITATION

No door-to-door outside vendors, salespeople, or solicitors of any kind are permitted within Bull Point.

DECALS AND PASSES

MEMBER DECALS – Motor Vehicles

Bull Point Plantation Property Owners Association, Inc.

- A. All vehicles, excluding golf carts and ATV's, within the confines of Bull Point must have a valid state registration, proof of insurance, and have a valid POA decal, a guest / visitor pass, contractor decal, or employee decal properly displayed. Applications for decals are available at the security gate.
- B. All decals will be permanently affixed to the upper or lower left corner of the vehicles windshield. Decals will be put in place by security. Under no circumstances will decals be mailed or given to Members without the vehicle being present.
- C. When the vehicle is disposed of, or the windshield replaced, the old decal must be removed and returned to Bull Point Security.
- D. The Board reserves the right to deny the issuance of a decal or a pass or to remove a decal or pass if it is not used in accordance with the POA Documents.
- E. All decals and passes are issued to one specific vehicle. Transferring decals or passes to another vehicle is prohibited.
- F. Vehicles such as panel trucks and pickup trucks which fall within the definition of "commercial vehicles" and which are used by the Member, and only by the Member, as both a private and commercial vehicle will display a property owner decal on the windshield at all times. "Commercial vehicles" are defined as those which have lettering or other evidence of commercial use such as pipe racks, ladders, etc.

MEMBER DECALS – Boats & Trailers

All Member boats, trailers, RVs and other such items parked in the Bull Point Boat/RV storage area must obtain and display a Member decal. Applications for the decals are at the Security Gate.

COMMERCIAL DECALS

- A. Commercial decals are issued to all persons involving construction on behalf of the POA or a Member and are issued on a daily, weekly, monthly, or yearly basis at a cost determined by the Board.
- B. Service Providers will be provided a daily pass if the Member notifies security in advance of the provider's arrival. Fees may also apply (see Gate Fees below).
- C. Daily passes are issued on a cost schedule determined by the Board.

GATE FEES (Exhibit A)

Gate fees are intended to help pay for the security needed to monitor all traffic coming into Bull Point and to help repair the negative impact to the roads and shoulders caused by large vehicles.

Until a Certificate of Occupancy ("C.O.") is issued by the county, all construction and service vehicles will continue to pay according to the gate fee schedule on file at the gate. Copies of this fee schedule are available upon request from Security, the Board, or the Management Company.

Bull Point Plantation Property Owners Association, Inc.

After the C.O. is issued, commercial vehicles may pass through without a fee for servicing purposes only. In general, gate fees apply to all original or new work, and servicing is free of fees. The Members must call security at the gate to inform them of the Members' contractor's or servicing company's arrival and the nature of their work. Security will make the final decisions concerning gate fees at the time of entry based on the information, the Member, gives them. It is imperative that Members abide with the letter and the spirit of this policy for the good of the community. Please do not confront security on any disagreements; they are merely following the policy given to them by the Board. Any appeals or exceptions to these fees must be made to the POA Board or an authorized Management Company representative.

The following examples assume that a Member has a C.O. This is only a partial list of possible events, but similar reasoning can be used in any circumstance.

1. A plumber is called to fix a leak. No fee would apply.
 2. A sink was backordered and not installed. A plumber arrives to install the sink. A fee would apply because this is unfinished original work.
 3. The Member has a C.O. but the Member's landscaper is still finishing the project. He will have to pay all fees until the job is completed.
 5. The Member is living in his or her home and decides to add an outbuilding. All work on that project is considered new work and fees will apply.
 6. The Member consults with a contractor to add outlets in the Member's attic, there would be no fee for consultation, but fees would apply when he returns to do the work.
- D. Members can inform Security that they will be responsible for such gate fees (instead of charging the commercial vehicle driver); however, the Member must pay the fee to Security with cash or check within 7 days of the contractor's or service provider's visit.

GUEST PASSES

- A. Guest passes are issued to visitors who will be residing with a Member who is a Bull Point resident for up to 2 weeks. Visitors staying longer than 2 weeks will need to have their guest pass renewed in 2 week intervals. Guest passes will only be issued to a visitor for the specific non-commercial purpose of visiting a resident.
- B. Guest passes are issued on a daily basis for guests not residing with a resident.
- C. Members will be responsible for assuring that the visitor observes all rules pertaining to the proper use of the guest pass.

SPEED LIMIT

- A. The posted speed limit within Bull Point is 20 MPH.
- B. Violations for Members and guests will be handled as follows:
 - 1st violation, verbal warning
 - 2nd violation (within 12 months), written warning
 - 3rd violation (within 12 months), \$50 fine
 - 4th violation (within 12 months), \$100 fine

Bull Point Plantation Property Owners Association, Inc.

- C. Guests of Members who receive a 2nd violation will not be allowed to drive within Bull Point until such suspension of privileges is reinstated by the Board.

PARKING OF VEHICLES

All vehicles in Bull Point must be in operating condition, have current registration and license plates and authorized entry identification, provided that golf carts and ATV's are not required to have current registration and/or license plates unless required by law. Vehicles not complying with the above will be removed from Bull Point property at the owner's expense.

- A. Parked vehicles may not block the passage of a street or a driveway or encroach upon private property.
- B. Vehicles may not be parked on grassy areas for more than 48 hours, nor may they be parked repeatedly on grassy areas. Any damage caused by vehicles parked on common grassy areas will be the responsibility of the owner of the vehicle causing such damage. Should an owner not remedy any such damages, the Board may assess the owner for the costs of repairs.
- C. Persons using common property or amenities must park in designated areas.
- D. Commercial vehicles parked on the street must use orange caution cones at the front and rear of the vehicle to alert oncoming traffic.
- E. Residents are urged to park their vehicles in their garages whenever possible.
- F. Except as set forth below, boats, recreational vehicles, and trailers of any type must be parked at the Boat/RV storage Facility. Parking spaces at this Facility are based on availability. Except as set forth below, these types of vehicles are not permitted to be parked in the driveway, roadway, parking lots, or on undeveloped lots. Members are permitted to park a trailer on their property on an infrequent basis, including on grass areas, for a period of 72 hours, provided they do not block a roadway or walking path. By way of example, Members are not permitted to park a boat trailer on their property for 72 hours, remove it for several hours, and then park it again on their property for another 72 hours.

GOLF CART POLICIES

- A. Operators of golf carts will be responsible for any damage to Bull Point Facilities, common areas, and private property within Bull Point.
- B. Operators are required to drive golf carts in a safe manner within Bull Point. Violations to this policy will result in fines and/or suspension of golf cart privileges within Bull Point as determined by the Board.
- C. An operator of POA owned golf cart is responsible for any damage caused or done to this vehicle or any Facilities, common areas, and/or private property within Bull Point.
- D. Use of ATVs and golf carts in the community must follow South Carolina state law. Please see the following links regarding such laws:

[Code of Laws – Title 50 – Chapter 26 – All-terrain Vehicle Safety Act \(scstatehouse.gov\)](#);
[Code of Laws – Title 56 – Chapter 2 – Specialized Vehicles \(scstatehouse.gov\)](#).

SECURITY SERVICES

Bull Point provides gated access and end-of-shift patrol for all areas of the community. All security officers are trained on the property by designated personnel.

Bull Point Security is a contracted service.

Bull Point Security can enforce all traffic laws. The schedule of fines will be evaluated periodically by the Board.

The security officers are instructed to be helpful to the Bull Point Members and to assist Members who have various needs and requests in order to allow a peaceful living environment.

Officers at Bull Point do not carry firearms. They are instructed not to place themselves in personal danger. All situations deemed potentially violent, as well as theft and other infractions of the law, are handled by the Beaufort County Sheriff's Office.

Report all accidents involving vehicles and wildlife to Security.

In cases of emergency:

1. **First call "911"**
2. **Then during normal operating hours call Security at 843-846-0939. During normal operating hours, Security will direct emergency vehicles to the site.**
3. **Finally, call the Management Company at the number listed on the Bull Point POA website <https://bullpointpoa.org/contact-information>**

VACATION/UNOCCUPIED HOUSE POLICY

Members who will be on vacation or otherwise away from their Bull Point home for more than one day should inform Security of such absences. The Member should identify a local contact who can gain access to the house in case of emergency.

ANIMAL CONTROL

- A. A valid metal rabies tag and a Beaufort County license tag (if required) must be attached to a collar or harness and worn by the animal at all times.
- B. Persons walking dogs and cats other than on their own property must keep the animal on a leash.
- C. Persons walking dogs and cats other than on their own property must have in their possession and must use a means to clean up and dispose of excrement in a sanitary manner. Persons not complying with this requirement shall be subject to fines, as determined by the Board.

Bull Point Plantation Property Owners Association, Inc.

- D. Other than lakes, William Bull Park, and Magnolia Island, pets are not permitted to accompany a Member into any Facility which includes, but is not limited to the Clubhouse, pool, tennis and pickleball courts, and River Cabin. The only exception will be for service animals.
- E. As defined in the Beaufort County Animal Control Code, animals will be deemed a nuisance if they:
 - a. Molest a passerby or passing vehicles.
 - b. Attack other animals.
 - c. Trespass on private or common property.
 - d. Are repeatedly at large.
 - e. Bark, whine, or howl in an excessive, continuous or untimely fashion.
- F. Dogs which approach people in a threatening or aggressive manner must be leashed at all times. In these instances, electric fencing is not considered an adequate means of restraint.
- G. Members shall also adhere to the Beaufort County Animal Control Code and any violation of this code will be deemed a violation of these Bull Point animal regulations.
- H. Violations to the Bull Point animal regulations will subject the Member to fines and in case where an animal persistently creates a nuisance; the animal shall be removed from the property.
- I. Feeding of deer, alligators, raccoons, or similar wildlife in Bull Point is prohibited.

MAILBOXES AND MAILBOX MAINTENANCE

- A. Mailboxes are purchased from the POA and are the only approved and permitted mailbox. Members should have contractors building their home install the mailbox.
- B. Cost of the purchase of the POA approved mailbox will be billed to the Member. Payment must be upfront before a mailbox will be installed.
- C. Names and numbers are applied to the mailbox by the POA and are the only approved lettering and numbering permitted.
- D. No decals, signs, numbering, or lettering, other than the approved items indicated above are to be affixed to the mailbox or post.
- E. No plants, vines, or flower baskets are to be attached to or planted to grow up or onto the mailbox or post at the request of the U. S. Postal Service.
- F. Members are responsible for periodically inspecting the mailbox and post and requesting repair, replacement, or repainting by the POA. A charge for repair, replacement, or repainting will be billed to the Member.

OUTDOOR HOLIDAY DECORATIONS

- A. Outdoor holiday decorations *may be* displayed for 4 weeks prior to the holiday and 2 weeks after the holiday.

Bull Point Plantation Property Owners Association, Inc.

- B. Holiday decorations, including lights, must be removed from the property after the holiday has passed.
- C. All holiday lighting is subject to the ARC guidelines for exterior lighting. Exterior lighting must be subdued and must be turned off by midnight.
- D. Members are requested to keep in mind the natural atmosphere of Bull Point when decorating their homes for the holidays.
- E. Members are requested to be respectful of their neighbors within the community when decorating their homes for the holidays.

DISPLAYING OF FLAGS

When displaying the American flag, Members are requested to observe the official guidelines established by the United States Government. A copy of these guidelines can be obtained from the United States Post Office or at the following website: [The American Flag | USAGov](#). These guidelines include, but are not limited to, proper lighting of the flag if it is to be flown after sundown or in inclement weather.

- A. Flags, including flag decals, should not be attached to mailboxes.
- B. Flags, other than the American flag, should not exceed 24" x 36".
- C. Game day flags may be flown the day before and the day of a sporting event and must be taken down after the event is concluded.
- D. Flags flown for the celebration of holidays should be displayed only for 4 weeks prior to the holiday and 2 weeks after the holiday.

PLAY EQUIPMENT

- A. Play equipment, including playhouses, which are to be installed on any part of the property outside of the dwelling, must have the written approval of the ARC prior to installation. An application form is available from the ARC by contacting arb@bullpointpoa.org. The form must be completed in full with all requested information.
- B. Play equipment must be a natural blending color. Natural finish or earth toned components are required. Bright colors, metal, plastic, or fabric components will not be approved. Tree houses, tree ladders or any other structure in or on a tree are not permitted.
- C. Including basketball backboards and hoops, the preferred location for play equipment is in the rear yard directly behind and as close to the house as possible. The ARC will take into consideration the proximity of adjacent neighbors' views when granting approval. Screening of play equipment may be required at the direction of the ARC.

Bull Point Plantation Property Owners Association, Inc.

- D. Basketball backboards and hoops must be approved in writing by the ARC prior to placement. This equipment must be placed in the location in accordance with the approval.
- E. No tents or canopies of any type will be allowed.

PROPERTY UPKEEP AND APPEARANCE

Members are requested to be aware of the appearance of their property from the street, common areas and their neighbor's property.

- A. Garage doors should be kept closed as much as possible. This is not only for the benefit of appearance but it is also a safety issue. Wildlife such as snakes, raccoons, etc., can enter a garage unnoticed and become trapped when the garage door is closed. This can present a dangerous situation for homeowners.
- B. Fireplace wood should not be visible from the street or common areas. It should be covered with natural color material or screened with plantings. It is suggested that a suitable location would be in or near the utility yard.
- C. After a Certificate of Occupancy is obtained for a house within Bull Point, signs of any type including, but not limited to, "for sale" signs, "landscaping by" signs, or advertising for contractors of any type, are not permitted, unless otherwise permitted by the Board. The only exceptions are "invisible fence" signs which should be placed at the base of the mailbox post visible to the street.
- D. Homeowners are urged to consider the appearance of their property at all times from the street, common areas, and the neighbor's property. Materials and equipment used while working in the yard should be properly stored when the owner is not currently working in the yard.
- E. No tents or canopies can be placed on a Member's property except for temporary canopies used during party.
- F. No rubbish or debris of any kind shall be permitted to accumulate on a Member's property. Other nuisances or odors which affect any other property are also prohibited.
- G. Private Docks are to be maintained in good repair and kept safe, clean and orderly, subject to ARC Guidelines. No permanent structures or tents can be placed on private docks without prior approval of the ARC. Market/patio umbrellas in neutral colors, not to exceed 10 feet in diameter, are allowed but are to be kept closed when not in use.

FIREWORKS

No fireworks are permitted unless they are part of a fireworks exhibit organized and conducted by the POA or approved in writing by the Board. Members who are permitted by the Board to have a fireworks exhibit are liable for any and all damages caused by any such firework exhibit and must follow local and state ordinances/laws as it pertains to fireworks in general.

ARCHITECTURAL REVIEW BOARD

All new house construction requires ARB approval. Further, prior ARB approval is required for exterior improvements to existing dwellings or additions to the structure. See ARB Rules & Regulations for details.

These include but are not limited to:

- A. Tree removal or pruning –
Note: Removal of any tree 6” or more DBH, measured at 4.5’ above the ground, must have prior ARB approval.
- B. Exterior additions
- C. Fences: provided, however, that electric deer fences not exceeding 26” in height do not require ARB review/approval.
- D. Outbuildings or sheds, of any sort
- E. Pools and spas
- F. Decks, gazebos or cabanas
- G. Outdoor fireplaces or cooking structures
- H. Docks and dock covers, seawalls, bulkheads, and elevated walkways
- I. Changes in driveway placement or surface
- J. TV or radio antennas and satellite dishes
- K. Flagpoles and statuary
- L. Exterior lighting, including dock and walkway lights
- M. Wells and exterior heating/cooling equipment
- N. Roof repair or replacement
- O. Exterior painting or replacement
- P. Landscape modifications visible from the road or neighboring lots.
- Q. Demolition of existing exterior structures

All members are responsible to be familiar with Bull Point’s ARB Rules & Regulations and shall be subject to the fees and fines therein, if the guidelines are violated. Copies of the ARB Guidelines are available from the ARB at arb@bullpointpoa.org or on the POA website, Architectural Review (bullpointpoa.org).

BULL POINT RENTER POLICY

Bull Point Members can rent or lease their homes subject to the following conditions:

- A. There can be no more than 1 different rental per lot per year. Short-term rentals of less than 6 months’ duration are not allowed unless approved by the Board in writing. A copy of each lease must be provided to the Board in advance of the commencement of the lease. No lease will permit subleasing by a tenant.
- B. The entire residence must be rented. Homeowners may not rent out rooms or garage apartments.
- C. Homeowners must do a “National Background Check” on potential renters.
- D. Single family renters only.

Bull Point Plantation Property Owners Association, Inc.

- E. Renters must obtain a long-term Bull Point Visitors Pass for each of their vehicles. Automatic Gate Openers will not be issued to renters.
- F. Renters can enjoy Bull Point amenities, but guests of renters are not allowed to use the amenities.
- G. Renters cannot participate in POA sponsored events unless invited as a guest of a POA Member attending the event.
- H. Renters must adhere to all POA Documents. Failure to do so may result in suspension of renter privileges for amenities. Also, the POA Member renting his or her home will be subject to suspension of privileges and/or fines at the Board's discretion (see "Responsibilities of Members" section).

GENERAL FACILITIES POLICIES

The Members of Bull Point in good standing and their guests are entitled to the exclusive use of all Facilities during posted hours of operation.

Bull Point Facilities are open on the days and during the hours as may be established by the Board and may be closed for scheduled maintenance and repairs. Special activities may be scheduled with the approval of the Board.

- A. Smoking is prohibited inside all Facilities.
- B. Members are responsible for personal injury incurred by the Member's family, guests, and themselves at Bull Point or at any activity or function operated, organized, arranged, or sponsored by the POA and caused by the Member and or their family or guests.
- C. Members are responsible for any damages to any Facility caused by their family, guests, renters, and themselves at Bull Point or at any activity or function operated, organized, arranged, or sponsored by POA. The cost of such damage and or injury will be charged to the responsible Member.
- D. Use of the Facilities for social, cultural, and recreational events is encouraged. Special event functions will be scheduled from time to time at the discretion of the Board.
- E. From time to time the Board may authorize large private functions that may interfere with some normal activities. Rules, regulations, and fees for such functions are delineated in the **"Rules & Regulations for Private Functions,"** which can be found on the POA's website, bullpointpoa.org under the "Owners Login" section. Please use the latest version of these Rules & Regulations for Private Functions.
- F. Members may not request personal services from POA employees, during their Bull Point working hours, or use Bull Point furnishings or equipment which are not ordinarily available for Members use.
- G. The Board may grant use of a facility by a not-for-profit community organization or member sponsored groups, if such activity will not infringe on the routine use of the Facility by

Bull Point Plantation Property Owners Association, Inc.

Members. Examples include, but are not limited to: use of parts of the Clubhouse for meetings, luncheons, bridge etc.

CLUBHOUSE – Informal Day-to-Day Use

Except for service animals, pets are not allowed in the Clubhouse.

MAIN ROOM, SCREENED PORCH, KITCHEN, LIBRARY and CONFERENCE ROOM

All of the above public areas of the Clubhouse are subject to the following:

- A. Children under the age of 12 are not permitted in the Clubhouse unless accompanied by an adult.
- B. Members may bring alcoholic beverages into the Clubhouse but they are responsible for serving and monitoring consumption by their guests.
- C. Members or guests who utilize kitchen or bar supplies (glasses, dishes, utensils, etc.) are responsible for cleaning and returning them to their normal storage location. Damaged or broken supplies are to be replaced at the expense of the responsible Member.
- D. Furniture can be moved to accommodate Member's needs but must be returned to its normal position after such use.
- E. Members and their guests must sign out Bull Point Library books, if removed from the Clubhouse, and return them in a reasonable time.

EXERCISE / WEIGHT ROOM (FITNESS CENTER) POLICIES

- A. Cell phones should be used for emergencies only.
- B. Use of the fitness equipment at any time is at the individual's own risk.
- C. Individuals using the fitness center equipment must be at least 10 years of age. Children aged 14 and under must be accompanied by an adult.
- D. Entry to the fitness center and use of the equipment is permitted only during the designated hours of operation.
- E. Food and glass objects are not permitted in the fitness center.
- F. Proper attire is required including shoes or sneakers.
- G. Equipment users should treat the equipment carefully as well as wipe off each piece of equipment at the conclusion of the exercise.
- H. Wall mounted TVs should be kept at a reasonable volume and tuned to programs agreed to by the majority of those present.

Bull Point Plantation Property Owners Association, Inc.

- I. Personal radios, televisions, and other listening devices are permitted only if headphones are used.
- J. Personal belongings should be stored in a locker. Water bottles must be safely placed so as not to be a danger to others using the Facility.
- K. All persons should refrain from loud or offensive language and inappropriate behavior. Members are asked to report breaches of behavior to the Board or an authorized Management Company Representative who will take appropriate action.
- L. The door to the Fitness Center must remain closed while in use.
- M. Turn off all fans and lights when leaving the Fitness Center area.

LOCKER ROOMS / SAUNA

- A. Day lockers are provided at no charge on a first-come, first-serve basis to Members and their guests. The use of these lockers is encouraged in order to maintain the neat appearance of the Facility.
- B. Towels and other personal items left in the lockers, locker room or exercise area will be discarded within 24 hours. Valuables such as glasses, rings, and watches will be kept in the clubhouse office for 10 days before disposal. The POA is not responsible for personal items or valuables even if stored in the office.
- C. All Sauna users must be familiar with and adhere to the posted rules involving sauna use.
- D. Children under the age of fourteen (14) are not permitted in the sauna unless accompanied by an adult.

TENNIS AND PICKLEBALL COURTS

For the tennis court, the rules of tennis as adopted by the U.S.T.A. shall apply at all times except where they are in conflict with the local rules or with any of these Rules and Regulations. For the pickleball court, the rules of pickleball as adopted by the USA Pickleball Association shall apply at all times except where they are in conflict with the local rules or with any of these Rules & Regulations. Use of all courts is on a first come/first serve basis.

Persons using the tennis or pickleball courts should do their part to make each match a pleasant experience for everyone. The following rules can achieve that result:

- A. The tennis and pickleball Facilities may be closed when necessary for maintenance or when dictated by weather and safety considerations as determined by the Board or an authorized representative of the Management Company.
- B. The Board may reserve court times for special events and, with special arrangements, may permit outside groups to use the courts.

Bull Point Plantation Property Owners Association, Inc.

- C. Bicycles, golf carts, skateboards, in-line skates, scooters, and similar wheeled vehicles, as well as other play items are not permitted on the courts.
- D. All players and spectators must refrain from loud or offensive language and inappropriate behavior. A low profile is appropriate and appreciated.

SWIMMING POOL

- A. Use of the pool Facilities at any time is at the user's own risk. Any injuries or accidents must be reported to the Board and an authorized member of the Management Company and/or Security as soon as possible.
- B. Children age of 12 and under must be accompanied by an adult. Children of any age that cannot swim must be accompanied by an adult at all times.
- C. Children who are not toilet trained are required to wear swim diapers when they are in any of the swimming pools.
- D. Swimming is only permitted during designated hours. Sunrise to Sunset.
- E. All persons are requested to shower before entering the pool or spa. This is critical to maintain water cleanliness and minimize damage to the filtering equipment.
- F. Lifesaving and pool cleaning equipment are to be used only for the purposes intended and are not play toys.
- G. Glass objects, including bottles, drinking glasses, and sharp objects are never permitted in the pool areas. Glass use at the pool may include a suspension of use of the pool facility.

NOTE: Violations by our Members & Guests may result in DHEC closing & draining the pool.

- H. Food is not allowed in the pool or spa and food consumed on the pool or spa decking must be kept away from the pool & spa's edge. Persons must clean all food scraps and debris from the pool & spa deck and deck furniture, and surrounding areas within the pool & spa facilities.
- I. Dispose of trash properly in containers located in the pool areas.
- J. All swimmers must wear appropriate bathing attire. Shorts not designed for swimming and cut-offs may not be worn in the swimming pools.
- K. Personal radios, television, and similar electronic devices may be used if kept at a reasonable volume as not to disturb nearby residents. The music selection must be agreed to by the majority present. No explicit lyrics or inappropriate music will be tolerated. Members at any time can ask for the music to be turned down or off.
- L. Animals, bicycles, skateboards, in-line skates, and scooters are not permitted in the pool facility areas. Small toys such as water guns, rings, and similar items may be permitted depending on the manner that the toys are used and on the number of persons in the pool.

Bull Point Plantation Property Owners Association, Inc.

- M. Running, pushing, dunking, excessive splashing and noisy or dangerous activities are not permitted in the pool or spa facility areas.
- N. Pool furniture may NOT be moved out of the pool areas. and umbrellas must be put down when a Member leaves the pool facilities area.
- O. Persons who leave the pool & spa facilities area for more than 30 minutes must relinquish lounges, chairs, tables etc., by removing all towels and personal belongings from them.
- P. All persons must refrain from loud or offensive language and inappropriate behavior.
- Q. Flotation devices or toys used in the pool area must be removed daily. Once a week, a representative of the Management Company will remove and dispose of any flotation device or toys. Personal items, such as shoes, tote bags, thermoses, etc., will be kept in the Clubhouse for no longer than seven (7) days from the date they were found. After that time period, any such items will be disposed of.
- R. The spa heater temperature and timer may be determined by the Board of Directors or and authorized member of the Management company on a seasonal basis.
- S. The firepit may be used until 10:00 pm. Please turn off the gas tank after use. Do not reinstall the cover until 45 minutes after fire is extinguished. The pool and spa cannot be used after sunset. DHEC requires pool deck lighting for use of the pool & spa after dark.
- T. Smoking and vaping are prohibited in all common areas and facilities, including the pool & spa facility areas.
- U. Failure to comply with pool rules may result in suspension of pool privileges. Members are asked to report breaches of behavior to the Board of Directors who will take appropriate actions that may include suspension of the use of the pool Facility.

MAGNOLIA ISLAND / RIVER CABIN

- A. Magnolia Island and the River Cabin are available to all Members and their guests from 6:00 am to 10:00 pm
- B. The use of Magnolia Island or the River Cabin by Members for informal non-exclusive events is complementary. When an amenity is used complementary, clean up must occur immediately after the activity has ended. No exceptions. Fines may be imposed if the amenity is not returned to its original condition.
- C. For rented amenities: The Member is responsible for the proper cleanup and organization of the Facility within 12 hrs of the event. (See Rules & Regulations for Private Functions Fee and Deposit Schedule, which are posted on the POA website at bullpointpoa.org under the Owners Login section).
- D. Proper cleanup includes collection and storage of garbage, cleaning of all cooking and serving equipment, cleaning of restrooms and organization of furnishings.

Bull Point Plantation Property Owners Association, Inc.

- E. Campfires are permitted on Magnolia Island and the River Cabin, but only in designated pit areas. Fires must be completely extinguished prior to leaving the Facility.
- F. All music and entertainment must be kept at a level that does not disturb Members or neighbors. No music can start before 10 a.m. and must terminate by 10:00 p.m.
- G. No motorized vehicles, with the exception of golf carts and/or handicap transport are allowed on Magnolia Island or in William Bull Park.
- H. For Magnolia Island, parking of cars must be in the Clubhouse parking lot and cannot exceed 35 vehicles unless off-site parking arrangements are made, in advance, with Bull Point Security.

COMMUNITY DOCKS, BOAT RAMPS

For the benefit and enjoyment of all Members, Bull Point maintains community docks at William Bull Park, Murdaugh's Landing (formerly, Huspah Landing) and Magnolia Island.

- A. Members and their guests can moor their boats at the community docks at the River Cabin and Magnolia Island for periods not to exceed 24 hours unless the Member has informed a Board member or an authorized representative of the Management Company that they have an emergency situation, i.e., the boat is inoperable.
- B. Member's may not leave their boats moored at Murdaugh's Landing (formerly, Huspah Landing) for periods exceeding 2 hours unless the Member has informed a Board member or an authorized representative of the Management Company that they have an emergency situation, i.e. the boat is inoperable.
- C. To be respectful of all Members' use of the docks, repeated mooring of a Member or guest boats at the community docks shall be as described above and should be on an exception basis.
- D. Fishing, shrimping, crabbing and wildlife viewing from the community docks are encouraged. Common courtesy is expected in sharing Facilities with other Members.
- E. Persons using the community docks are responsible for cleaning off all debris resulting from their activities (fishing, shrimping, etc).
- F. At Murdaugh's Landing, (formerly, Huspah Landing), vehicles and boat trailers should be parked such that access to the dock and ramp remain open. Vehicles and boat trailers may not remain at Murdaugh Landing, (formerly, Huspah Landing) for longer than 24 hours.

COMMON AREA LAKES, PONDS, and BIRD SANCTUARY

- A. Fishing is allowed from common access areas only. For Bellinger Lake, these areas include the gazebo, beach front, and at the end of Bellinger Lake Drive. For Izard Lake, these areas include the bridges and islands. For Pocatigo, these areas include the park area directly off Bull Point Drive. Members on the lake/ponds can also fish from their private property. Small boats with electric trolling motors are also allowed.

Bull Point Plantation Property Owners Association, Inc.

- B. No combustion engine power boats are allowed, unless the Board or an authorized representative of the Management Company approves powered boats use for lake maintenance and repairs.
- C. Community kayaks and canoes can be used by Members and their guests on Lake Bellinger and Lake Iward and/or launched from Murdaugh Landing, (formerly, Huspah Landing). Life Jackets should be used at all times. Use of the community kayaks, row boats and canoes is at the Members' and guests own risk.

BULL POINT PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

GATE FEE SCHEDULE (Exhibit A)

(Effective 1/1/26)

VEHICLES:

	DAILY	WEEKLY	MONTHLY	ANNUAL DECAL
4 WHEELS	\$15.00	\$55.00	\$110.00	\$350.00
6 WHEELS	\$30.00	\$85.00	\$140.00	\$400.00
OVER 6 WHEELS	\$50.00	\$110.00	\$170.00	\$460.00

TRAILERS:

	DAILY	WEEKLY	MONTHLY	ANNUAL DECAL
2 WHEELS	\$5.00	\$20.00	\$35.00	\$165.00
4 WHEELS	\$15.00	\$35.00	\$55.00	\$185.00
6 WHEELS	\$25.00	\$55.00	\$75.00	\$215.00
8 WHEELS	\$30.00	\$80.00	\$110.00	\$240.00
OVER 8 WHEELS	\$45.00	\$110.00	\$160.00	\$270.00

NO GATE FEE (Member are required to call Security or use the “Open Path” app):

- ❖ ATU service calls (not work associated with new installations)
- ❖ Cable service
- ❖ Electrical repairs
- ❖ Emergency Calls for evaluation purposes only
- ❖ Home Health Aides / Caregivers / Other Health Services
- ❖ Home service calls for basic repairs and maintenance
- ❖ Inside cleaning services (non-commercial)
- ❖ Mulch or pine straw deliveries
- ❖ Paper, Parcels and Mail Delivery
- ❖ Plumbers
- ❖ Small repairs to the outside of your home
- ❖ Pest Control Providers

GATE FEES APPLY (examples):

- ❖ Painting your home
- ❖ Replacing a roof
- ❖ Landscape projects
- ❖ Construction/replacement of patios, fire pits, walking paths/sidewalks, decks, windows, etc.
- ❖ Delivery of Stone for your gravel driveway
- ❖ Repaving your driveway
- ❖ Pressure washing
- ❖ Interior remodeling
- ❖ ATU Pumping
- ❖ Propane/Fuel Delivery
- ❖ Lawn services; grass cutting, bush trimming, leaf blowing

MEMBERS/CONTRACTORS:

Gate fees are intended to help pay for the security needed to monitor all traffic coming into Bull Point and to help repair the negative impact to the roads and shoulders caused by large vehicles.

A. CONTRACTORS: All construction and service vehicles pay according to the gate fee schedule above. Copies of this fee schedule are available upon request from Security, the Board, or the Management Company.

B. MEMBERS: Members must call security at the gate to inform them of the Members' contractors or servicing company's arrival and the nature of their work. If there are any questions call the Bull Point Gate House at 843-846-0939 (office) 843-505-2515 (cell) between the hours of 8:00a to 5:00p, Mon-Sat. (Closed on Sunday).

Members can inform Security that they will be responsible for such gate fees (instead of charging the commercial vehicle driver); however, the Member must pay the fee to Security with cash or check or through Square within 7 days of the contractor's or service provider's visit.

Security will make the final decisions concerning gate fees at the time of entry based on the information the Member gives them. It is imperative that Members abide with the letter and the spirit of this policy for the good of the community. Please do not confront security on any disagreements; they are merely following the policy given to them by the Board. Any appeals or exceptions to these fees must be made to the POA Board or an authorized Management Company representative.

Examples. This is only a partial list of possible events, but similar reasoning can be used in any circumstance.

1. A plumber is called to fix a leak. No fee would apply.
2. A sink was backordered and not installed. A plumber arrives to install the sink. A fee would apply because this is unfinished original work.
3. The Member has a C.O. but the Member's landscaper is still finishing the project. He will have to pay all fees until the job is completed.
4. If the Member's maintenance contractor arrives with a truck load of plants, this would be considered new work and fees would apply.
5. The Member is living in his or her home and decides to add an outbuilding/structure. All work on that project is considered new work and fees will apply.
6. The Member consults with a contractor to add outlets in the Member's attic, there would be no fee for consultation, but fees would apply when he returns to do the new work.
7. Any work requiring ARC approval, gate fees apply.
8. Member is performing work without a contractor. Only the vehicle they are driving is excluded from gate fees.

NO GATE FEE

Members are required to call Security or use the “Open Path” app:

- ❖ ATU service calls (not work associated with new installations)
- ❖ Cable service
- ❖ Electrical repairs
- ❖ Emergency Calls for evaluation purposes only
- ❖ Home Health Aides / Caregivers / Other Health Services
- ❖ Home service calls for basic repairs and maintenance
- ❖ Inside cleaning services (non-commercial)
- ❖ Mulch or pine straw deliveries
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- ❖ Pest Control Service